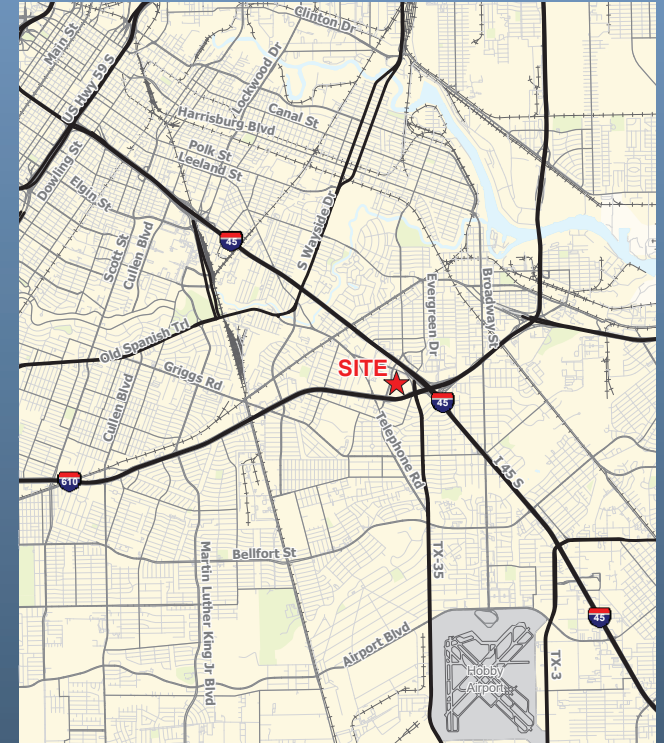


# FOR LEASE

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 390,000 cars per day
- Major tenants include HEB, Lowes, Marshalls, Old Navy, Ross, Best Buy, Shoe Carnival, Party City, Olive Garden, and Burlington (coming soon)

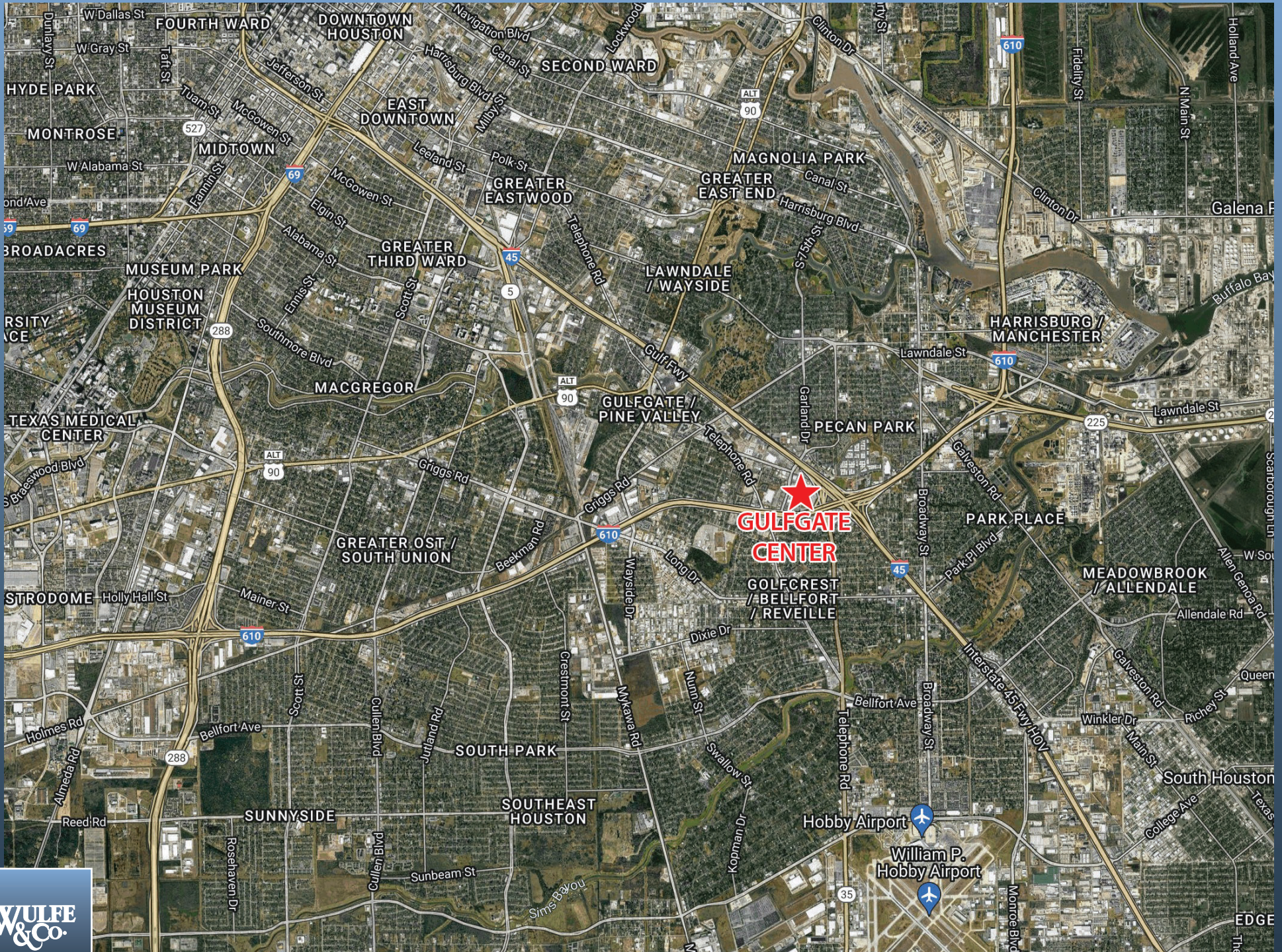
## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2024 Estimate	25,321	138,092	316,919
<b>Avg HH Income</b>			
2024 Estimate	\$64,127	\$69,332	\$69,291
<b>Traffic Counts</b>			
I-45	196,297 cars per day		
South loop 610	175,436 cars per day		
Woodridge	18,523 cars per day		

