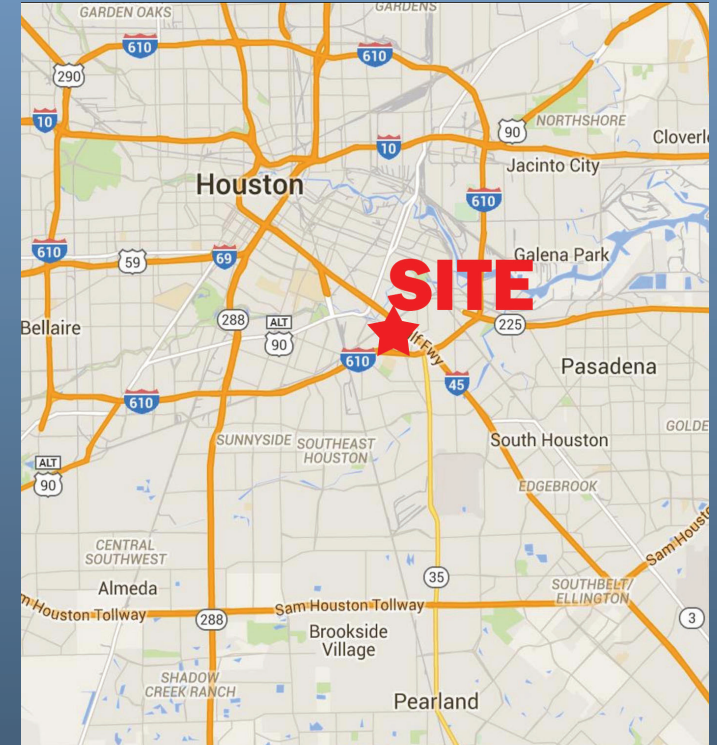


# GULFGATE SQUARE - Anchor Space Available

6800-6888 Gulf Frwy (IH-45), Houston, Texas 77087



## PROPERTY DATA

- Up to 50,847 SF available, including a 32,847 SF former Conn's
- Pylon sign space available
- At a major retail intersection with estimated annual sales in excess of \$260,000,000 and an estimated 15,000,000 visitors per year

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2024 Estimate	25,012	138,365	315,958
<b>Avg HH Income</b> 2024 Estimate	\$65,511	\$69,759	\$74,578
<b>Traffic Count</b> Gulf Frwy Woodridge Dr Winkler Dr	196,297 cars per day 16,748 cars per day 5,170 cars per day		

