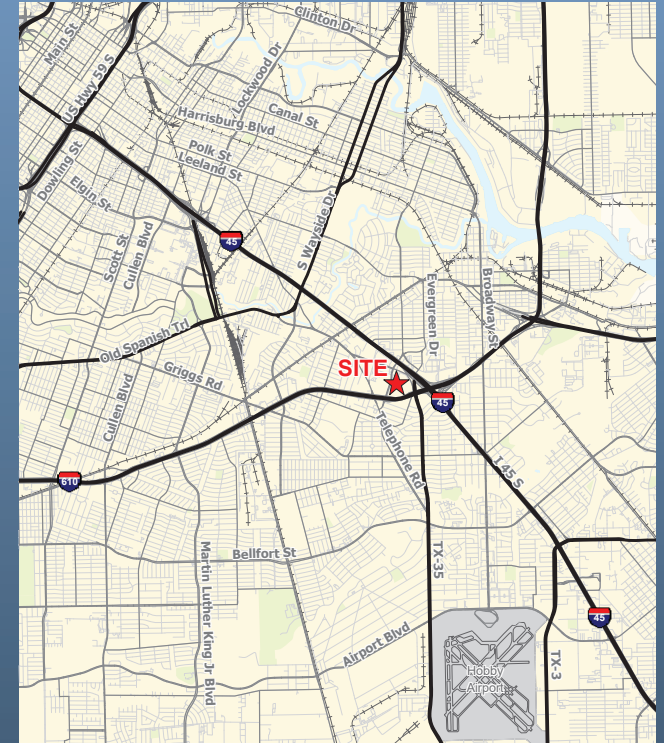


# FOR LEASE

Gulfgate Center - 520 Gulfgate Center Mall, Houston, TX 77087



## PROPERTY DATA

- Located at the northwest corner of IH-45 S and South Loop 610
- Very busy retail site with strong lineup of retail and restaurants
- Total traffic count of over 400,000 cars per day
- Major tenants include HEB, Lowes, Marshalls, Old Navy, Ross, Best Buy, Shoe Carnival, Cavender's, Olive Garden, and Burlington