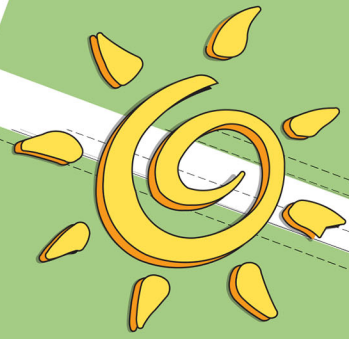
## CONTACT

**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

PLUM CREEK DRIVE

VILLAGE WAY DRIVE

WINKLER DR.

I-45 (GULF FREEWAY)

TELEPHONE ROAD

REVELLE ROAD

LOOP 610 FEEDER ROAD

I.H.610 SOUTH LOOP



**LOWE'S**  
Improving Home Improvement  
163,269 S.F.

GARDEN CENTER

**H-E-B**  
91,358 S.F.

**BEST BUY**  
30,000 S.F.

**SHOE CARNIVAL**  
14,000 S.F.

**Party City**  
11,800 S.F.

**Kelsey Seybold Clinic**  
19,142 S.F.

**Durlington**  
30,000 S.F.

**Marshall's**  
30,709 S.F.

**OLD NAVY**  
20,898 S.F.

**ROSS DRESS FOR LESS**  
30,147 S.F.

**Foot Locker**  
10,000 S.F.

**cicis**  
1,497 S.F.

**Bank of America**  
12

**KFC**  
1,200 S.F.

**Starbucks**  
1,200 S.F.

**Bank of America**  
12

FUTURE MEDICAL  
14,500 S.F.

LEASE  
2,500 S.F.

FUTURE  
5,000 S.F.

1,992 S.F.

**GNC**  
1,447 S.F.

**CVS**  
1,447 S.F.

**Comera**

**Sally's Beauty**  
(coming soon)

**MOD**  
125,000 S.F.

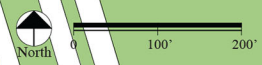
**Foot Locker**  
10,000 S.F.