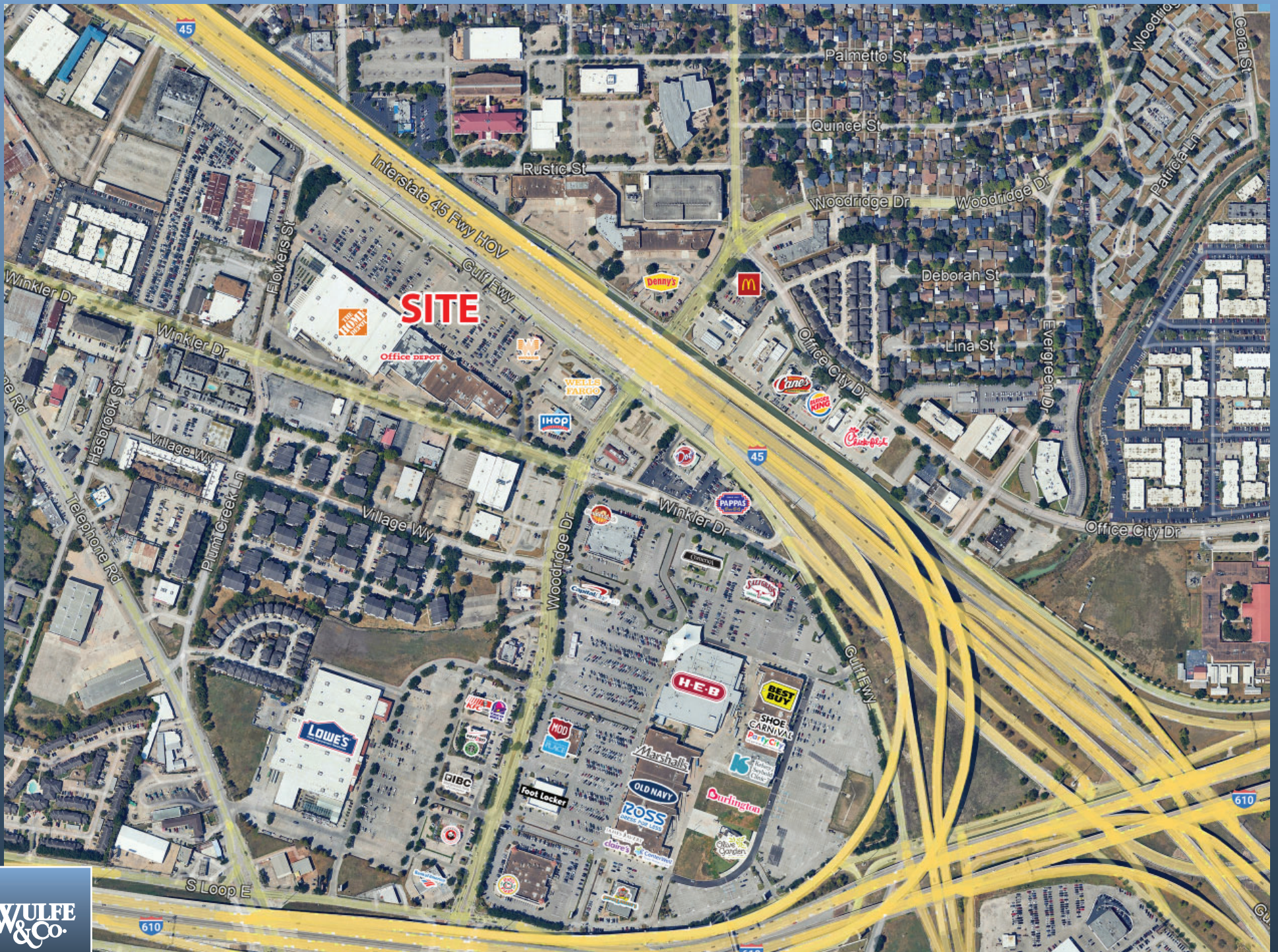
## CONTACT

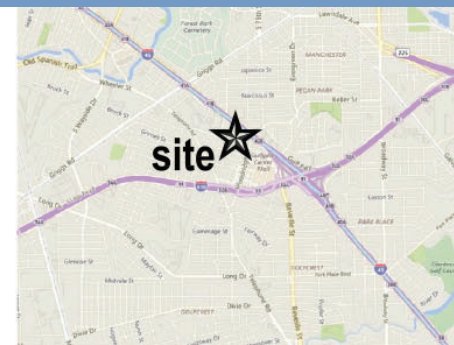
**Bunny McLeod**  
bmcleod@wulfe.com  
(713) 621-2230

**Katherine Wildman**  
kwildman@wulfe.com  
(713) 621-1220

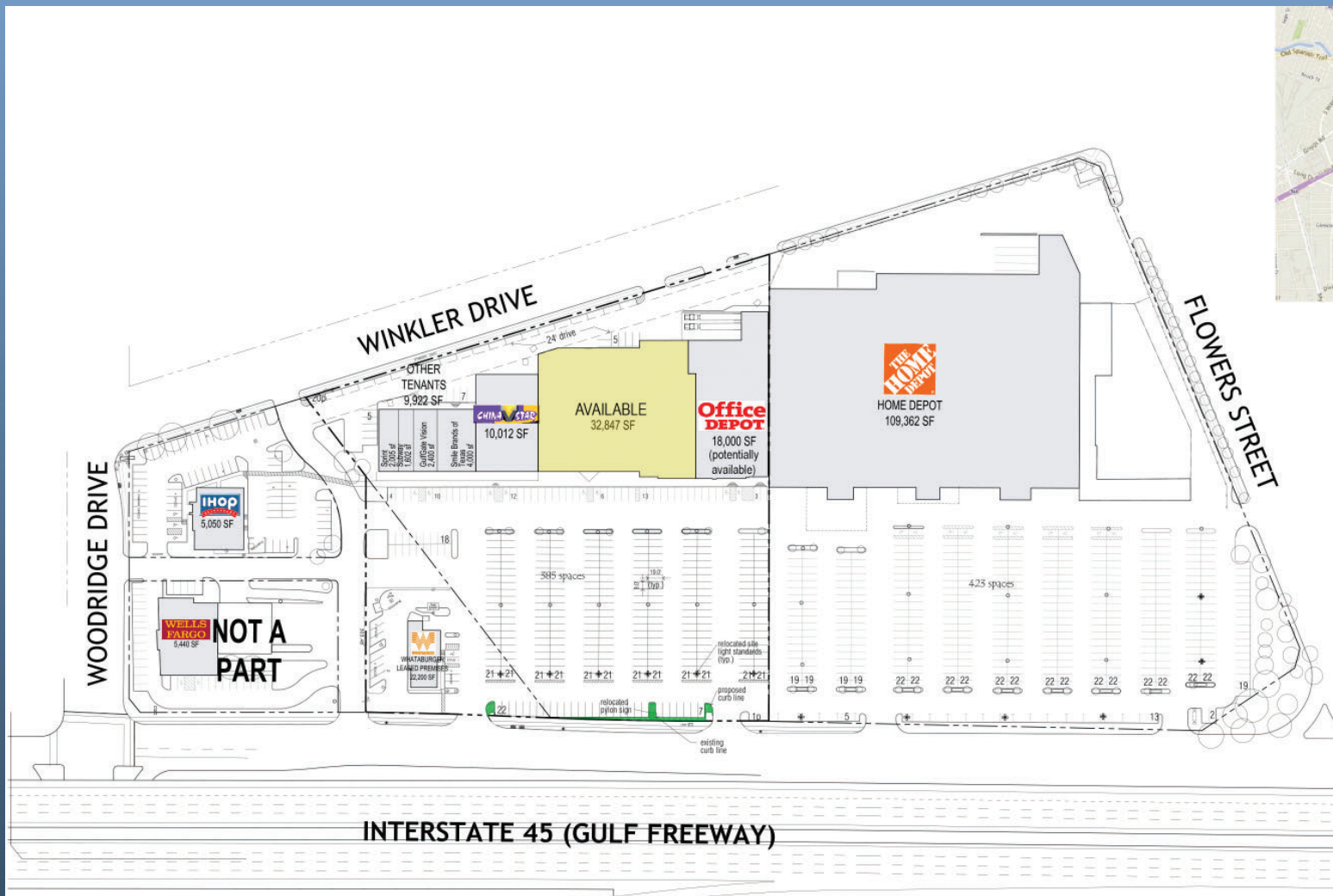
**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700