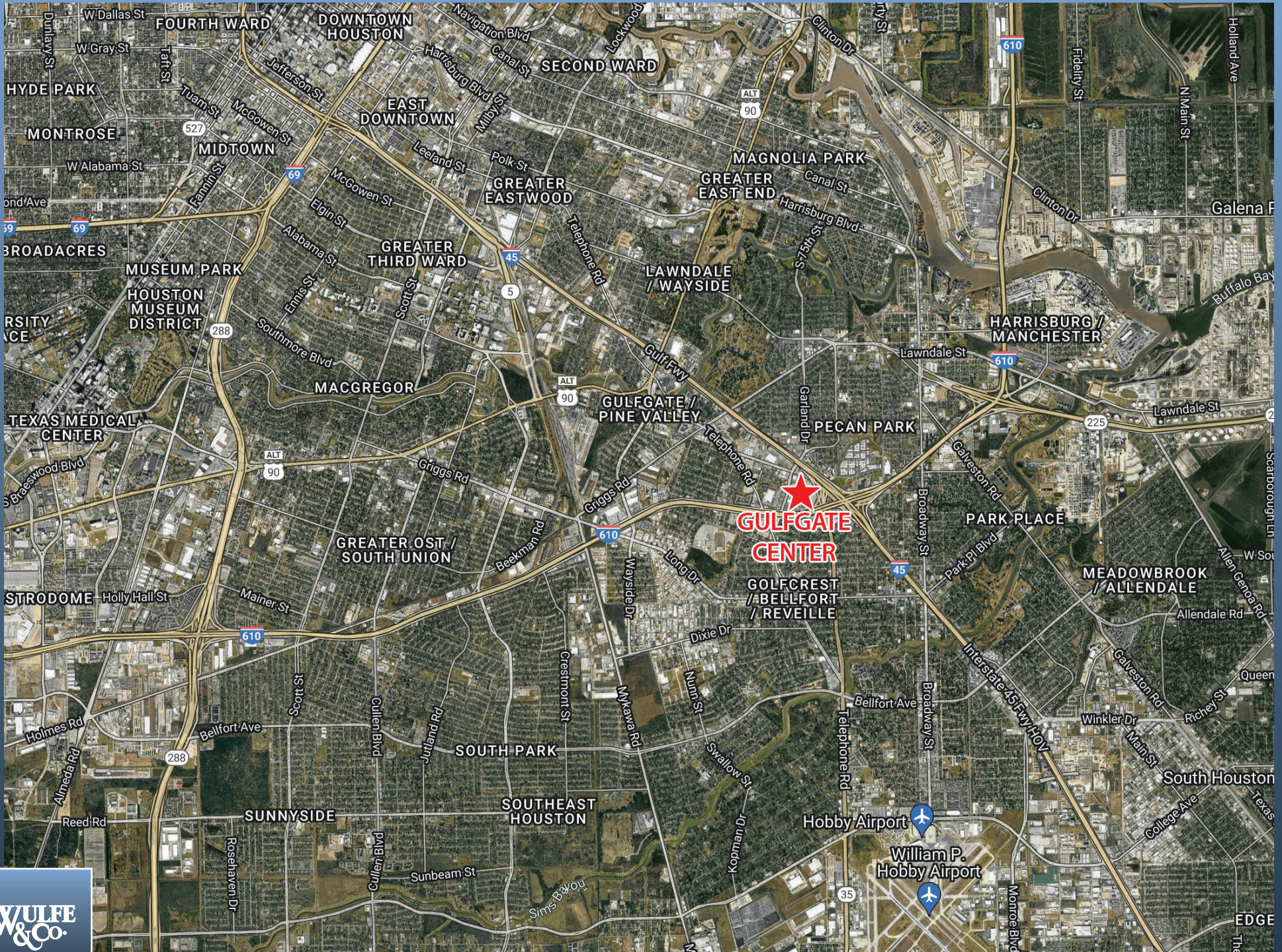
## DEMOGRAPHICS

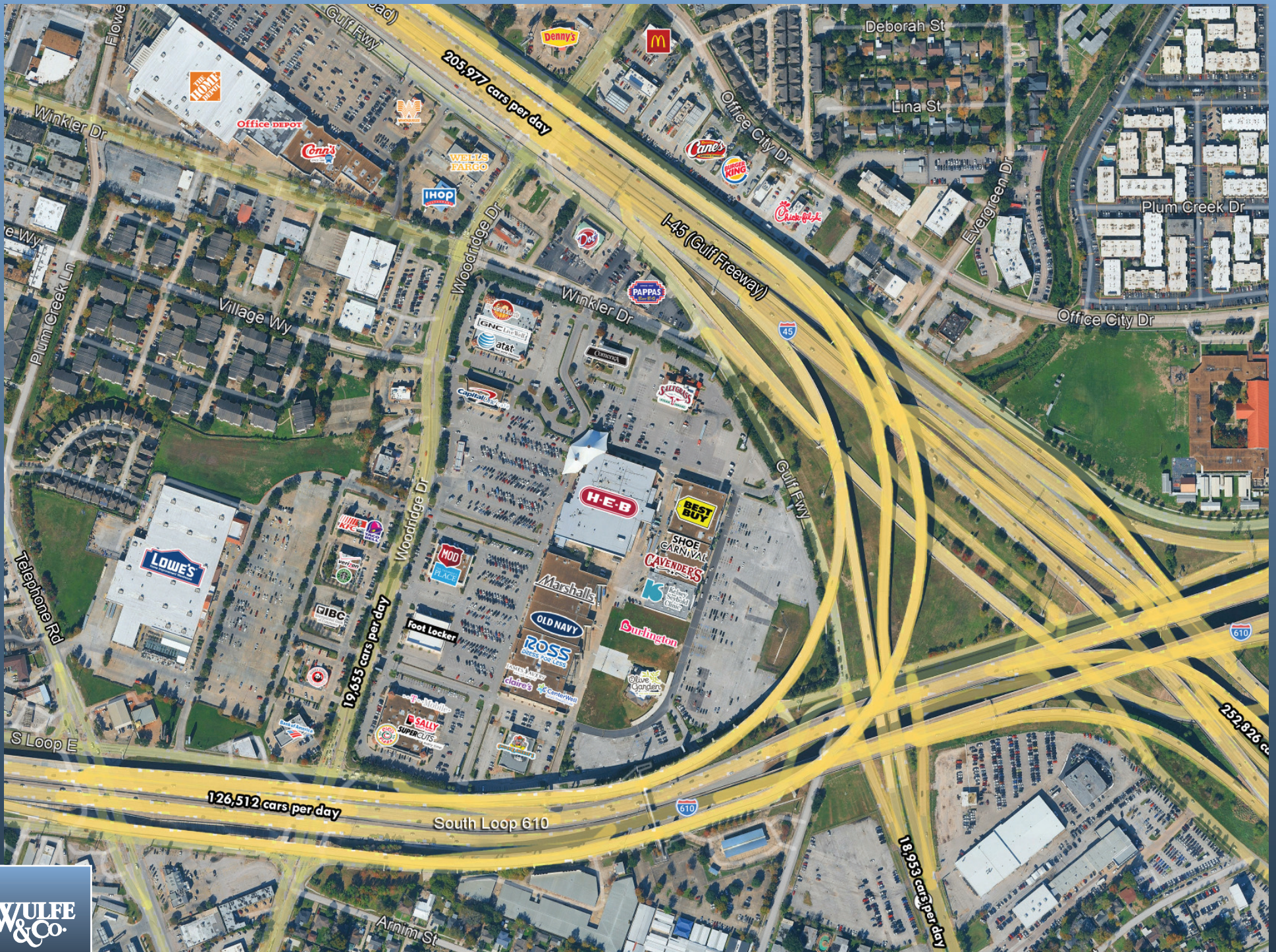
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2025 Estimate	25,045	139,565	320,351
<b>Avg HH Income</b>			
2025 Estimate	\$62,894	\$68,226	\$72,410
<b>Traffic Counts</b>			
I-45	207,562 cars per day		
South loop 610	177,502 cars per day		
Woodridge	19,677 cars per day		

