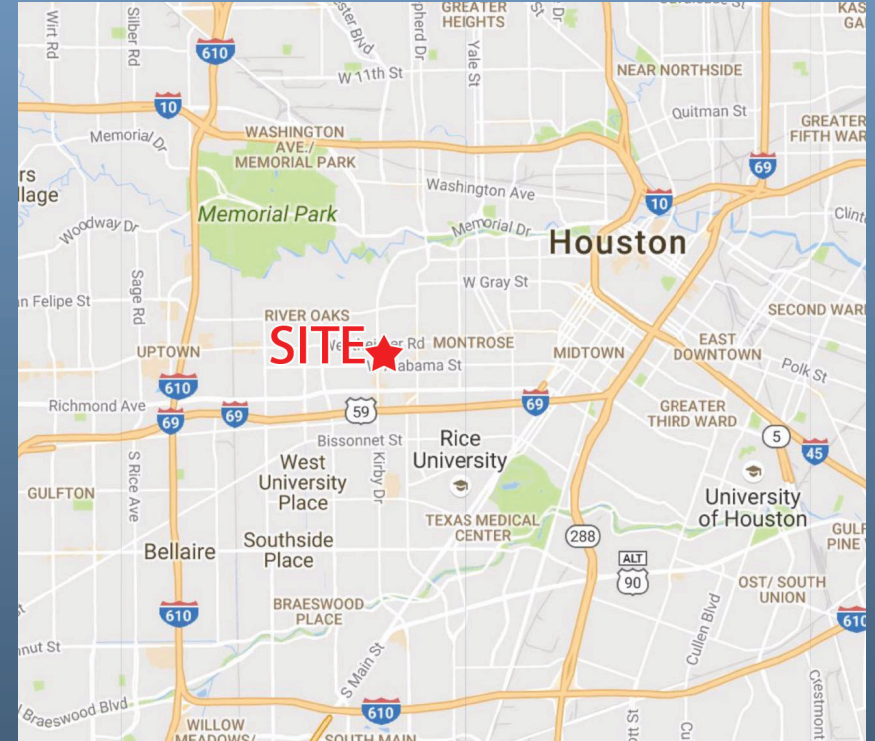


# RETAIL SPACE FOR LEASE

## 2801 Kirby Dr, Houston, Texas 77098



### PROPERTY DATA

- Excellent Upper Kirby location
- Medical office building with ground floor retail
- Located on the northwest corner of Kirby Drive and Kipling St
- Up to 20,000 SF of ground floor retail space
- Available 3rd quarter 2023

