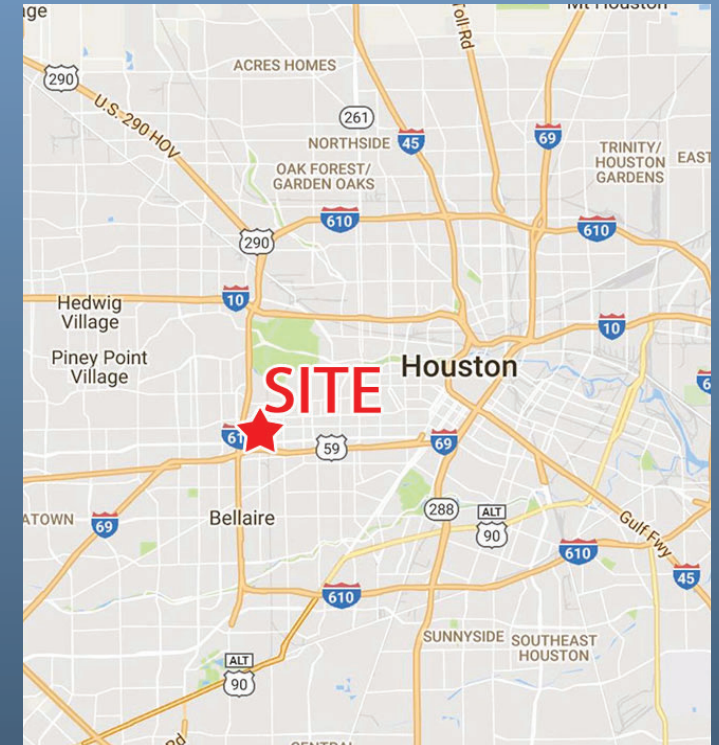


# RICHMOND LOOP PLAZA

4701 - 4730 Richmond Ave., Houston, Texas 77027



## PROPERTY DATA

- Leasing opportunities on both north and south side of Richmond Avenue
- Located in The Galleria/Uptown trade area, close to high-income residential, office and hotels
- Prime location along Richmond Avenue with strong traffic counts, high day and nighttime density, and great visibility from the street
- 2nd gen restaurant and pharmacy spaces
- 30,000 SF pad site

## 2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>2025 Population</b>	28,310	223,869	561,637
<b>Daytime Pop.</b>	68,818	333,987	637,437
<b>Avg HH Income</b>	\$152,282	\$178,211	\$163,745
<b>Traffic Counts</b>			
Richmond Ave	34,375 cars per day		
W Loop 610	200,148 cars per day		

