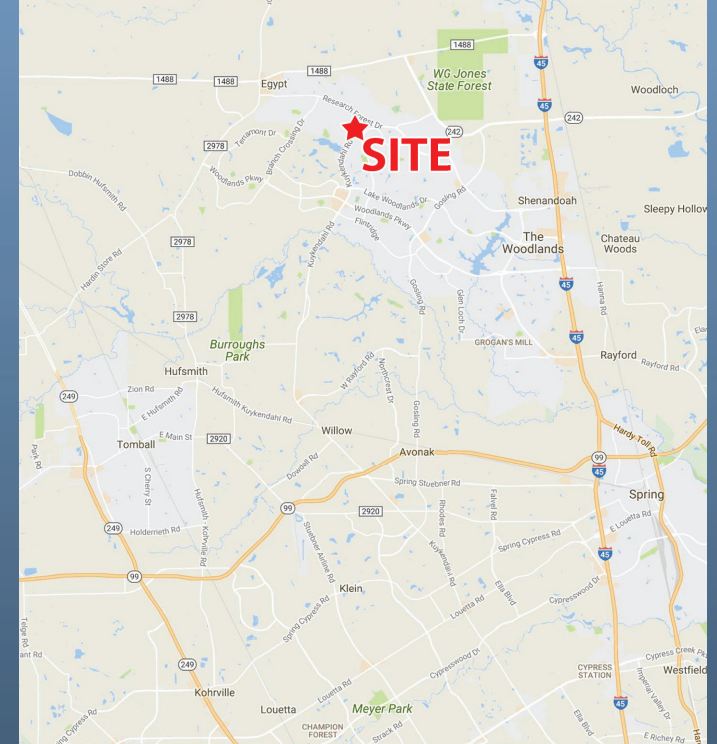


# NOW AVAILABLE

8401 Kuykendahl Rd, The Woodlands, Texas 77382



## PROPERTY DATA

- Former daycare building in the heart of The Woodlands
- Pre-school building: 11,363 SF
- Surrounded by multiple residential neighborhoods
- In Village of Alden Bridge, close to intersection of Kuykendahl Rd. and Research Forest Dr.
- Call for pricing and use information