**Foot Locker**  
10,000 S.F.

**Foot Locker**  
10,000 S.F.

**Cluckin' Good**  
7,834 S.F.

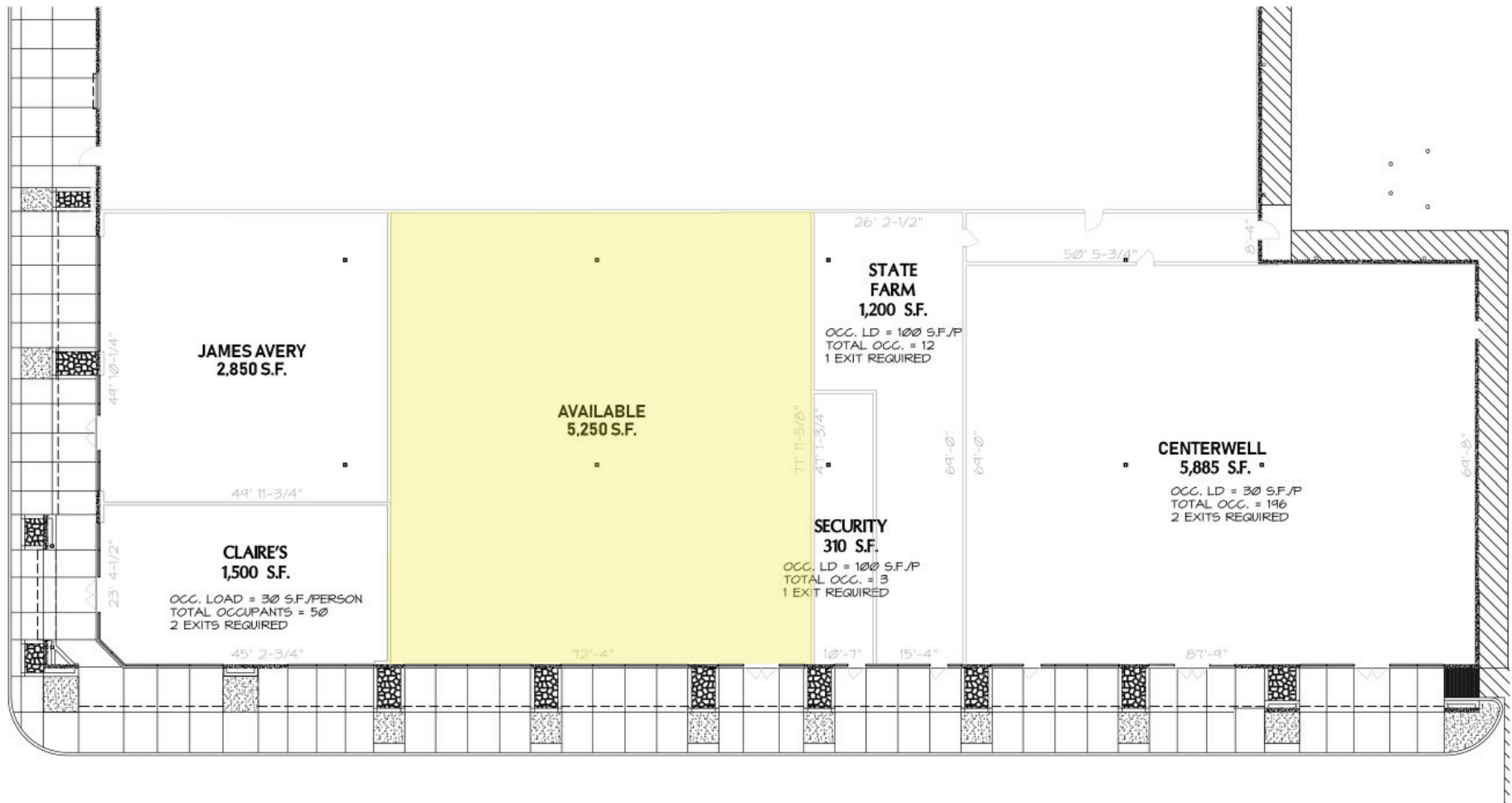
RETAIL  
8,180 S.F.