## CONTACT

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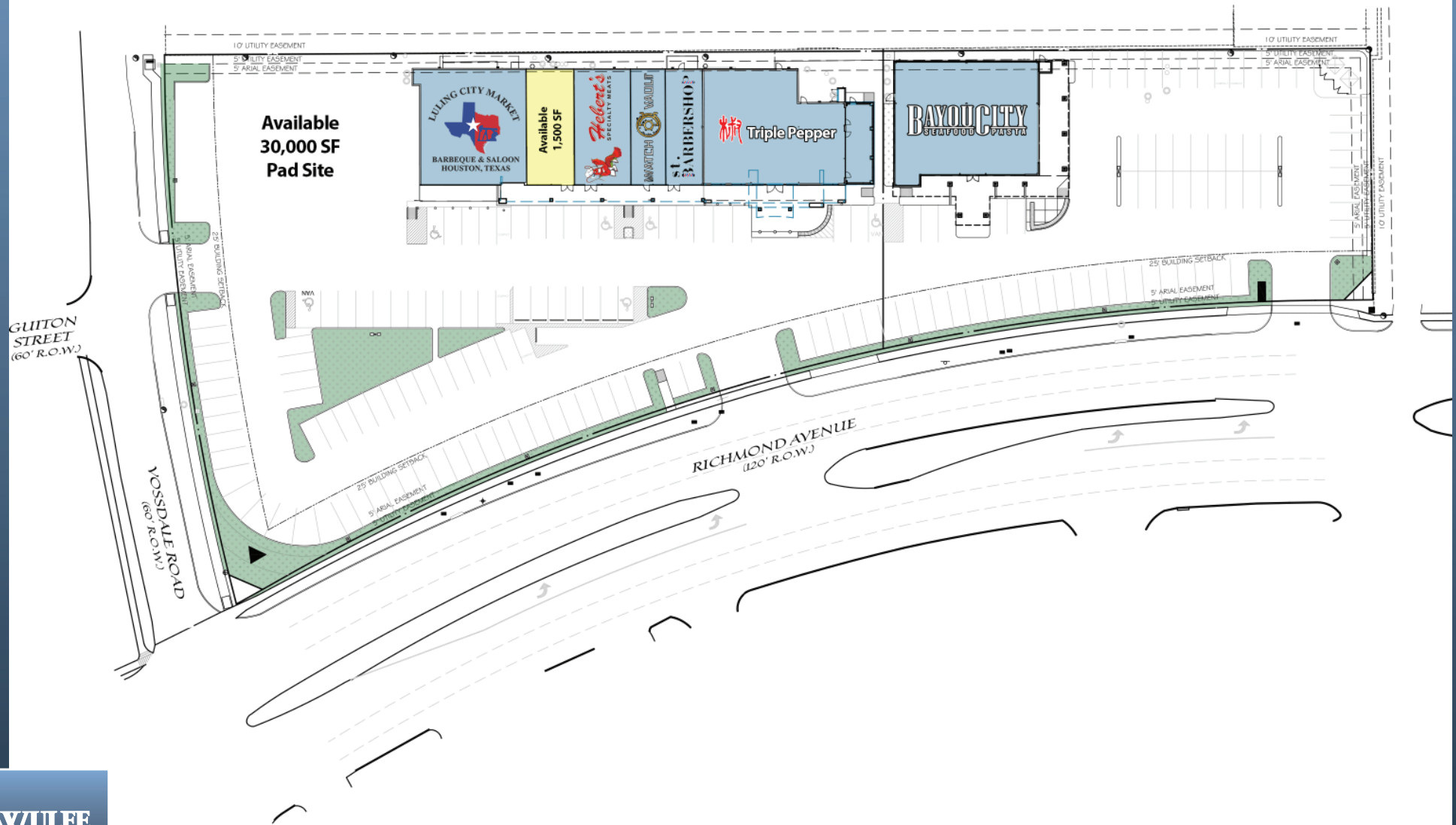










