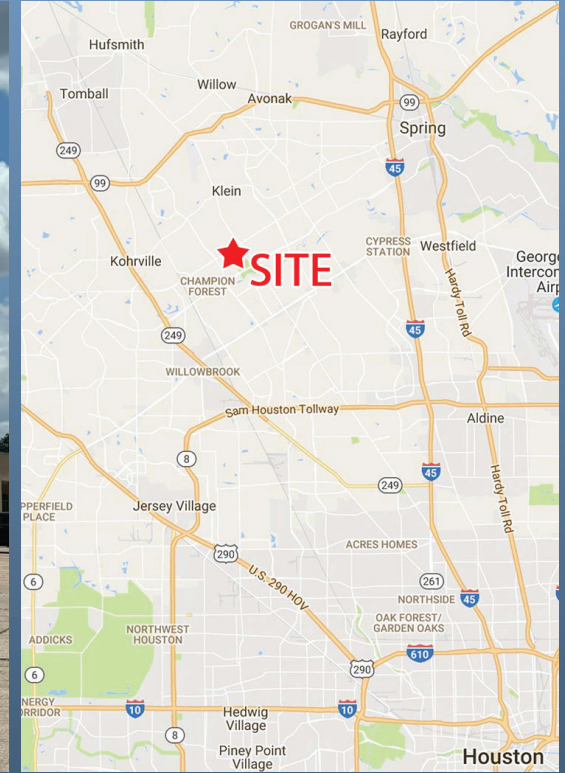


FOR LEASE

Kleinwood Place - 7623 Louetta Rd, Spring, Texas 77379



PROPERTY DATA

- Located at the lighted intersection of Louetta Rd and Kleinwood Dr, between Stuebner Airline Rd and Champion Forest Dr in Spring, Texas
- Up to 2,400 SF available
- 60 foot bay depths

DEMOGRAPHICS

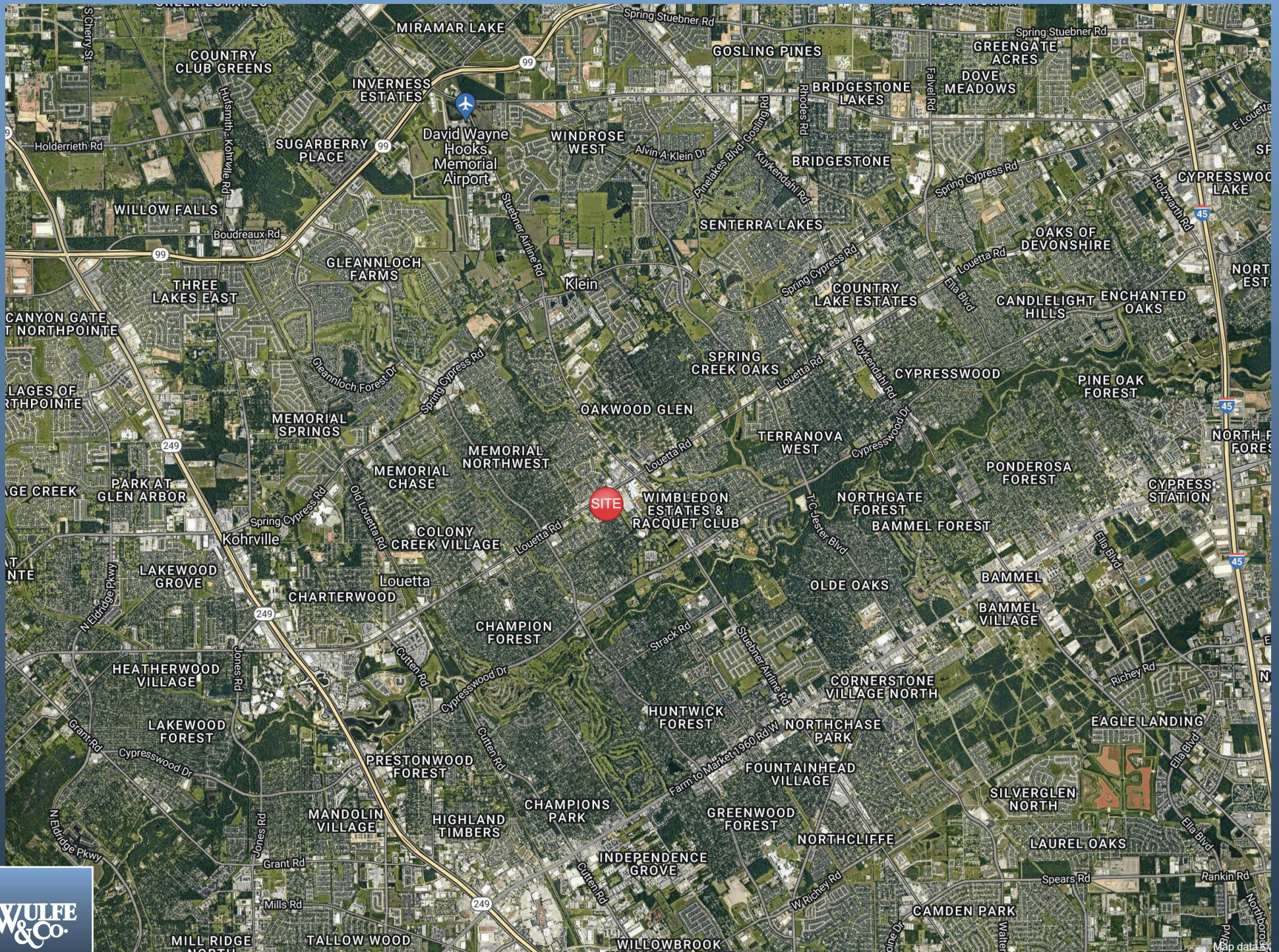
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	12,631	98,589	294,072
Ave HH Income			
2024 Estimate	\$123,262	\$137,109	\$126,194
Traffic Count			
Louetta Rd	34,135 cars per day		