vicinity map



SITE PLAN



THIS PLAN IS PROVIDED SUBJECT TO ALL ORDINANCES AND ORDERS AS THE INFORMATION AND (2) INFORMATION REVEALS THE INFORMATION OPERATIONS, PROVISIONS AND/OR REGULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE, CORRECT AND TRUE AND BE NECESSARY AND APPROPRIATE FOR THE PROJECT AND THE INFORMATION AND REGULATIONS BELIEVED TO BE ACCURATE, COMPLETE AND TRUE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF. THE ARCHITECT MAKES NO WARRANTY AS TO THE ACCURACY, COMPLETENESS OR RELIABILITY OF THE INFORMATION AND REGULATIONS BELIEVED TO BE ACCURATE, COMPLETE AND TRUE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.

GULFCOAST COURT Gulf Freeway at Woodridge Drive HOUSTON, TEXAS

HODGES architecture planning  
1960 Orange, Suite 1000, Houston, TX 77056-4114  
phone: 972-987-1000 fax: 972-986-1129  
www.hodgesusa.com

sheet no. 1001  
date KO 6.19.19  
SCHEME SP-6



# Summary Profile

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



Lat/Lon: 29.7024/-95.298

6888 Gulf Fwy Houston, TX 77087	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	25,012	138,365	315,958
2029 Projected Population	26,317	144,011	333,092
2020 Census Population	27,480	145,648	317,929
2010 Census Population	27,204	142,826	305,089
Projected Annual Growth 2024 to 2029	1.0%	0.8%	1.1%
Historical Annual Growth 2010 to 2024	-0.6%	-0.2%	0.3%
2024 Median Age	31.2	32.9	32.9
<b>Households</b>			
2024 Estimated Households	8,427	46,095	110,253
2029 Projected Households	8,871	48,019	116,903
2020 Census Households	8,159	44,724	104,004
2010 Census Households	7,771	42,777	96,996
Projected Annual Growth 2024 to 2029	1.1%	0.8%	1.2%
Historical Annual Growth 2010 to 2024	0.6%	0.6%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	23.8%	25.1%	24.0%
2024 Estimated Black or African American	8.7%	16.1%	27.0%
2024 Estimated Asian or Pacific Islander	1.1%	3.6%	3.6%
2024 Estimated American Indian or Native Alaskan	1.7%	1.4%	1.2%
2024 Estimated Other Races	64.7%	53.9%	44.2%
2024 Estimated Hispanic	84.6%	71.9%	59.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$65,511	\$69,759	\$74,578
2024 Estimated Median Household Income	\$48,962	\$48,786	\$52,881
2024 Estimated Per Capita Income	\$22,098	\$23,433	\$26,283
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	25.5%	22.2%	17.0%
2024 Estimated Some High School (Grade Level 9 to 11)	14.1%	13.0%	11.6%
2024 Estimated High School Graduate	32.5%	30.1%	30.3%
2024 Estimated Some College	12.0%	14.4%	16.7%
2024 Estimated Associates Degree Only	4.9%	4.5%	5.1%
2024 Estimated Bachelors Degree Only	7.9%	10.4%	12.0%
2024 Estimated Graduate Degree	3.2%	5.5%	7.3%
<b>Business</b>			
2024 Estimated Total Businesses	598	4,846	12,033
2024 Estimated Total Employees	4,713	44,549	115,868
2024 Estimated Employee Population per Business	7.9	9.2	9.6
2024 Estimated Residential Population per Business	41.8	28.6	26.3

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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.

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	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bunny McLeod	195960	bmcleod@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date