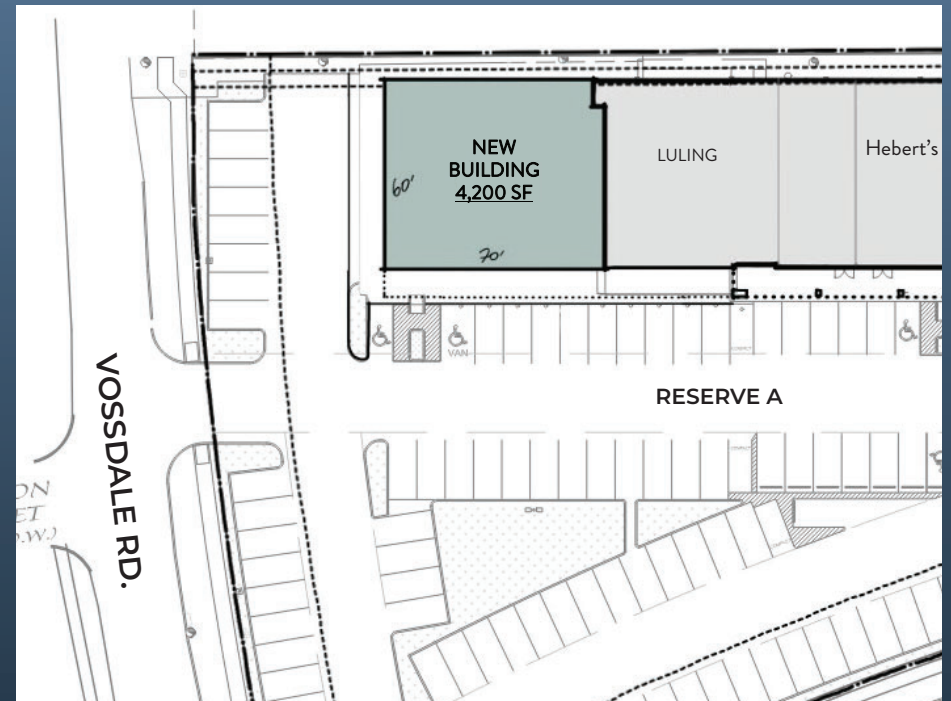
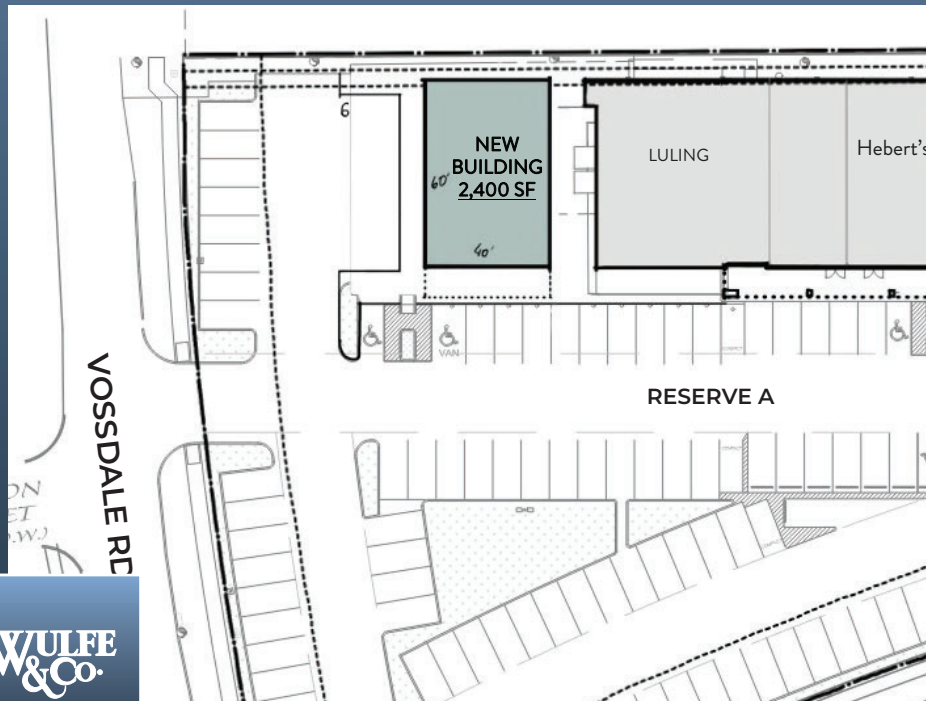
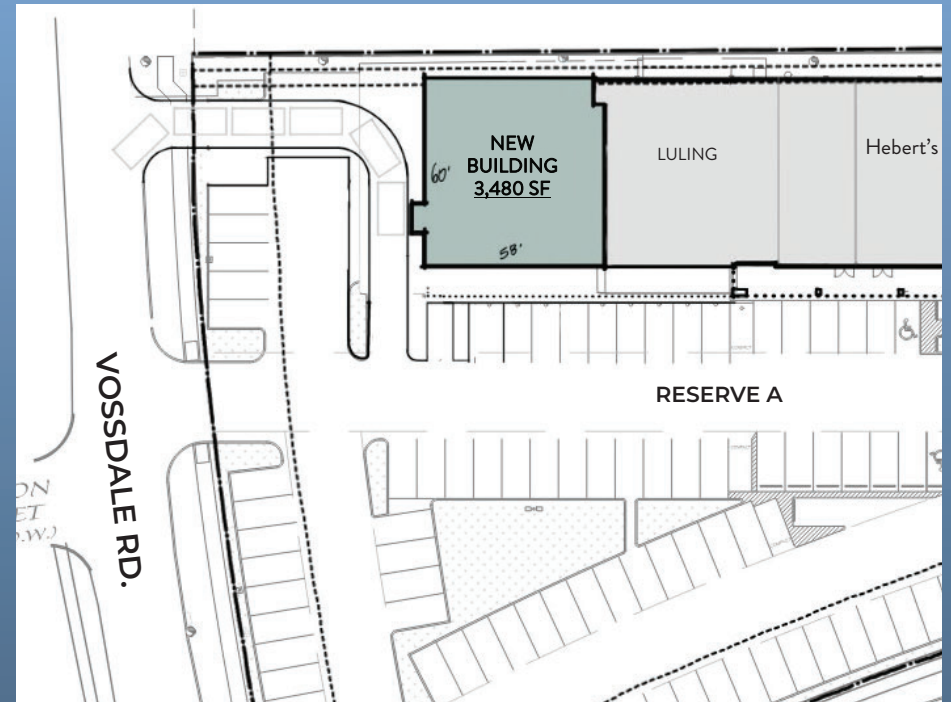
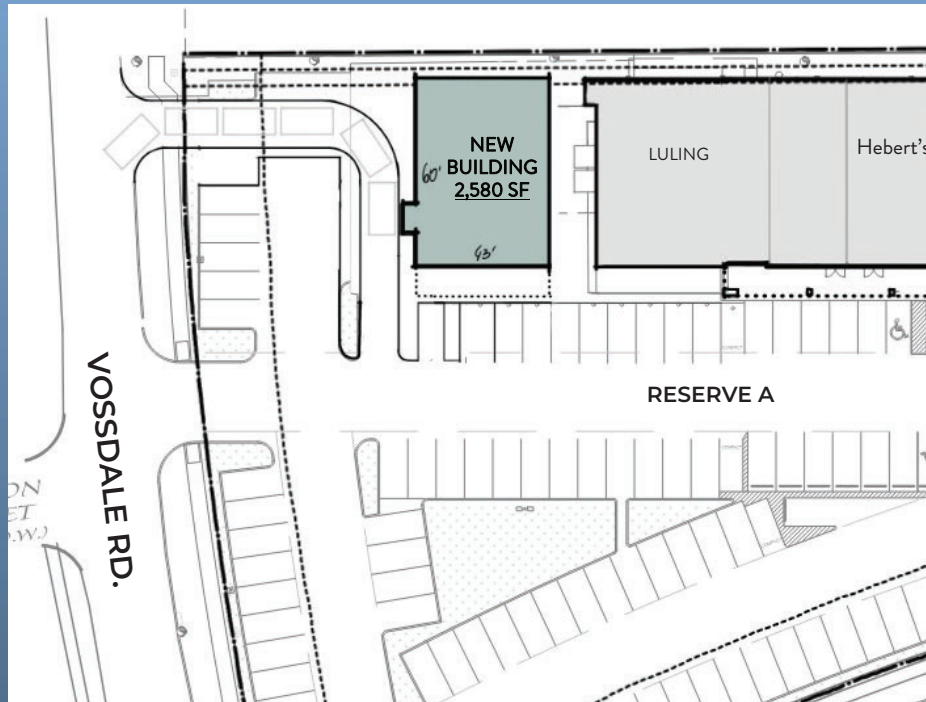


