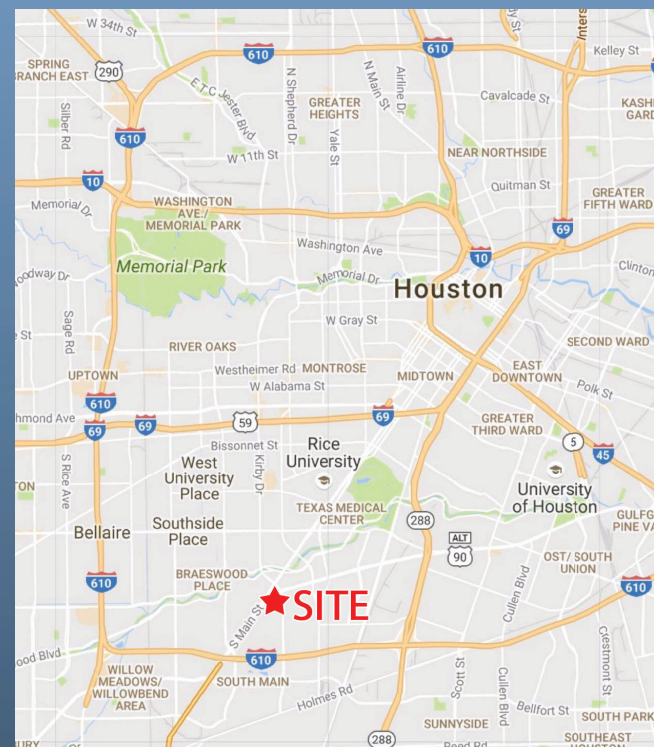


Shops at Three Corners

8100-8236 Kirby Dr, Houston, Texas 77054



PROPERTY DATA

- 1,200 SF and 2,026 SF now available
- Highly visible and accessible center across Kirby Drive from NRG Park
- Serves Houston Medical Center, West University, and close-in Houston
- Close to Loop 610 South and at the intersection of three major streets

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2025 Estimate	25,922	146,540	479,368
Avg HH Income			
2025 Estimate	\$93,986	\$170,113	\$144,690
Traffic Counts			
Kirby Dr	24,670 cars per day		
Main St	53,606 cars per day		
Old Spanish Trail	20,280 cars per day		