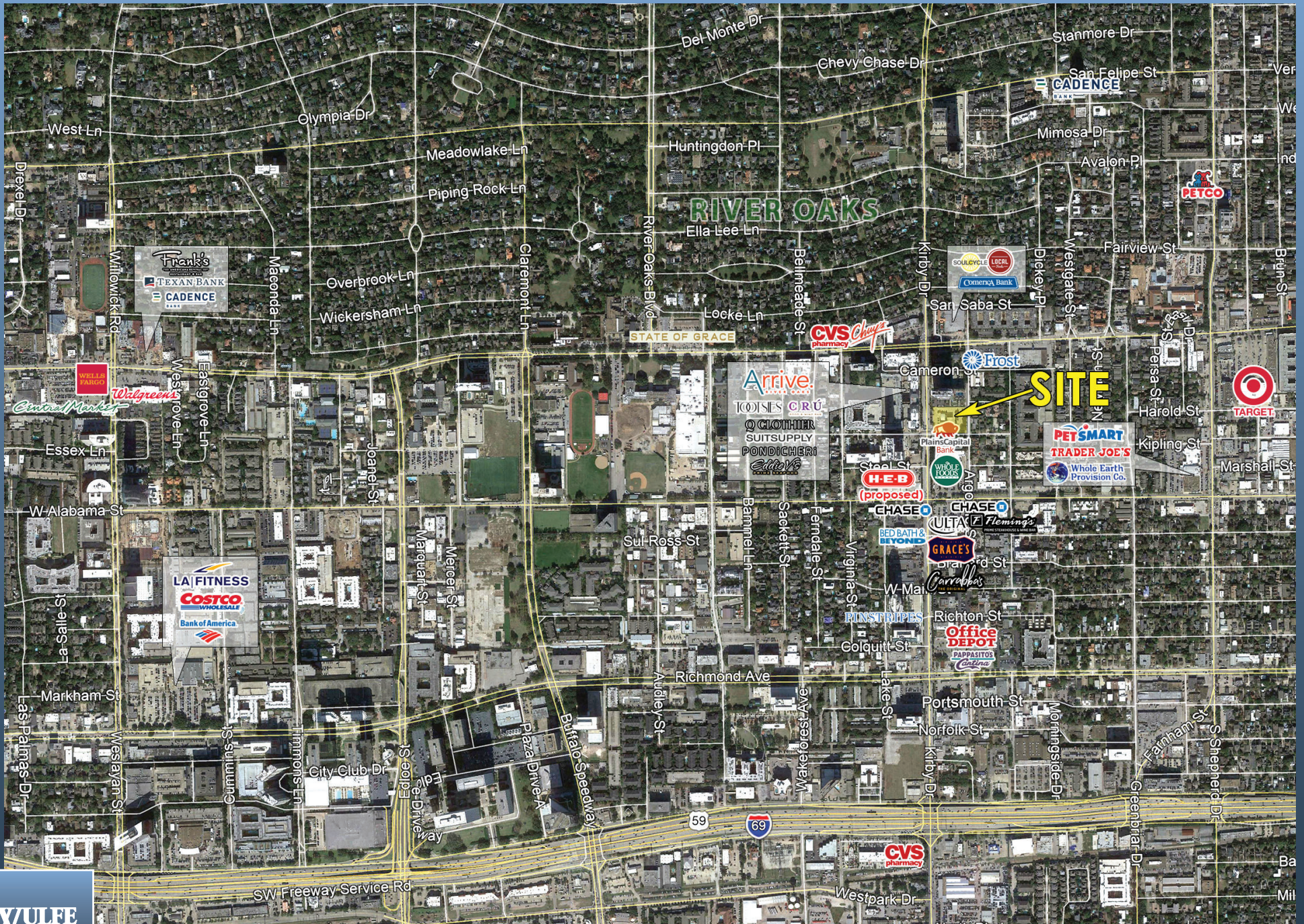
### DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2021 Estimate	21,913	195,255	516,193
<b>Avg HH Income</b>			
2021 Estimate	\$176,172	\$164,821	\$139,703
<b>Med Home Value</b>			
2021 Estimate	\$876,586	\$657,283	\$551,821

### CONTACT

**Elise Weatherall**  
 eweatherall@wulfe.com  
 (713) 621-1714

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





GREENWAY PLAZA

UPTOWN / GALLERIA

LAMAR HIGH SCHOOL

RIVER OAKS

GIORGETTI  
HANOVER RIVER OAKS

Arrive  
KOIN'S CRU  
CLOTHING SUITSUPPLY  
PONDICHERI

H-E-B (proposed)