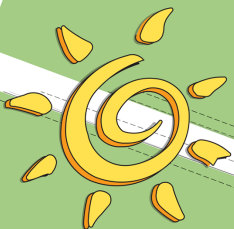
## CONTACT

**Katherine Wildman**  
 kwildman@wulfe.com  
 (713) 621-1220 (office)  
 (713) 569-8990 (mobile)

**Wulfe & Co.**  
 1800 Post Oak Blvd., Suite 400  
 Houston, Texas 77056  
 (713) 621-1700

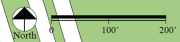






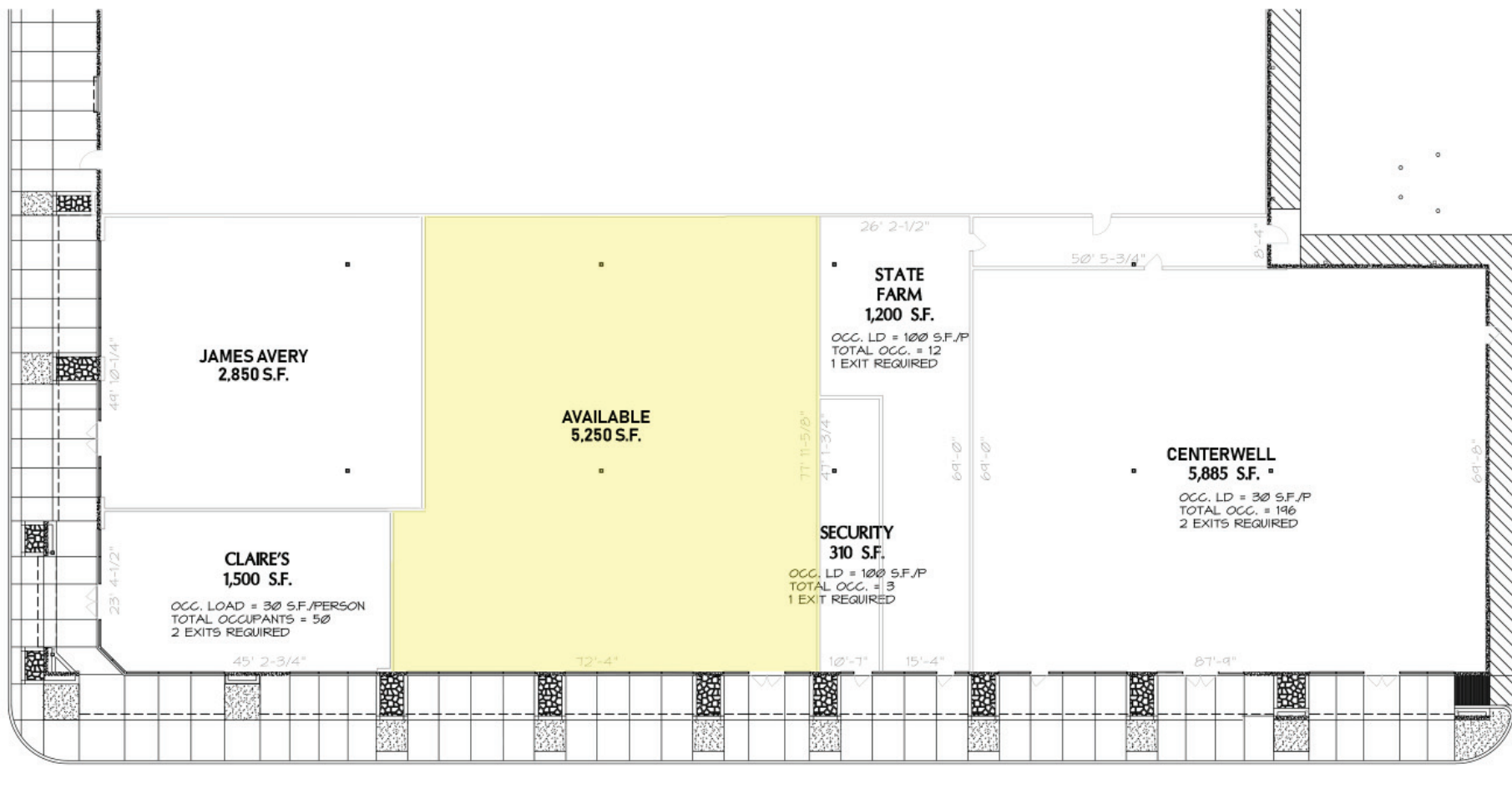
# Gulfgate Center

HOUSTON, TEXAS



6802 Maple Ridge Street, Suite 200  
Bellaire, Texas 77401

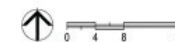