CONTACT

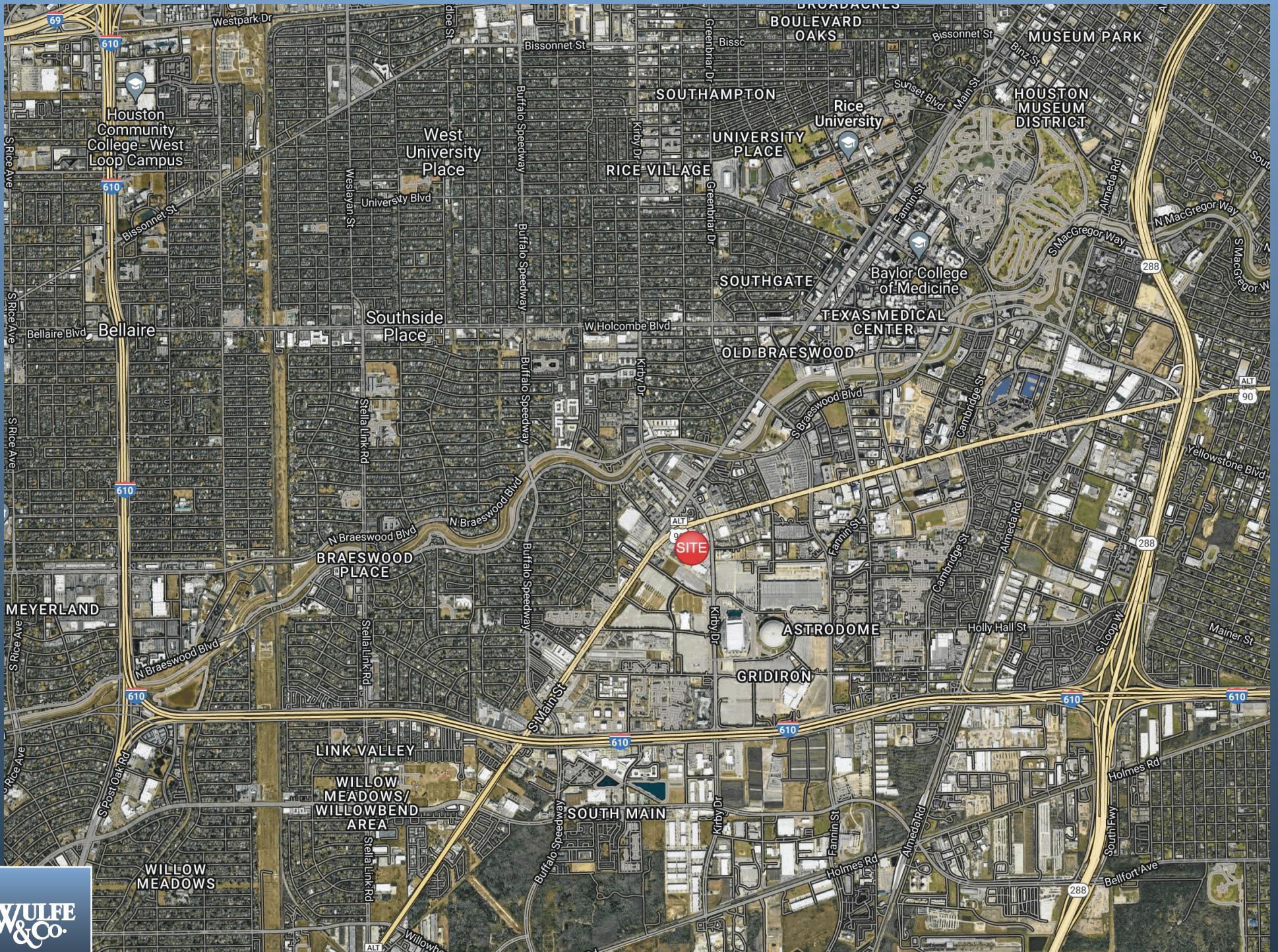
Katherine Wildman
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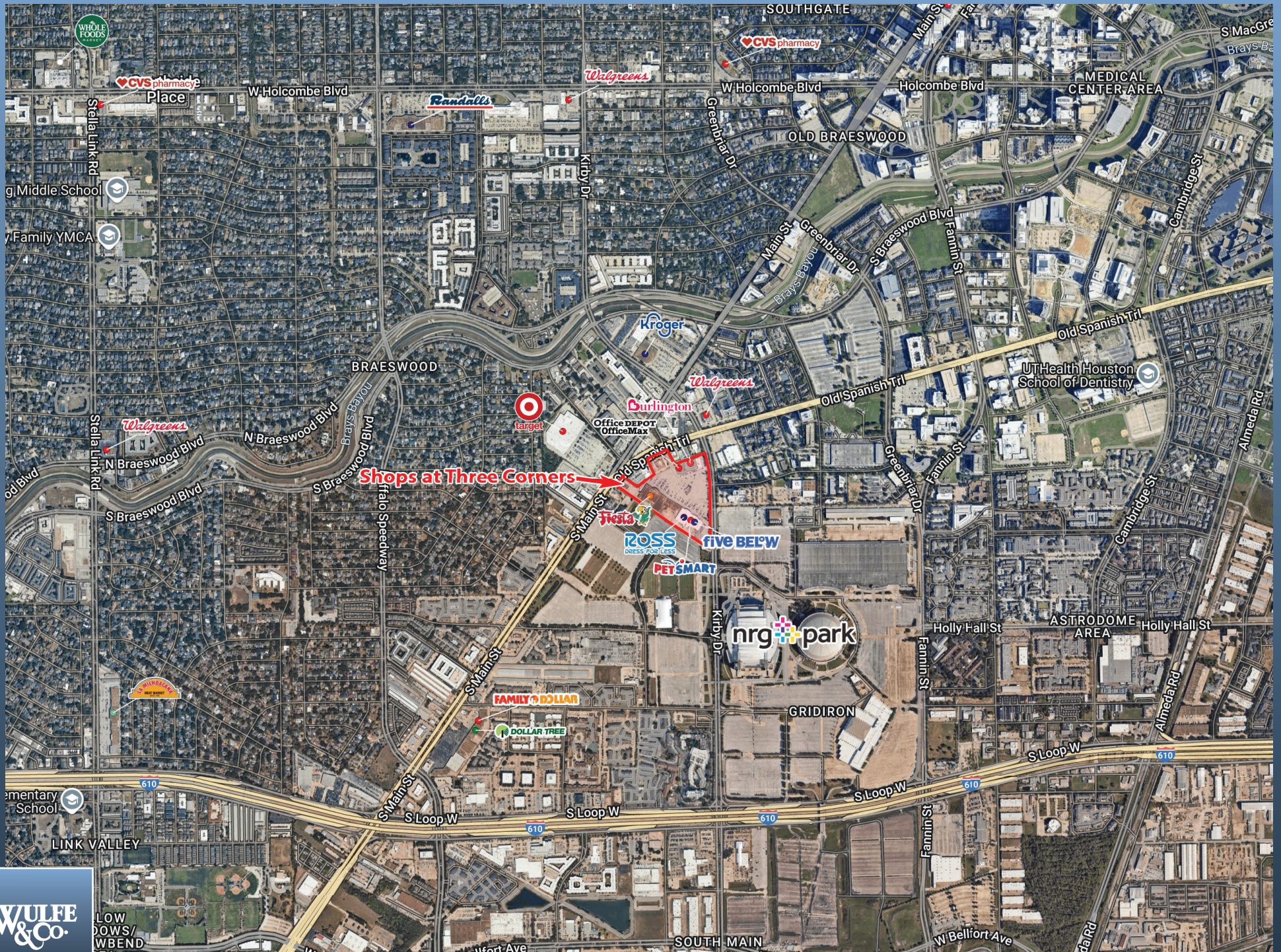
Bunny McLeod
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Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
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TENANT	SQFT
1 Asahi Sushi	1,400
2 Golden Krust Caribbean Bakery	1,500
3 Subway	1,500
4 Available (MTM - SupaFly)	1,200
5 Pho 5Plus	2,101
6 JP's Tex Mex	1,330
7 Eden Nails & Spa	1,000
8 Dimassi's Mediterranean Cafe	4,200
9 Five Below	10,500
10 PetSmart	19,367
11 Ross Dress for Less	30,187
12 Stuarts	5,789
13 Nail Therapie	1,547
14 America's Best Contacts & Eye	4,577
15 H & R Block	2,460
16 JD Sports	6,164
20 Boost Mobile	1,224
21 Bright Now Dental, Monarch Den	3,168
22 Fiesta	80,676
23 Fiesta	5,011
24 Olive Garden	9,100
25 Office Depot	20,406
26 City Gear	4,414
27 Burlington	22,050
28 Akashi Asian Bistro & Sushi Bar	4,820
29 Available	2,026
30 The Teahouse Tapioca & Tea	1,202
31 Gus' World Famous Fried Chicken	3,053