**bdg**  
architecture  
+planning  
boucher design group  
Marc E. Boucher, Architect

6802 Mapleridge 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 # 1291  
DATE: 01/22/19  
JOB # 1439000



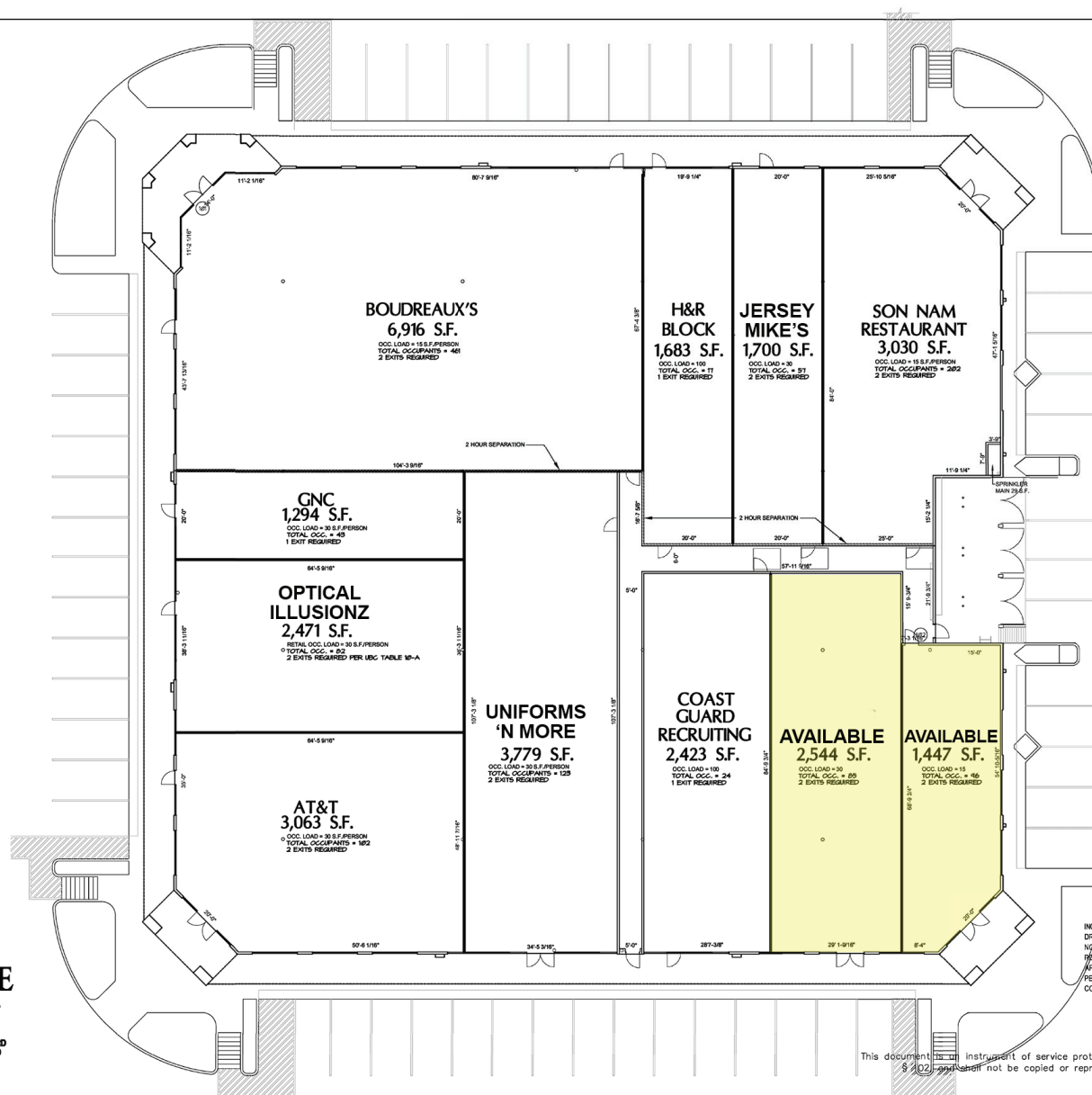
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Gulfgate