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1800 POST OAK BOULEVARD  
6 BLVD PLACE, SUITE 400  
HOUSTON, TEXAS 77056  
TEL. 713/621-1700  
FAX 713/621-3244

GULFGATE  
HOUSTON, TEXAS

BUILDING B LEASING PLAN



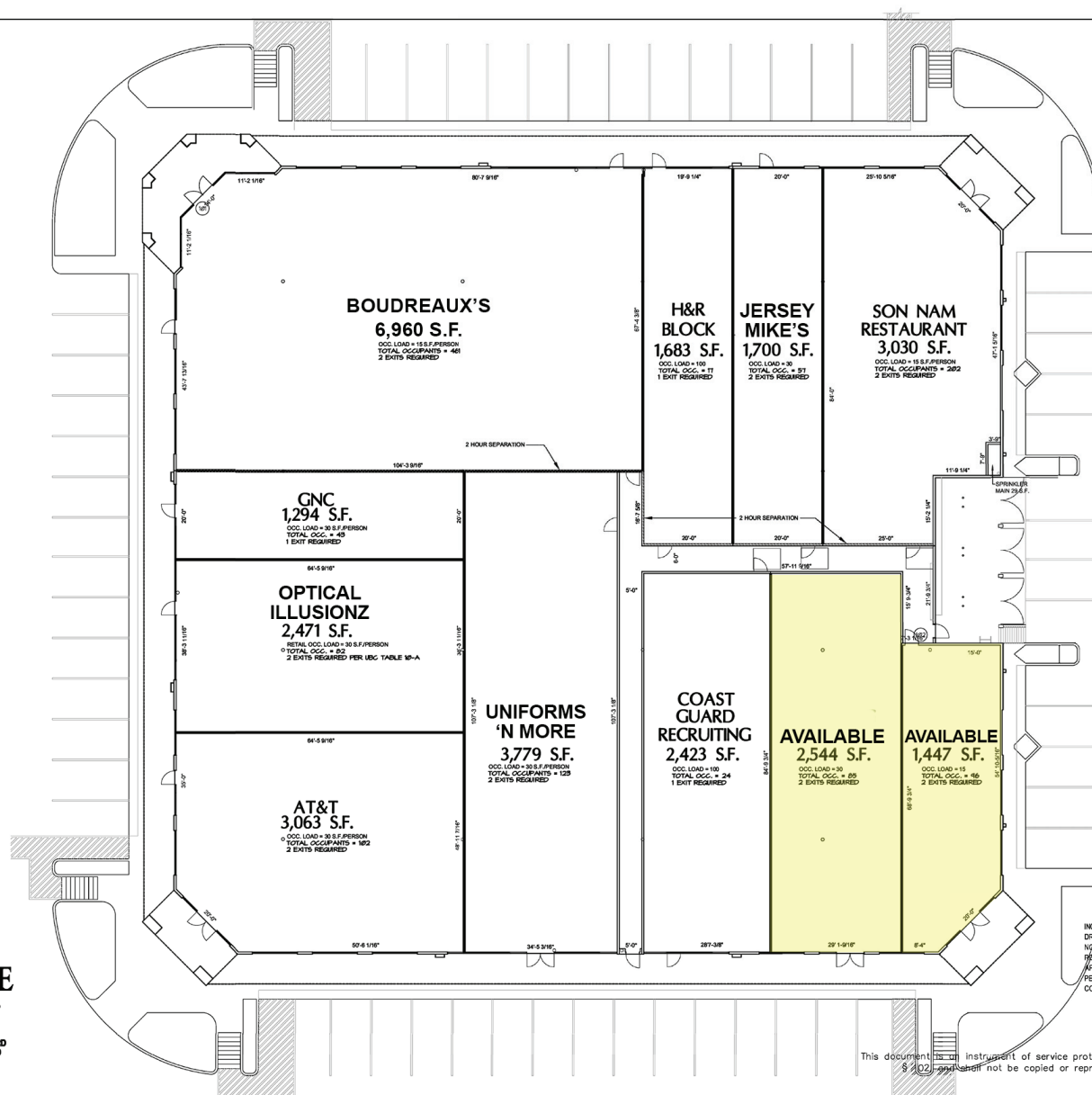
ARCHITECT: Mac Roeder  
REGISTRATION # 15291  
DATE: 01/22/18  
JOB # 14390000  
MEMBERS A.I.A.  
1882 (Architecture) State ID# 713186366  
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Gulfgate