## DEMOGRAPHICS

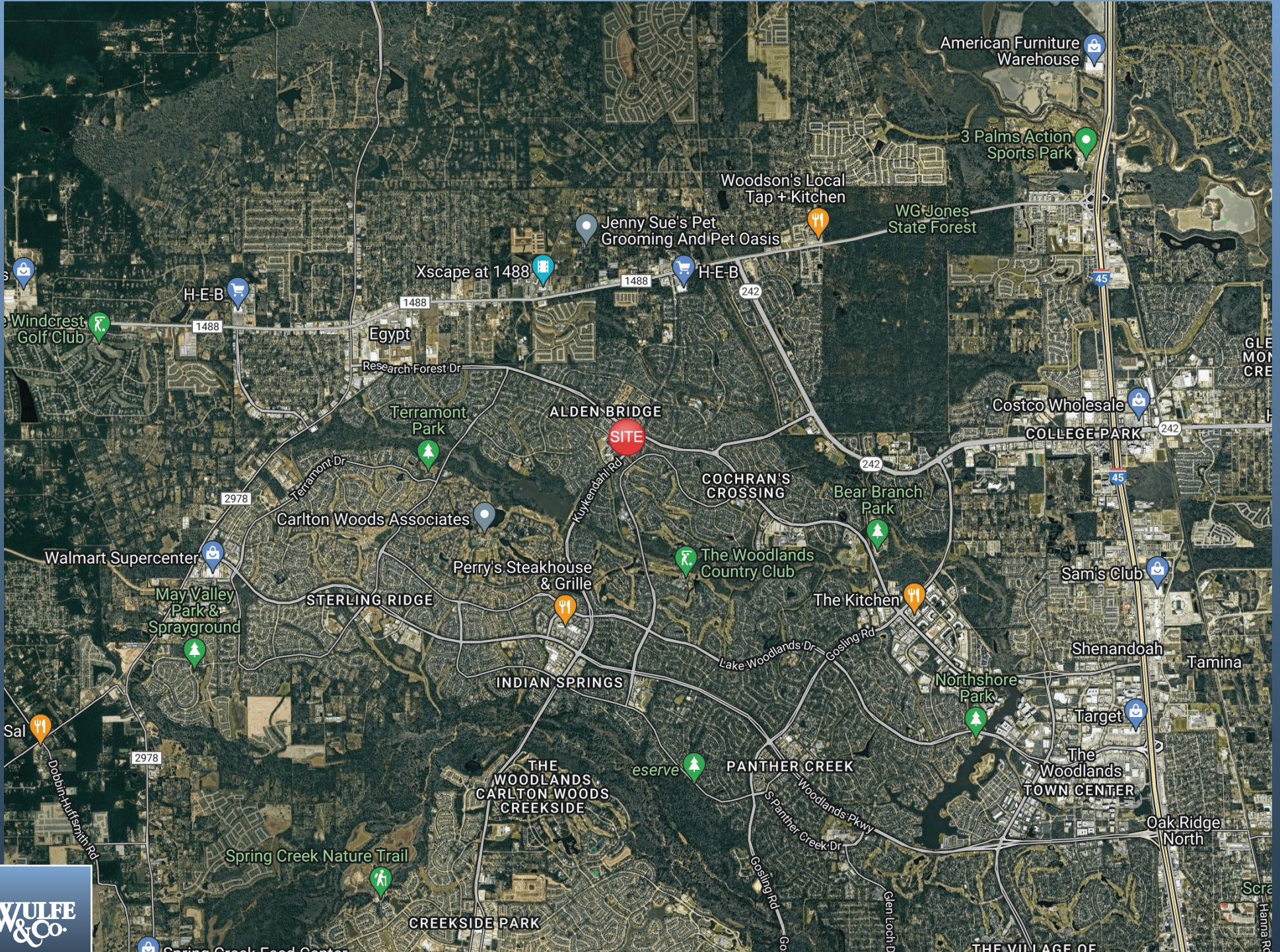
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2024 Estimate	11,617	68,664	154,519
<b>Avg HH Income</b> 2024 Estimate	\$202,429	\$221,885	\$211,060
<b>Traffic Counts</b> Kuykendahl Rd	8,741 cars per day		
Research Forest Dr	22,687 cars per day		