CVS pharmacy

Chops

BED BATH & BEYOND

CHASE

2727 KIRBY HOUSTON

Kirby Dr

Westheimer Rd

LOCAL SOULCYCLE  
Comercia Bank

GRACE'S

ULTA

WHOLE FOODS

PlainsCapital Bank

**SITE**

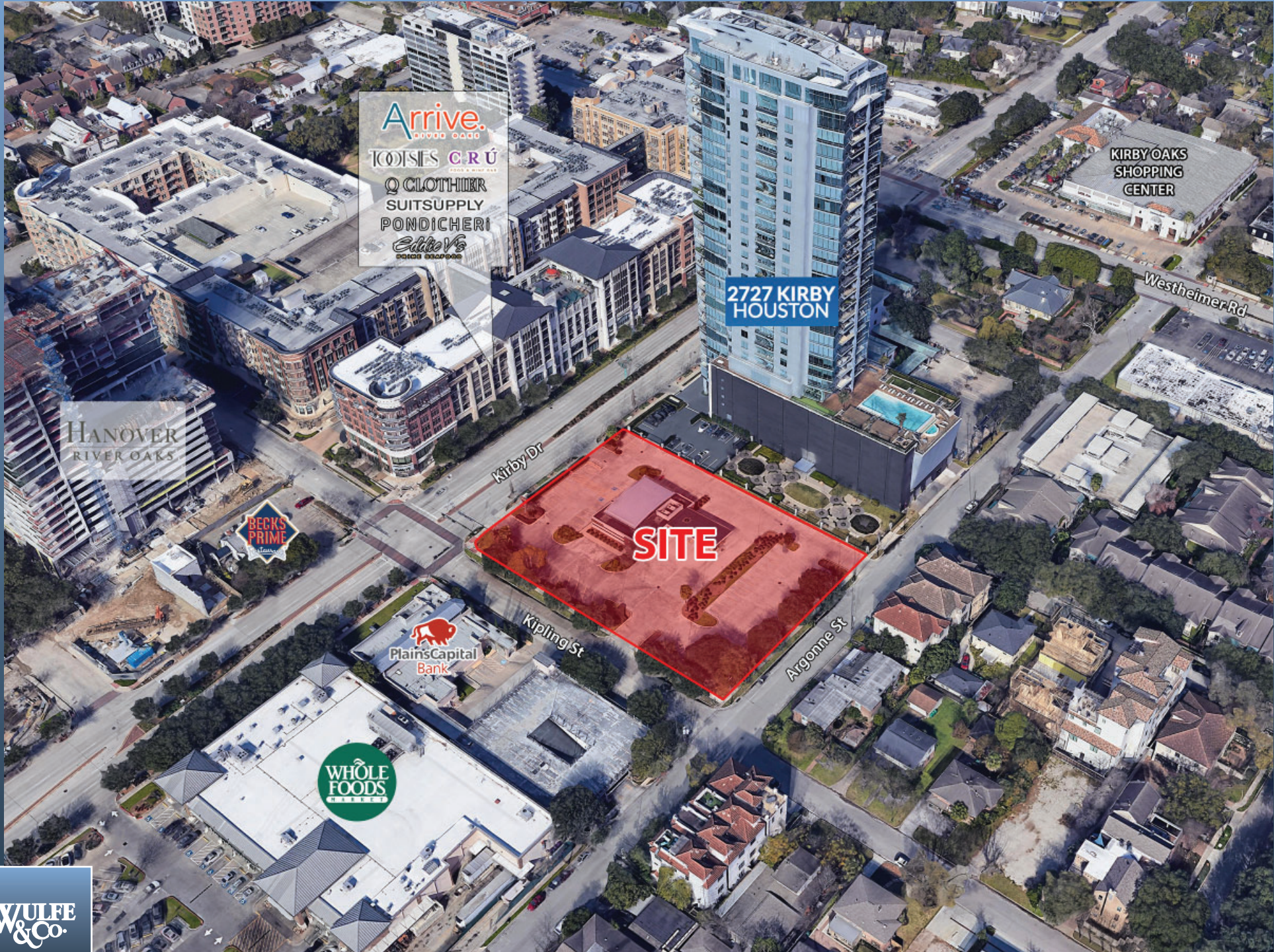
Frost

CHASE

Fleming's  
PRIME STEAKHOUSE & WINE BAR