**LEASE BLDG 1  
FLOOR PLAN  
PROPOSAL 36**

SCALE: 1/8" = 1'-0"

TOTAL LEASABLE AREA: 30,160 S.F.

INCOMPLETE  
DRAWING-DO  
NOT USE FOR  
REGULATORY  
APPROVAL  
PERMIT OR  
CONSTRUCTION

ARCHITECT: Marc Boucher  
REGISTRATION #: 14291  
DATE: 05/02/16  
JOB #: 1439000

Members A.I.A.  
6802 Mapleidge, Suite 200 713.785.3644  
Bellaire, Texas 77401 www.bdgap.com

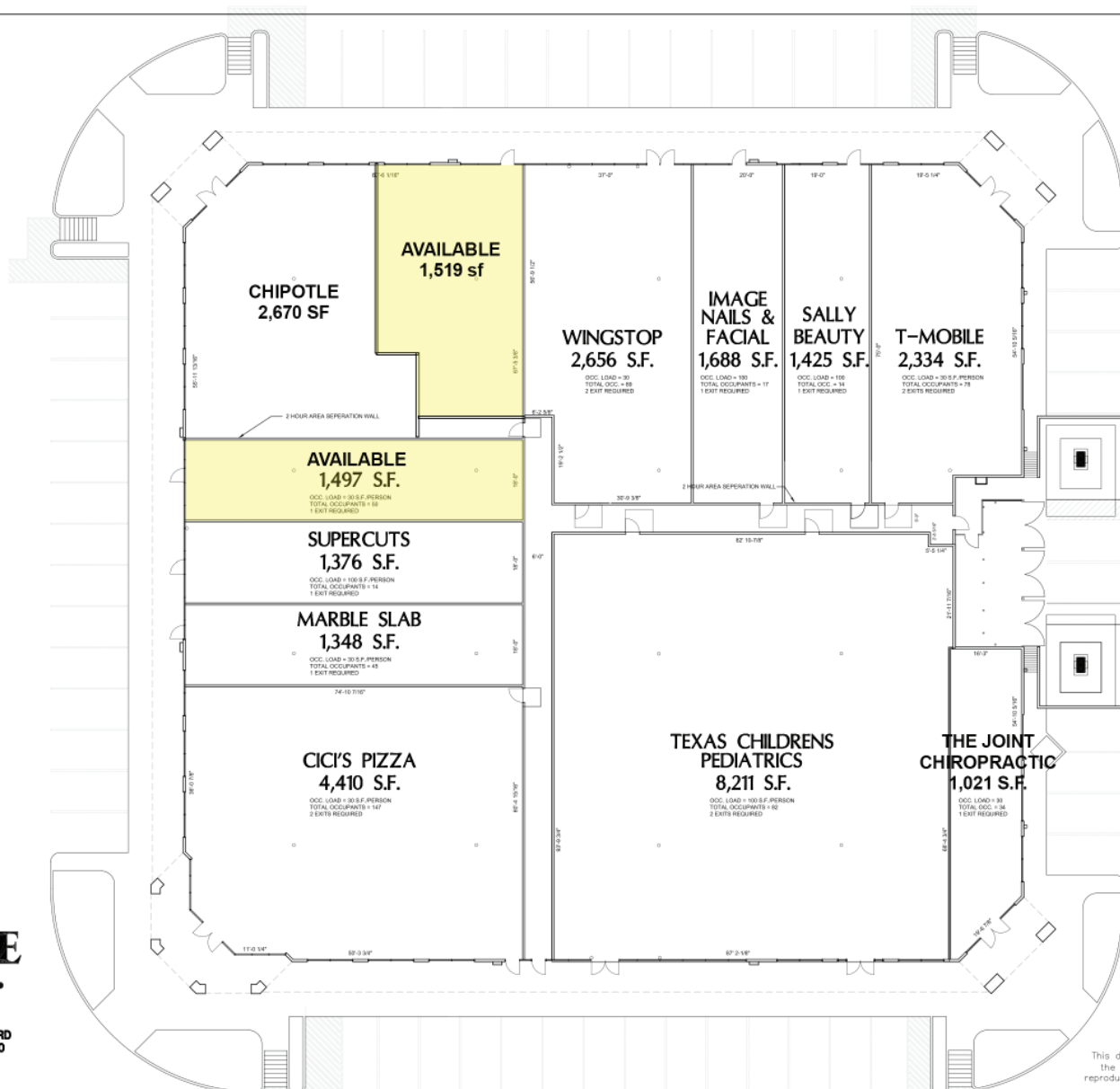


**WULFE & Co.**  
1800 POST OAK BOULEVARD  
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TEL 713/621-1700  
FAX 713/621-3244

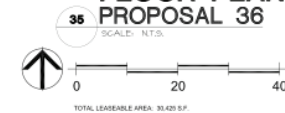
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**LEASE BLDG 2  
FLOOR PLAN  
PROPOSAL 36**



1800 POST OAK BOULEVARD  
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FAX 713/621-3244

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ARCHITECT: Marc Boucher  
REGISTRATION #: 14291  
DATE: 01/29/18  
JOB #: 14390000

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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6973/-95.2954

<b>520 Gulfgate Center Mall</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Houston, TX 77087</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	25,045	139,565	320,351
2030 Projected Population	24,263	135,941	317,427
2020 Census Population	27,308	145,870	319,575
2010 Census Population	27,051	143,118	307,602
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2025	-0.5%	-0.2%	0.3%
2025 Median Age	31.8	33.2	32.9
<b>Households</b>			
2025 Estimated Households	8,420	47,755	109,998
2030 Projected Households	8,301	47,071	110,607
2020 Census Households	8,117	45,978	103,126
2010 Census Households	7,749	43,750	96,956
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	0.1%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	24.0%	25.0%	24.4%
2025 Estimated Black or African American	10.3%	17.9%	26.8%
2025 Estimated Asian or Pacific Islander	1.6%	3.0%	3.6%
2025 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.2%
2025 Estimated Other Races	62.6%	52.6%	44.0%
2025 Estimated Hispanic	81.0%	70.6%	59.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$62,894	\$68,226	\$72,410
2025 Estimated Median Household Income	\$51,435	\$52,109	\$54,612
2025 Estimated Per Capita Income	\$21,235	\$23,416	\$25,126
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	24.1%	19.6%	15.7%
2025 Estimated Some High School (Grade Level 9 to 11)	13.3%	12.8%	11.8%
2025 Estimated High School Graduate	31.2%	31.1%	30.4%
2025 Estimated Some College	14.3%	15.3%	17.5%
2025 Estimated Associates Degree Only	5.1%	5.5%	5.8%
2025 Estimated Bachelors Degree Only	8.2%	10.2%	11.4%
2025 Estimated Graduate Degree	3.9%	5.5%	7.4%
<b>Business</b>			
2025 Estimated Total Businesses	682	4,813	11,820
2025 Estimated Total Employees	5,567	42,931	115,356
2025 Estimated Employee Population per Business	8.2	8.9	9.8
2025 Estimated Residential Population per Business	36.7	29.0	27.1

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date