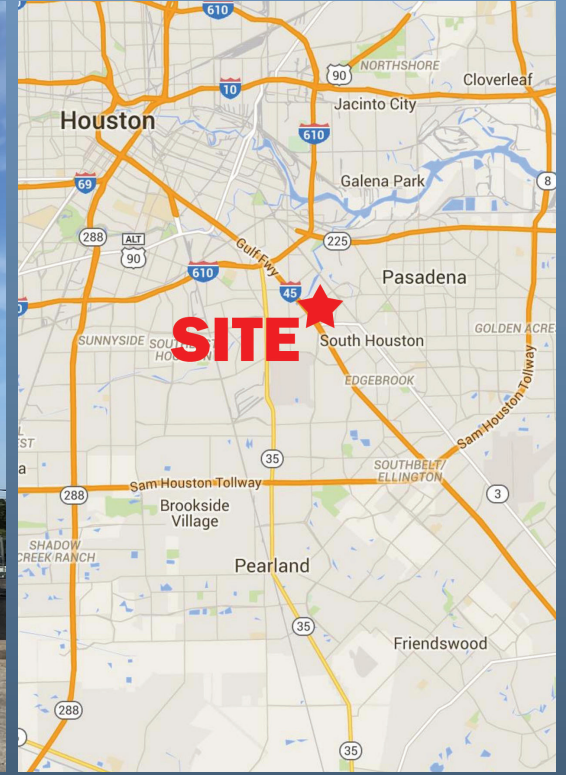


# FOR LEASE

## Gulf Freeway Center



### PROPERTY DATA

- 8449 Gulf Freeway, Houston, TX 77017
- Located on IH-45 South between Belfort Ave/Howard Dr and Monroe Rd/Winkler Dr
- Excellent access from IH-45 and Winkler Rd.
- 1,250 SF and 4,970 SF spaces available