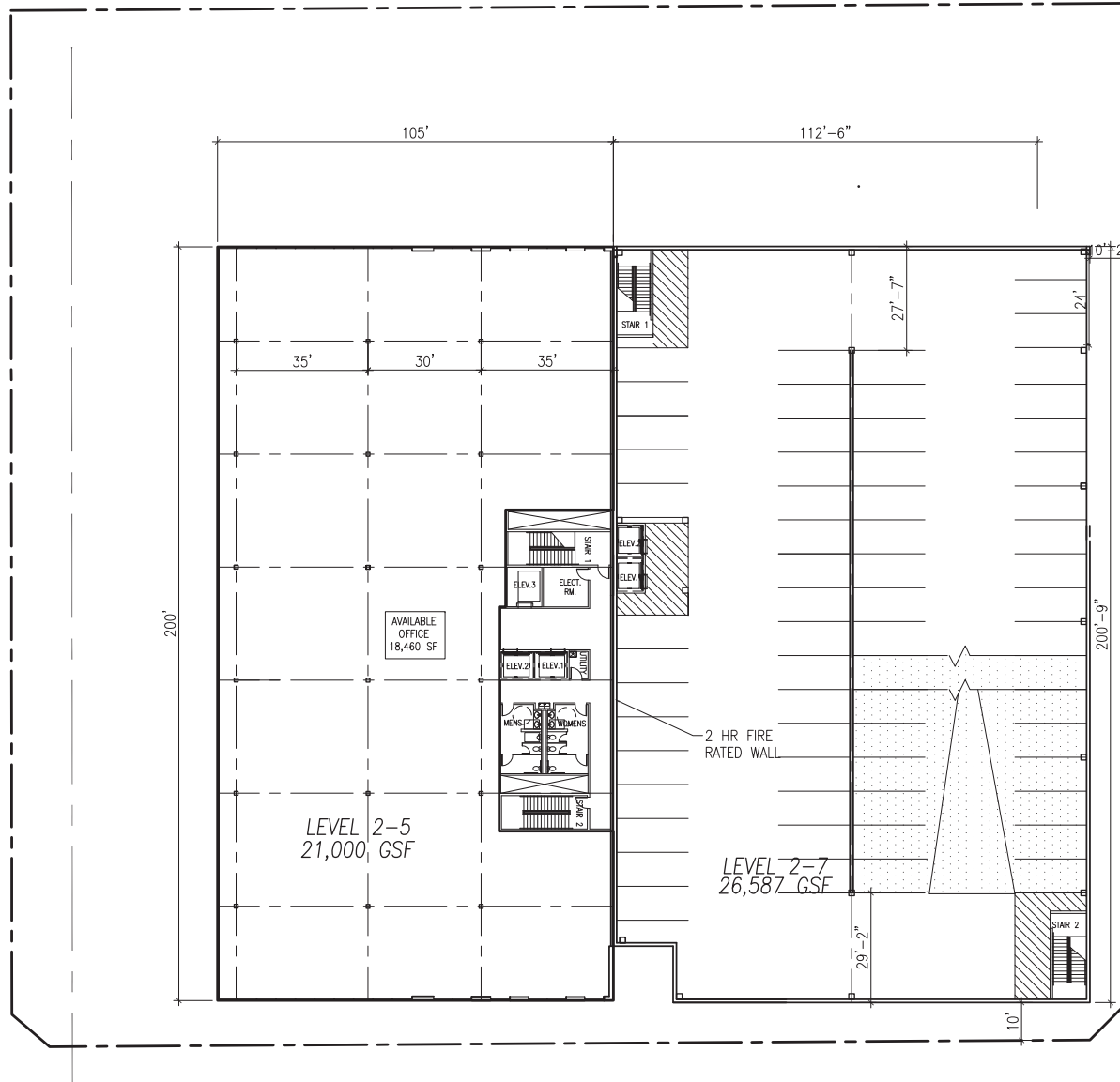








ts\Clay MOB Kirby\Clay\_MOB\_Kirby\_Site\_05.dwg



PARKING COUNT	
OFFICE	3.5/1000
RESTAURANT	8 SPACE PER/1000 SF
OFFICE	91,242 SF = 320 SPACES
RESTAURANT	7,513 SF = 60 SPACES
REQUIRED PARKING	380 SPACES
TOTAL PARKING	403 SPACES

LEVEL 2-5  
SCALE: N.T.S.