## CONTACT

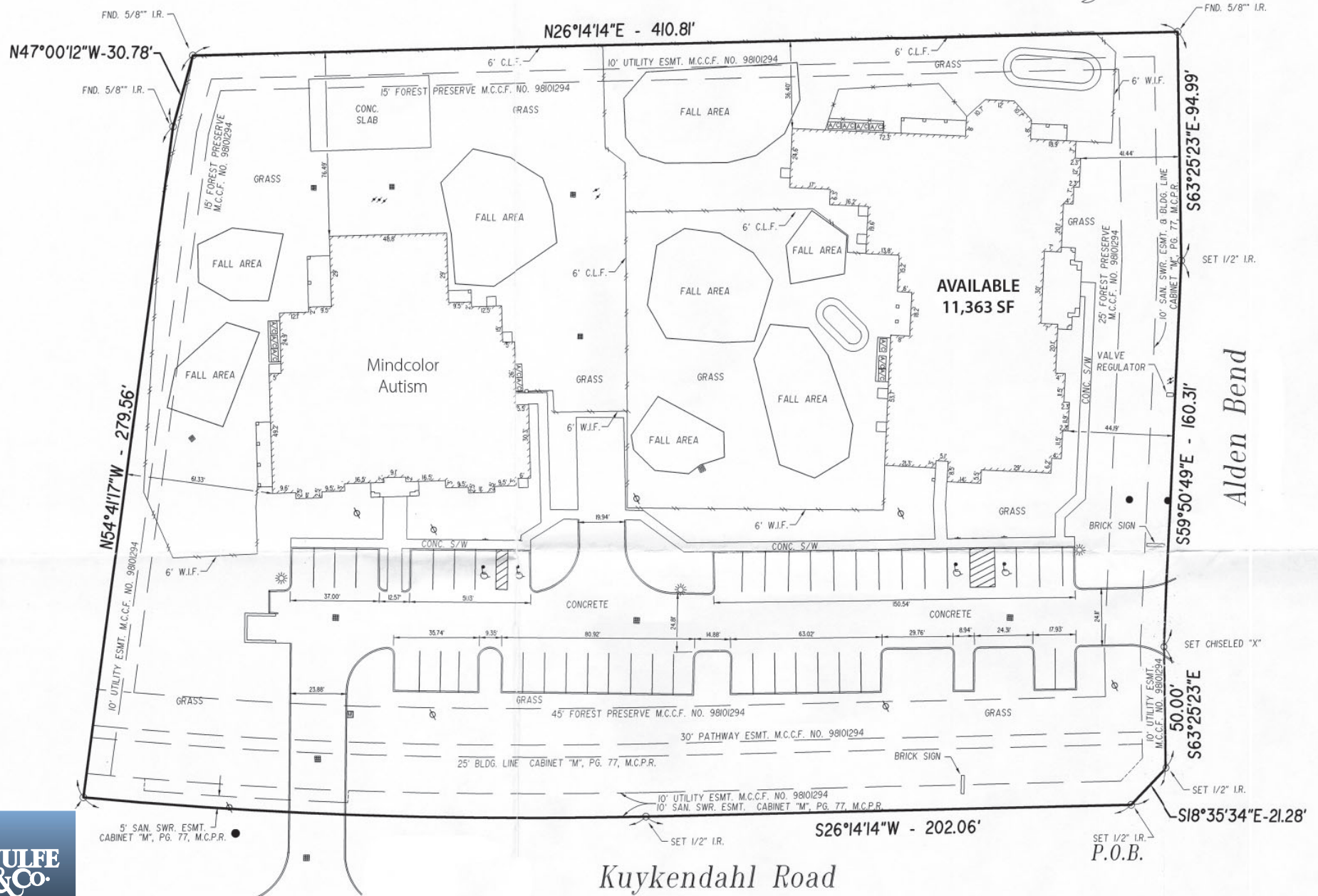
**Devon Irby**  
dirby@wulfe.com  
(713) 621-1704

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

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







# Summary Profile

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



Lat/Lon: 30.2068/-95.5275

8401 Kuykendahl Rd The Woodlands, TX 77382	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	11,617	68,664	154,519
2029 Projected Population	13,155	79,813	181,271
2020 Census Population	11,152	67,235	146,917
2010 Census Population	11,062	57,034	104,263
Projected Annual Growth 2024 to 2029	2.6%	3.2%	3.5%
Historical Annual Growth 2010 to 2024	0.4%	1.5%	3.4%
2024 Median Age	42.6	41.7	40.1
<b>Households</b>			
2024 Estimated Households	4,287	25,715	58,389
2029 Projected Households	4,996	30,805	70,305
2020 Census Households	3,983	23,868	53,186
2010 Census Households	3,833	20,193	38,285
Projected Annual Growth 2024 to 2029	3.3%	4.0%	4.1%
Historical Annual Growth 2010 to 2024	0.8%	2.0%	3.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.3%	73.3%	70.1%
2024 Estimated Black or African American	3.9%	4.5%	5.9%
2024 Estimated Asian or Pacific Islander	6.8%	7.2%	7.2%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2024 Estimated Other Races	14.6%	14.7%	16.4%
2024 Estimated Hispanic	18.5%	18.9%	20.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$202,429	\$221,885	\$211,060
2024 Estimated Median Household Income	\$142,057	\$158,371	\$147,059
2024 Estimated Per Capita Income	\$74,722	\$83,109	\$79,787
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.2%	2.0%
2024 Estimated High School Graduate	8.3%	10.1%	13.5%
2024 Estimated Some College	17.3%	16.4%	16.6%
2024 Estimated Associates Degree Only	8.2%	6.4%	6.4%
2024 Estimated Bachelors Degree Only	36.6%	39.3%	36.1%
2024 Estimated Graduate Degree	27.1%	24.9%	23.5%
<b>Business</b>			
2024 Estimated Total Businesses	376	2,961	7,578
2024 Estimated Total Employees	3,179	19,320	69,180
2024 Estimated Employee Population per Business	8.4	6.5	9.1
2024 Estimated Residential Population per Business	30.9	23.2	20.4

©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	
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Devon Irby	478511	dirby@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date