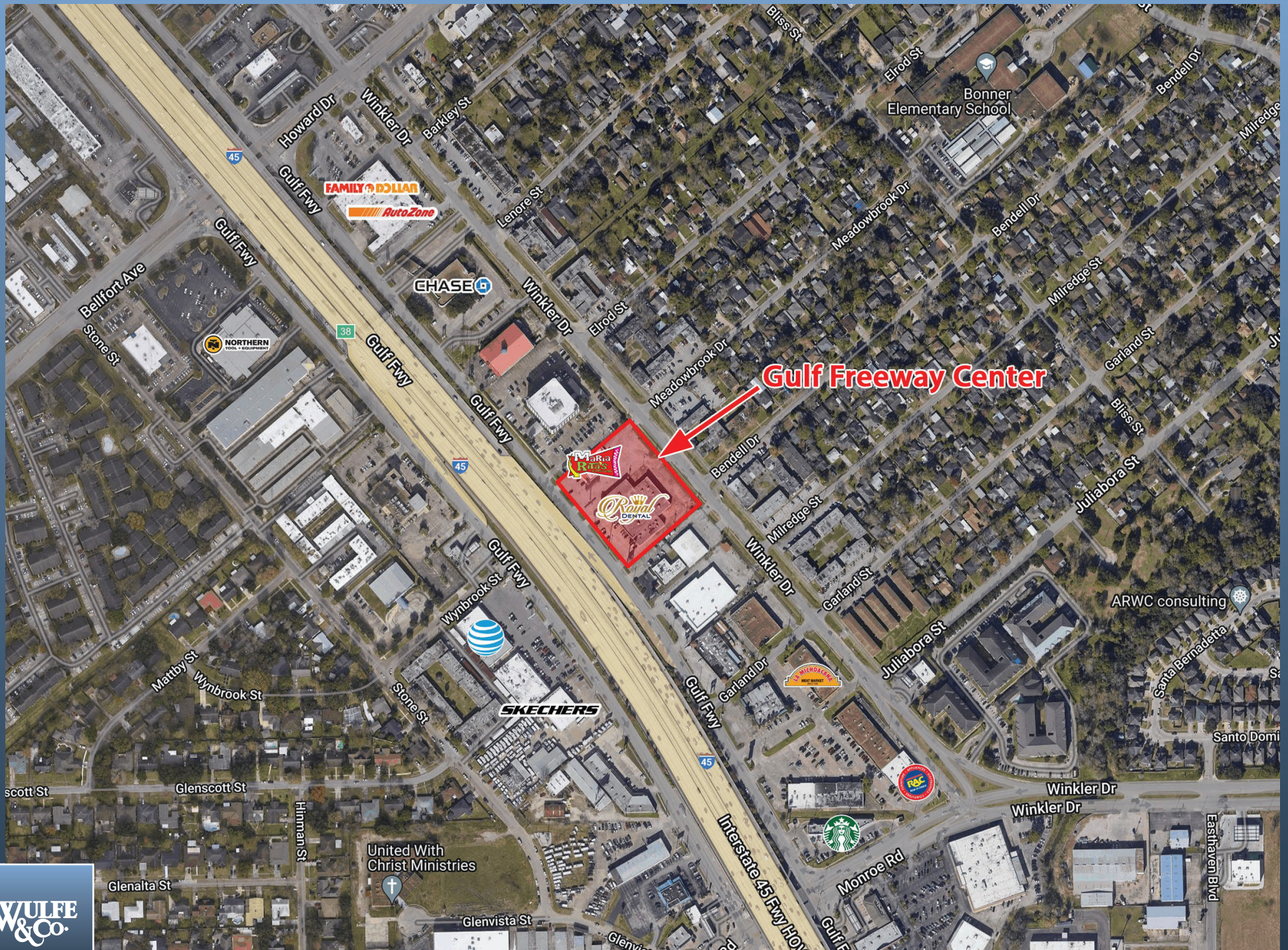
### DEMOGRAPHICS

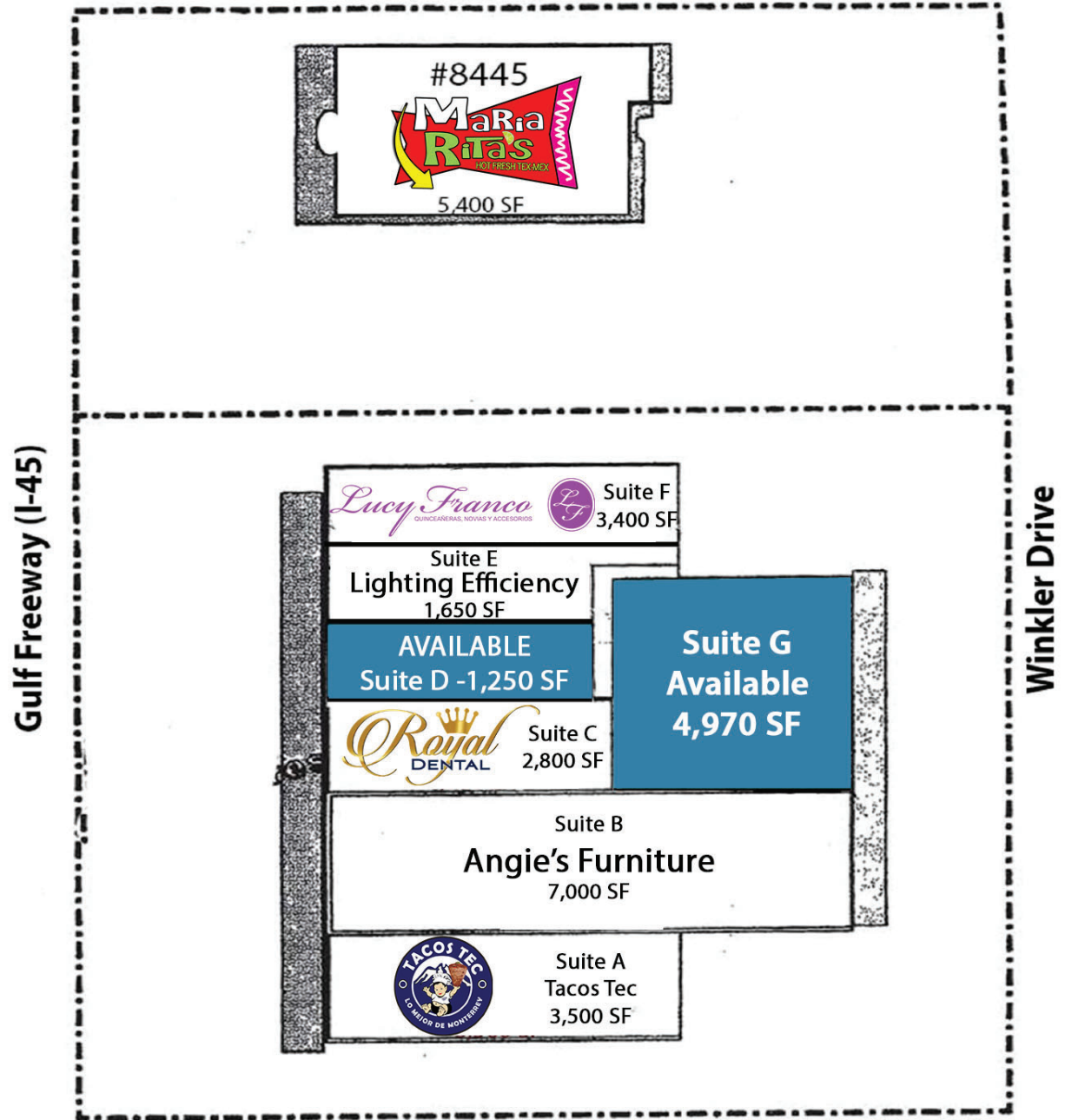
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2023 Estimate	21,022	132,319	335,450
<b>Ave HH Income</b>			
2023 Estimate	\$81,311	\$79,657	\$77,450
<b>Traffic Counts</b>			
IH-45 (Gulf Frwy)	205,994 cars per day		
Winkler Dr	9,658 cars per day		