CONTACT

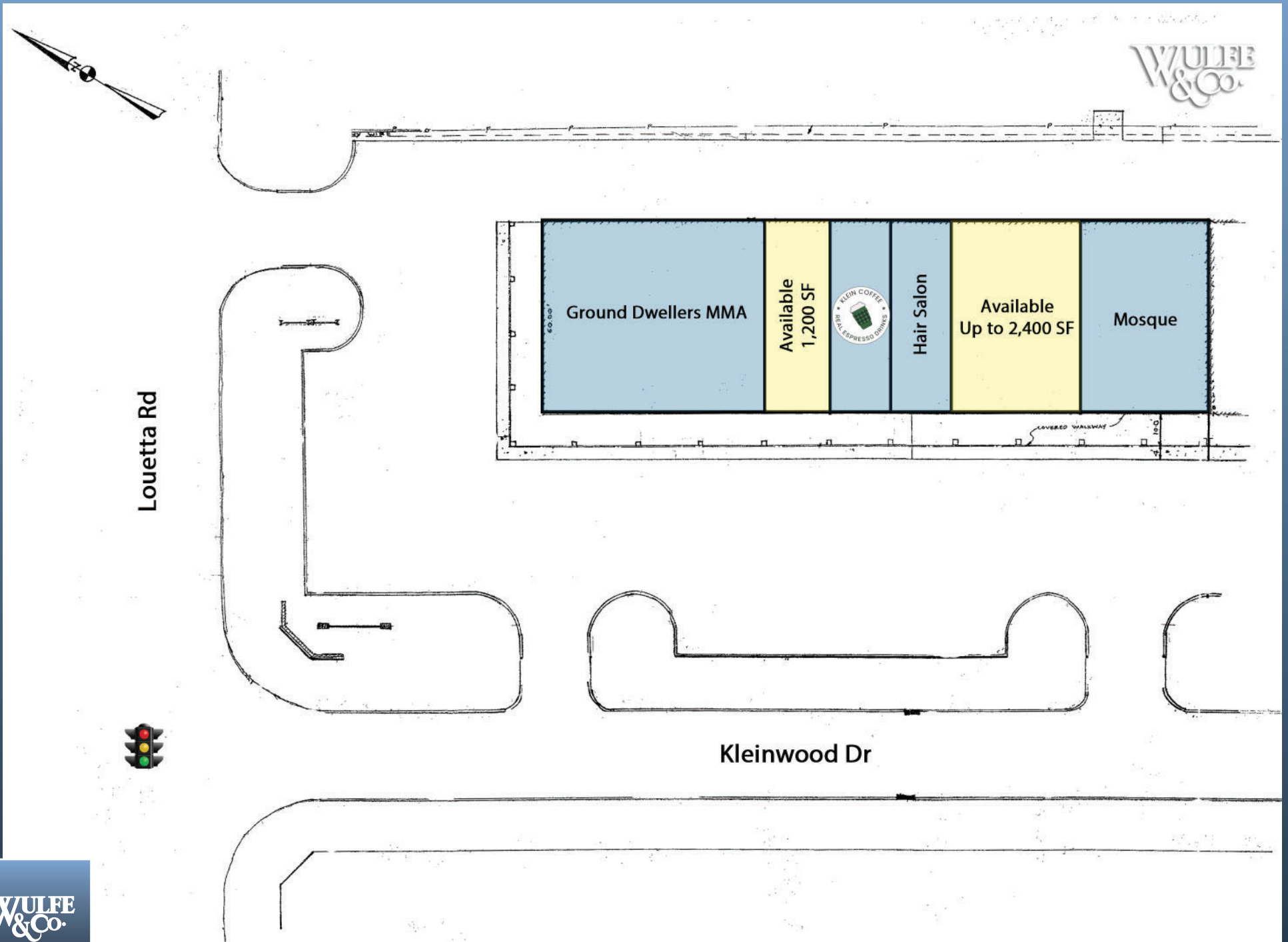
Cameron Free
cfree@wulfe.com
(713) 621-1706