Availability

Summary Profile

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



Lat/Lon: 29.6906/-95.4137

8110 Kirby Dr Houston, TX 77054	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	25,922	146,540	479,482
2030 Projected Population	25,181	143,286	479,368
2020 Census Population	22,754	134,070	430,346
2010 Census Population	19,879	119,626	380,955
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-
Historical Annual Growth 2010 to 2025	2.0%	1.5%	1.7%
2025 Median Age	32.9	36.6	35.5
Households			
2025 Estimated Households	13,978	66,690	209,926
2030 Projected Households	14,031	67,124	215,639
2020 Census Households	12,834	62,811	192,467
2010 Census Households	10,676	53,862	164,198
Projected Annual Growth 2025 to 2030	-	0.1%	0.5%
Historical Annual Growth 2010 to 2025	2.1%	1.6%	1.9%
Race and Ethnicity			
2025 Estimated White	34.5%	44.6%	39.2%
2025 Estimated Black or African American	27.8%	22.8%	26.6%
2025 Estimated Asian or Pacific Islander	23.5%	17.1%	11.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.7%
2025 Estimated Other Races	13.8%	15.1%	21.7%
2025 Estimated Hispanic	19.1%	20.0%	27.9%
Income			
2025 Estimated Average Household Income	\$93,986	\$170,113	\$144,690
2025 Estimated Median Household Income	\$69,572	\$112,828	\$97,032
2025 Estimated Per Capita Income	\$50,705	\$77,699	\$63,656
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.3%	6.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.1%	4.0%
2025 Estimated High School Graduate	10.1%	10.0%	15.0%
2025 Estimated Some College	11.7%	10.5%	13.5%
2025 Estimated Associates Degree Only	4.9%	5.6%	5.3%
2025 Estimated Bachelors Degree Only	31.6%	29.4%	26.4%
2025 Estimated Graduate Degree	38.9%	40.1%	29.5%
Business			
2025 Estimated Total Businesses	1,398	11,927	39,783
2025 Estimated Total Employees	16,261	111,833	361,166
2025 Estimated Employee Population per Business	11.6	9.4	9.1
2025 Estimated Residential Population per Business	18.5	12.3	12.1

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

<u>Wulfe & Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>713-621-1700</u>
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Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date