### CONTACT

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# Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6726/-95.2638

8449 Gulf Fwy Houston, TX 77017	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	21,022	132,319	335,450
2028 Projected Population	21,134	134,127	345,070
2020 Census Population	21,117	133,329	336,239
2010 Census Population	20,406	130,518	327,996
Projected Annual Growth 2023 to 2028	0.1%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.2%
2023 Median Age	32.4	32.3	32.7
<b>Households</b>			
2023 Estimated Households	6,838	40,605	104,773
2028 Projected Households	6,868	41,142	107,566
2020 Census Households	7,035	41,429	106,267
2010 Census Households	6,593	39,050	99,883
Projected Annual Growth 2023 to 2028	-	0.3%	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	22.0%	24.6%	24.8%
2023 Estimated Black or African American	15.7%	11.2%	15.7%
2023 Estimated Asian or Pacific Islander	6.6%	3.2%	3.0%
2023 Estimated American Indian or Native Alaskan	1.6%	1.6%	1.6%
2023 Estimated Other Races	54.0%	59.3%	54.9%
2023 Estimated Hispanic	72.2%	78.4%	73.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$81,311	\$79,657	\$77,450
2023 Estimated Median Household Income	\$49,750	\$55,496	\$56,651
2023 Estimated Per Capita Income	\$26,482	\$24,484	\$24,220
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	22.7%	21.2%	20.4%
2023 Estimated Some High School (Grade Level 9 to 11)	13.5%	13.5%	12.8%
2023 Estimated High School Graduate	28.4%	30.4%	30.9%
2023 Estimated Some College	14.7%	15.5%	16.6%
2023 Estimated Associates Degree Only	4.0%	5.0%	5.1%
2023 Estimated Bachelors Degree Only	12.5%	9.8%	9.7%
2023 Estimated Graduate Degree	4.2%	4.6%	4.4%
<b>Business</b>			
2023 Estimated Total Businesses	749	4,431	10,835
2023 Estimated Total Employees	7,189	43,298	98,110
2023 Estimated Employee Population per Business	9.6	9.8	9.1
2023 Estimated Residential Population per Business	28.1	29.9	31.0

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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.

11-2-2015



## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date