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









Summary Profile

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



Lat/Lon: 30.0171/-95.5285

7623 Louetta Rd Spring, TX 77379	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,631	98,589	294,072
2029 Projected Population	12,432	102,988	313,227
2020 Census Population	12,205	96,648	288,005
2010 Census Population	11,794	85,063	239,897
Projected Annual Growth 2024 to 2029	-0.3%	0.9%	1.3%
Historical Annual Growth 2010 to 2024	0.5%	1.1%	1.6%
2024 Median Age	38.9	39.7	36.5
Households			
2024 Estimated Households	4,538	37,190	105,758
2029 Projected Households	4,467	38,964	112,828
2020 Census Households	4,492	36,711	102,973
2010 Census Households	4,336	32,129	86,086
Projected Annual Growth 2024 to 2029	-0.3%	1.0%	1.3%
Historical Annual Growth 2010 to 2024	0.3%	1.1%	1.6%
Race and Ethnicity			
2024 Estimated White	52.8%	51.9%	44.0%
2024 Estimated Black or African American	14.6%	17.3%	19.8%
2024 Estimated Asian or Pacific Islander	8.5%	9.8%	10.3%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.9%
2024 Estimated Other Races	23.3%	20.4%	25.0%
2024 Estimated Hispanic	30.7%	27.5%	32.6%
Income			
2024 Estimated Average Household Income	\$123,262	\$137,109	\$126,194
2024 Estimated Median Household Income	\$81,668	\$95,985	\$89,438
2024 Estimated Per Capita Income	\$44,288	\$51,744	\$45,406
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.6%	5.7%
2024 Estimated Some High School (Grade Level 9 to 11)	4.0%	3.8%	5.0%
2024 Estimated High School Graduate	18.6%	19.8%	22.0%
2024 Estimated Some College	23.4%	20.7%	21.1%
2024 Estimated Associates Degree Only	9.5%	8.5%	8.4%
2024 Estimated Bachelors Degree Only	24.9%	28.9%	26.0%
2024 Estimated Graduate Degree	15.6%	14.6%	11.9%
Business			
2024 Estimated Total Businesses	932	5,816	16,633
2024 Estimated Total Employees	5,207	32,310	114,124
2024 Estimated Employee Population per Business	5.6	5.6	6.9
2024 Estimated Residential Population per Business	13.5	17.0	17.7



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>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Cameron Free</u>	<u>781950</u>	<u>cfree@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