**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

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

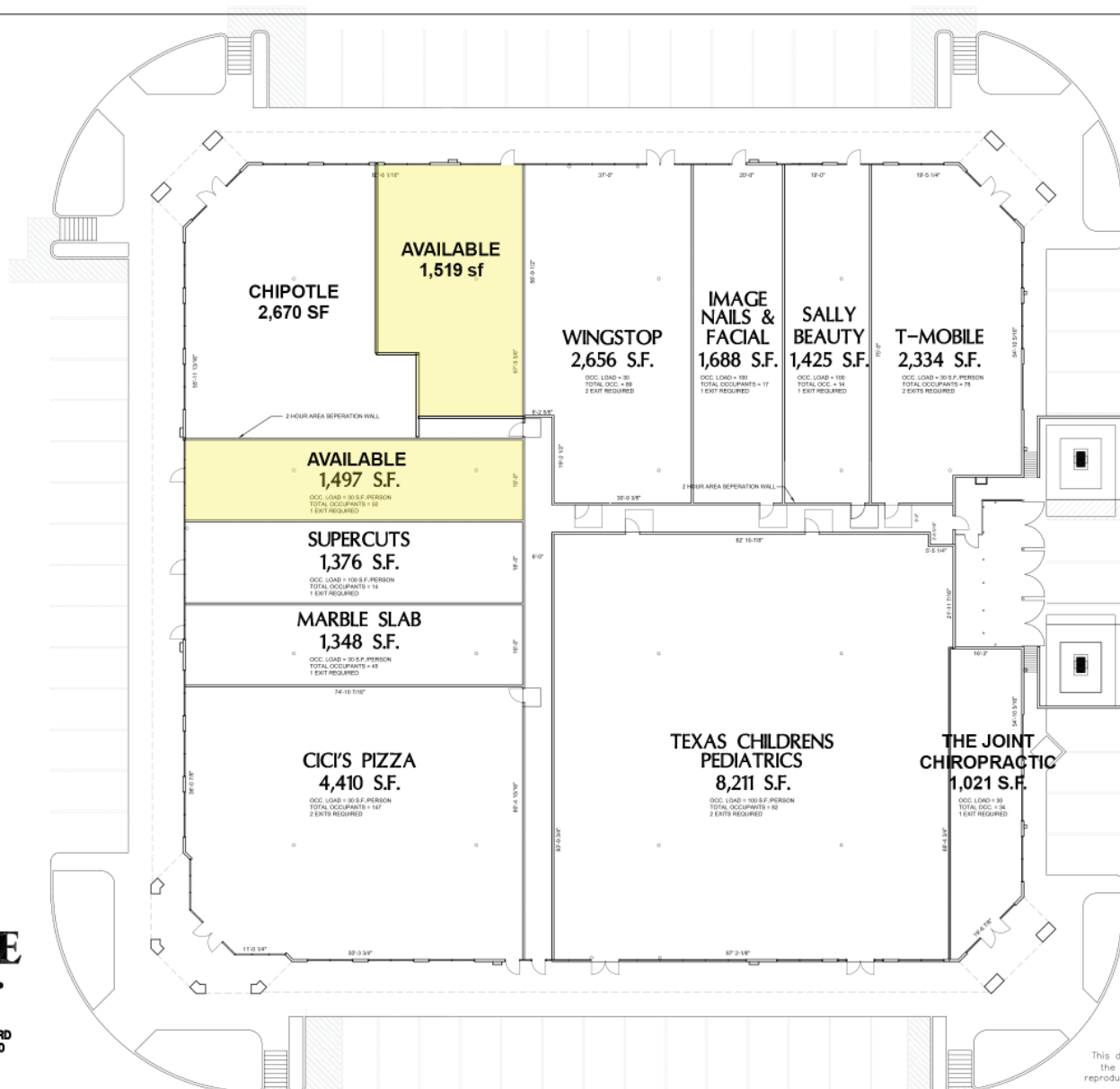


**WULFE & Co.**  
1800 POST OAK BOULEVARD  
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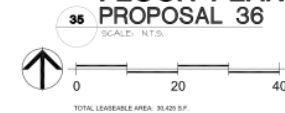
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**LEASE BLDG 2  
FLOOR PLAN  
PROPOSAL 36**



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TEL. 713/621-1700  
FAX 713/621-3244

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

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Bellevue, Texas 77401 www.bdgap.com



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# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6976/-95.2943

<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>			
2024 Estimated Population	25,321	138,092	316,919
2029 Projected Population	26,293	143,303	332,095
2020 Census Population	27,428	145,223	319,659
2010 Census Population	27,201	142,310	307,761
Projected Annual Growth 2024 to 2029	0.8%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	-0.5%	-0.2%	0.2%
2024 Median Age	34.6	34.4	33.8
<b>Households</b>			
2024 Estimated Households	8,514	47,213	108,220
2029 Projected Households	8,861	48,974	113,744
2020 Census Households	8,163	45,777	102,948
2010 Census Households	7,801	43,490	96,809
Projected Annual Growth 2024 to 2029	0.8%	0.7%	1.0%
Historical Annual Growth 2010 to 2024	0.7%	0.6%	0.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	43.4%	41.3%	40.3%
2024 Estimated Black or African American	14.4%	18.1%	18.2%
2024 Estimated Asian or Pacific Islander	8.0%	7.5%	9.6%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2024 Estimated Other Races	33.5%	32.2%	31.0%
2024 Estimated Hispanic	47.4%	46.8%	44.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$64,127	\$69,332	\$69,291
2024 Estimated Median Household Income	\$48,060	\$48,974	\$51,224
2024 Estimated Per Capita Income	\$21,632	\$23,766	\$23,904
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	26.1%	21.9%	17.5%
2024 Estimated Some High School (Grade Level 9 to 11)	14.4%	13.0%	12.0%
2024 Estimated High School Graduate	30.4%	30.3%	30.8%
2024 Estimated Some College	12.4%	14.5%	16.7%
2024 Estimated Associates Degree Only	4.5%	4.6%	5.0%
2024 Estimated Bachelors Degree Only	8.0%	10.4%	11.4%
2024 Estimated Graduate Degree	4.3%	5.3%	6.6%
<b>Business</b>			
2024 Estimated Total Businesses	634	4,699	11,447
2024 Estimated Total Employees	5,305	42,838	110,786
2024 Estimated Employee Population per Business	8.4	9.1	9.7
2024 Estimated Residential Population per Business	39.9	29.4	27.7

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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.

### 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:
  - 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 Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
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