RICHMOND AVE.



1 | SITE PLAN





## Summary Profile

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



Lat/Lon: 29.7331/-95.4575

4730 Richmond Ave. Houston, TX 77027	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	28,310	223,869	561,637
2030 Projected Population	27,636	215,825	551,361
2020 Census Population	24,586	206,997	508,001
2010 Census Population	18,529	187,772	452,370
Projected Annual Growth 2025 to 2030	-0.5%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2025	3.5%	1.3%	1.6%
2025 Median Age	36.0	37.6	36.6
<b>Households</b>			
2025 Estimated Households	16,151	103,676	260,321
2030 Projected Households	16,303	102,998	263,639
2020 Census Households	15,202	98,267	243,301
2010 Census Households	11,177	85,578	207,666
Projected Annual Growth 2025 to 2030	0.2%	-0.1%	0.3%
Historical Annual Growth 2010 to 2025	3.0%	1.4%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	52.3%	49.5%	48.6%
2025 Estimated Black or African American	13.6%	12.0%	13.9%
2025 Estimated Asian or Pacific Islander	14.9%	12.2%	12.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.9%	0.8%
2025 Estimated Other Races	18.9%	25.3%	24.1%
2025 Estimated Hispanic	23.6%	33.2%	31.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$152,282	\$178,211	\$163,745
2025 Estimated Median Household Income	\$97,387	\$111,510	\$107,654
2025 Estimated Per Capita Income	\$86,887	\$82,562	\$76,044
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	9.5%	7.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.6%	2.9%
2025 Estimated High School Graduate	8.4%	11.2%	11.9%
2025 Estimated Some College	13.9%	11.5%	11.7%
2025 Estimated Associates Degree Only	5.7%	4.5%	5.1%
2025 Estimated Bachelors Degree Only	34.7%	29.4%	30.7%
2025 Estimated Graduate Degree	34.8%	31.3%	30.4%
<b>Business</b>			
2025 Estimated Total Businesses	5,736	32,894	59,841
2025 Estimated Total Employees	63,125	281,712	508,365
2025 Estimated Employee Population per Business	11.0	8.6	8.5
2025 Estimated Residential Population per Business	4.9	6.8	9.4

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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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Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
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