

Steeplechase Landing

9606-9642 Jones Rd, Houston, Texas 77065



PROPERTY DATA

- Located at the NEC of Jones Rd and Ranchstone Dr, just north of West Rd
- 3,535 SF gym potentially available
- Easy access to Sam Houston Tollway, Highway 290, and FM 1960
- Close proximity to HEB, Kroger, Food Town and Aldi Supermarkets
- Pylon signage available

DEMOGRAPHICS

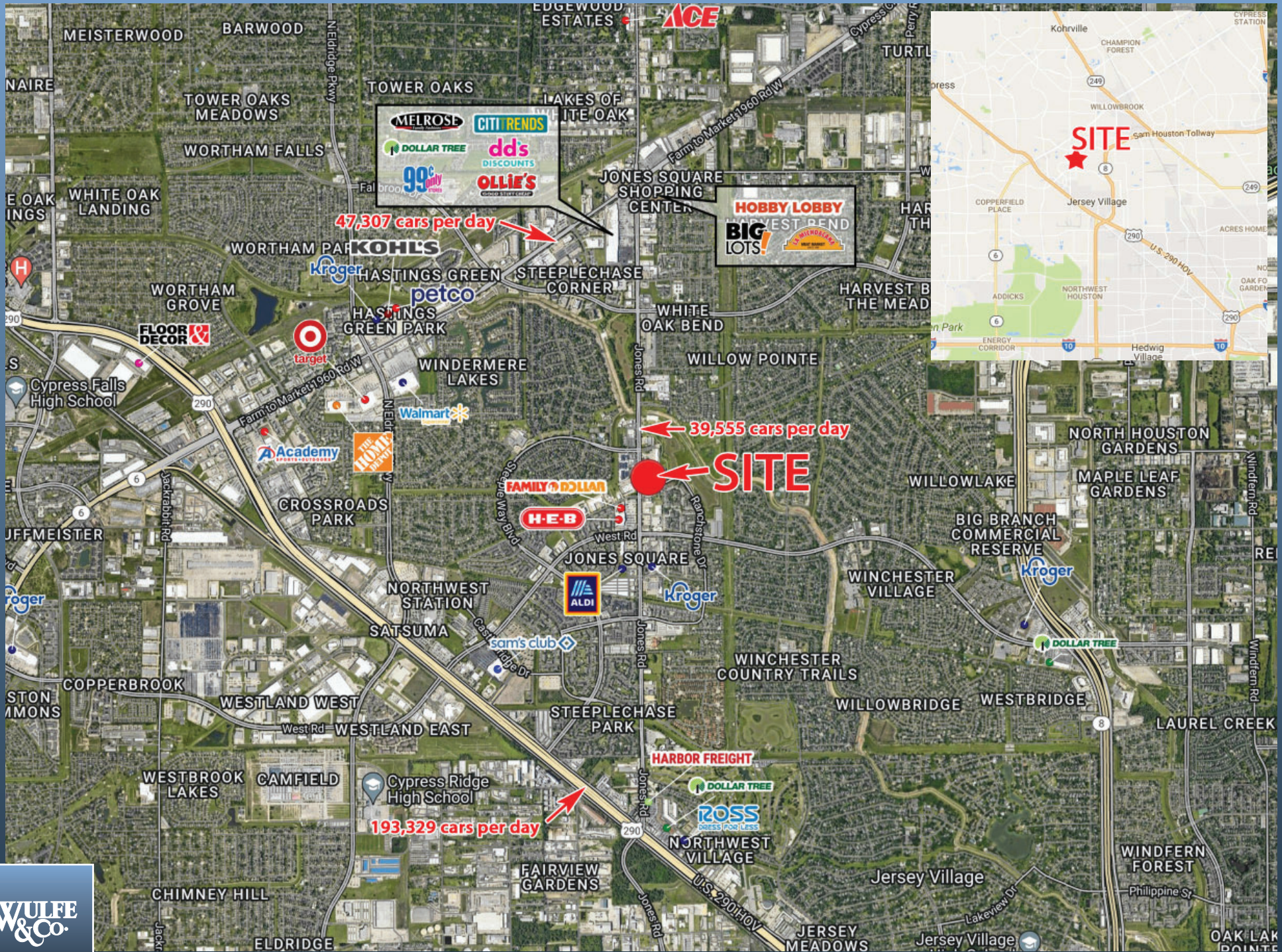
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2025 Estimate	21,681	104,545	265,127
Avg HH Income			
2025 Estimate	\$103,281	\$109,156	\$114,448
Traffic Counts			
Jones Rd	39,555 cars per day		
West Rd	20,640 cars per day		