PROJECT:  
NEW M.O.B. OFFICE FOR  
**CLAY M.O.B.  
@ KIRBY DR.**

REV	ISSUE DATE	ISSUE DESCRIPTION
11/30/20	FOR REVIEW	
03/15/21	FOR REVIEW	
05/17/21	FOR REVIEW	

**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS

1244 N. POST OAK RD. - Suite 200  
Houston, TX 77055  
Phone (713)789-2529  
Fax (713)782-3755

SITE AREA	1.61 ± ACRES
LEVEL 1 GSF	20,000 S.F.
LEVEL 2 GSF	21,000 S.F.
LEVEL 3 GSF	21,000 S.F.
LEVEL 4 GSF	21,000 S.F.
LEVEL 5 GSF	21,000 S.F.
TOTAL GSF	104,000 S.F.
LEVEL 1 NRSF	18,951 S.F.
LEVEL 2 NRSF	19,951 S.F.
LEVEL 3 NRSF	19,951 S.F.
LEVEL 4 NRSF	19,951 S.F.
LEVEL 5 NRSF	19,951 S.F.
TOTAL NRSF	98,755 S.F.
REQ. PARKING 3.5/1000	380 SPACES
7 1/2 STORY PARKING GARAGE	26,587 SF PER LEV 403 SPACES
6" CONC. PAVING	6,558 ± S.F.
5" CONC. PAVING	3,424 ± S.F.
AMPS	2000
SPRINKLER SYSTEM	YES
T.O. PARAPET OFFICE	78'-9"

SHEET TITLE: **LEVEL 2-5**

PRJ NO:	SHEET NO:
DATE:	
DWN BY: E.C.J.	
CHKD BY: R.B.	

# Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7405/-95.4183

<b>2801 Kirby Dr</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Houston, TX 77098</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2021 Estimated Population	21,913	195,255	516,193
2026 Projected Population	22,548	207,948	544,475
2020 Census Population	21,985	194,785	512,329
2010 Census Population	19,881	157,208	440,041
Projected Annual Growth 2021 to 2026	0.6%	1.3%	1.1%
Historical Annual Growth 2010 to 2021	0.9%	2.2%	1.6%
2021 Median Age	38.8	36.5	35.4
<b>Households</b>			
2021 Estimated Households	13,316	106,913	246,183
2026 Projected Households	13,960	116,660	266,760
2020 Census Households	13,154	106,408	243,138
2010 Census Households	11,541	83,056	200,315
Projected Annual Growth 2021 to 2026	1.0%	1.8%	1.7%
Historical Annual Growth 2010 to 2021	1.4%	2.6%	2.1%
<b>Race and Ethnicity</b>			
2021 Estimated White	65.2%	57.0%	44.2%
2021 Estimated Black or African American	6.6%	9.5%	16.9%
2021 Estimated Asian or Pacific Islander	9.7%	12.1%	11.8%
2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.9%
2021 Estimated Other Races	17.9%	20.8%	26.2%
2021 Estimated Hispanic	20.6%	23.3%	31.1%
<b>Income</b>			
2021 Estimated Average Household Income	\$176,172	\$164,821	\$139,703
2021 Estimated Median Household Income	\$110,253	\$108,640	\$93,700
2021 Estimated Per Capita Income	\$107,054	\$90,460	\$67,133
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.8%	5.4%
2021 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.4%	3.6%
2021 Estimated High School Graduate	5.3%	6.0%	12.3%
2021 Estimated Some College	10.3%	10.7%	12.7%
2021 Estimated Associates Degree Only	4.2%	4.5%	4.9%
2021 Estimated Bachelors Degree Only	38.3%	38.8%	32.4%
2021 Estimated Graduate Degree	39.2%	36.9%	28.7%
<b>Business</b>			
2021 Estimated Total Businesses	4,678	24,530	50,443
2021 Estimated Total Employees	62,933	288,913	618,864
2021 Estimated Employee Population per Business	13.5	11.8	12.3
2021 Estimated Residential Population per Business	4.7	8.0	10.2





## 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
Elise Weatherall	289099	eweatherall@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date