CONTACT

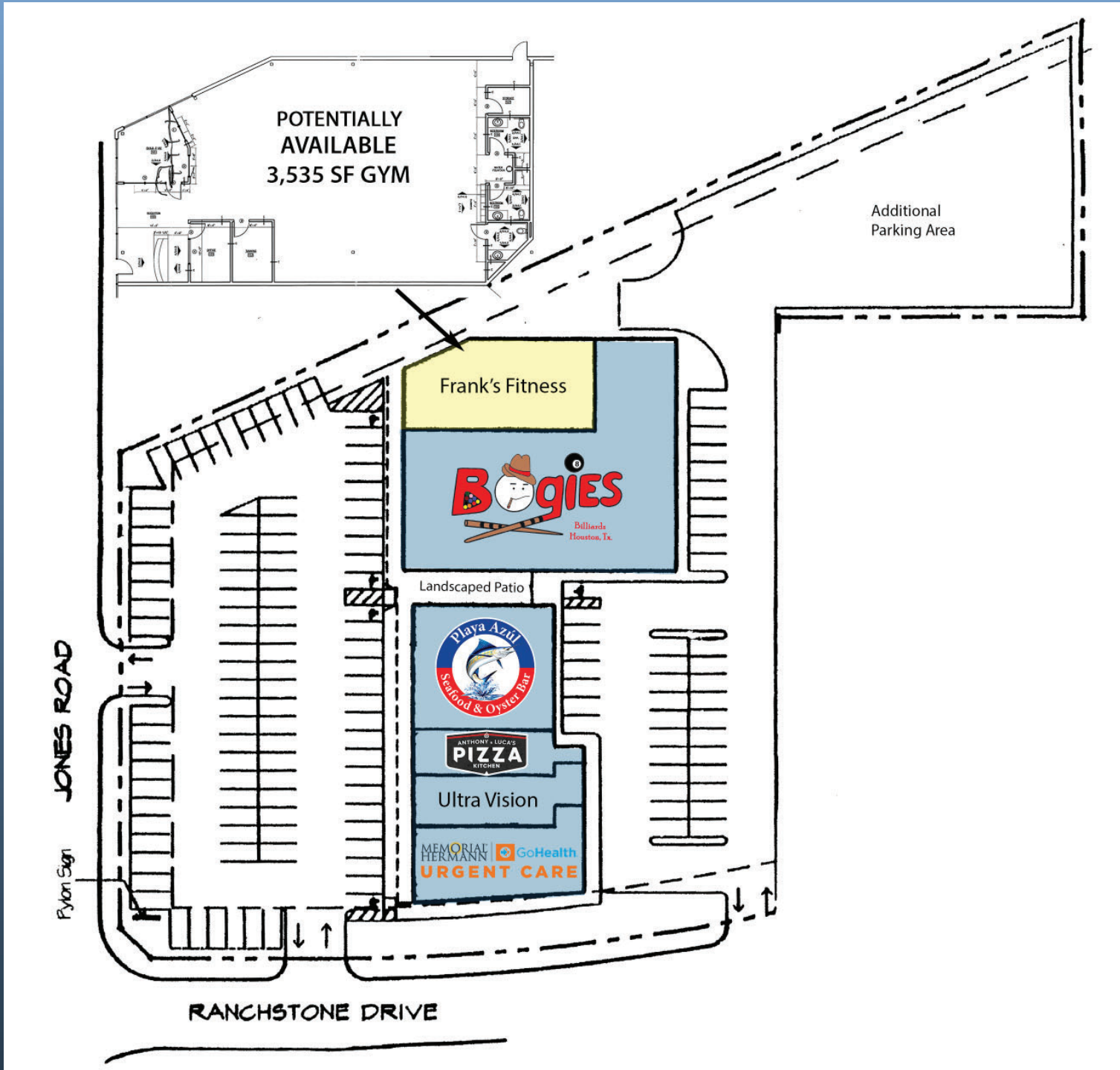
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9137/-95.5838

9626 Jones Rd Houston, TX 77064	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	21,681	104,545	265,127
2030 Projected Population	20,730	100,834	261,225
2020 Census Population	21,688	106,882	265,791
2010 Census Population	20,573	100,736	245,992
Projected Annual Growth 2025 to 2030	-0.9%	-0.7%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.5%
2025 Median Age	35.6	36.4	36.1
Households			
2025 Estimated Households	8,921	39,676	96,684
2030 Projected Households	8,751	39,101	97,230
2020 Census Households	8,798	39,470	95,473
2010 Census Households	8,276	36,969	87,854
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.7%
Race and Ethnicity			
2025 Estimated White	38.2%	36.8%	37.2%
2025 Estimated Black or African American	23.3%	20.2%	19.0%
2025 Estimated Asian or Pacific Islander	11.2%	12.4%	12.4%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2025 Estimated Other Races	26.3%	29.7%	30.4%
2025 Estimated Hispanic	35.0%	38.0%	39.0%
Income			
2025 Estimated Average Household Income	\$103,281	\$109,156	\$114,448
2025 Estimated Median Household Income	\$86,083	\$86,119	\$88,691
2025 Estimated Per Capita Income	\$42,603	\$41,475	\$41,774
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.7%	5.9%	6.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	7.3%	6.5%
2025 Estimated High School Graduate	17.9%	21.4%	22.5%
2025 Estimated Some College	25.4%	23.0%	20.8%
2025 Estimated Associates Degree Only	10.5%	10.1%	9.6%
2025 Estimated Bachelors Degree Only	25.0%	22.2%	22.9%
2025 Estimated Graduate Degree	9.4%	10.2%	10.8%
Business			
2025 Estimated Total Businesses	856	5,566	15,226
2025 Estimated Total Employees	4,826	56,871	161,044
2025 Estimated Employee Population per Business	5.6	10.2	10.6
2025 Estimated Residential Population per Business	25.3	18.8	17.4

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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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Devon Irby</u>	<u>478511</u>	<u>dirby@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date