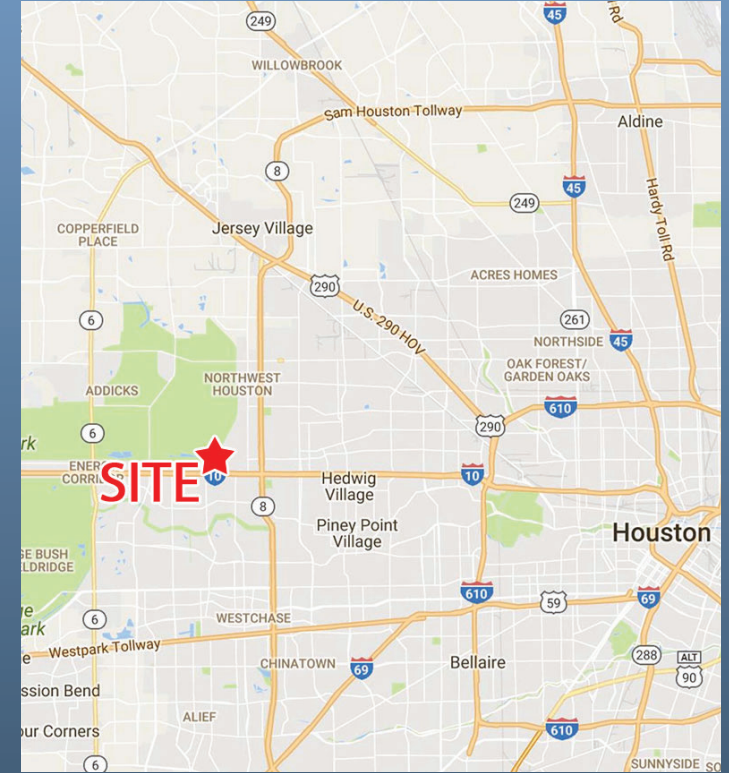


# FOR LEASE

11522 Katy Freeway (IH-10), Houston, TX 77043



## PROPERTY DATA

- Freestanding building for lease on IH-10 (Katy Freeway), just east of Kirkwood
- 22,304 SF building on 37,013 SF of land
- 5,500 SF now available
- Excellent access and visibility from Interstate 10

## DEMOGRAPHICS

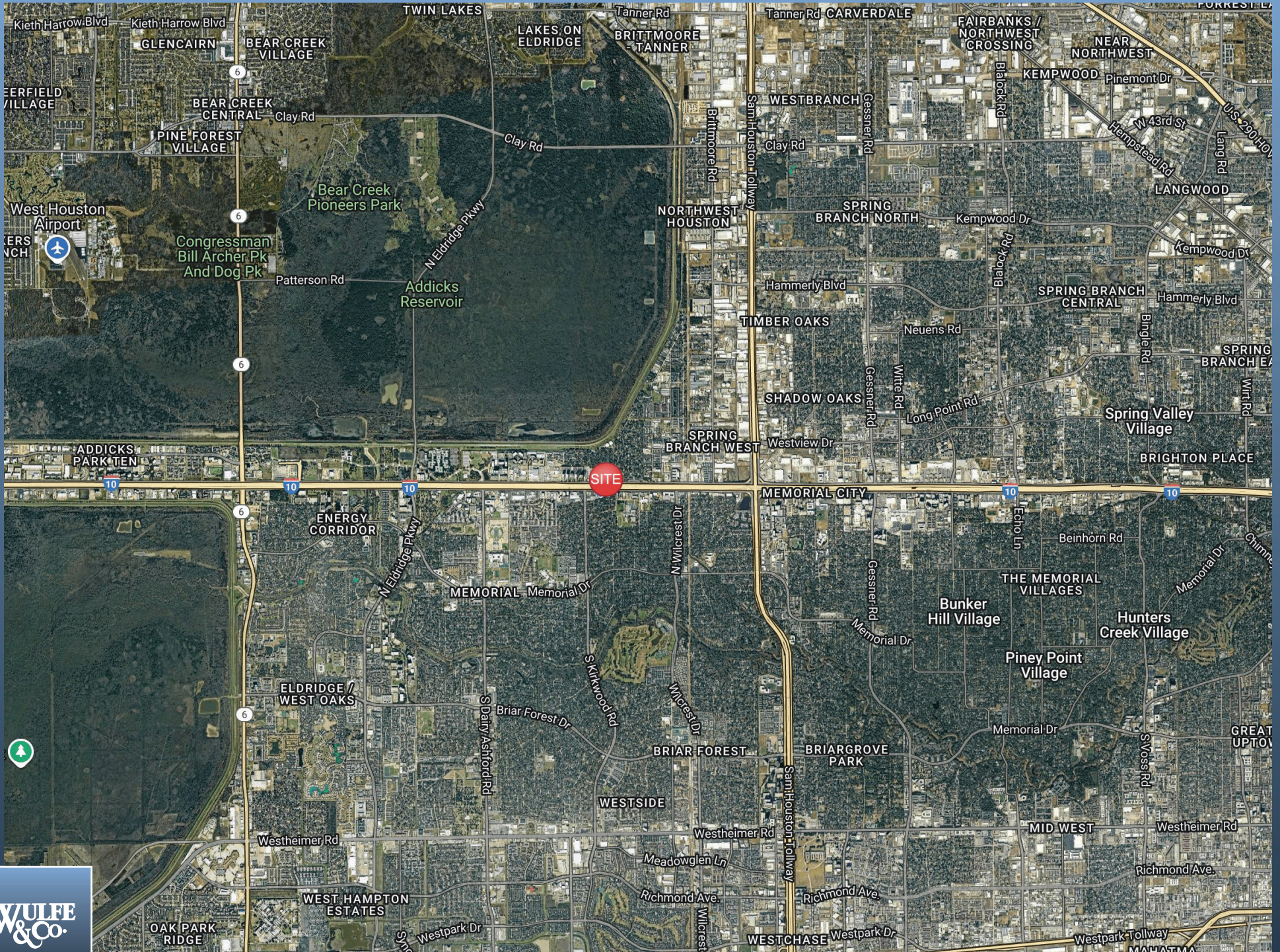
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2024 Estimate	17,560	111,073	311,794
<b>Ave HH Income</b>			
2024 Estimate	\$159,735	\$137,793	\$127,026
<b>Traffic Counts</b>			
Katy Frwy (I-10)	361,489 cars per day		
Kirkwood Rd	22,170 cars per day		

## CONTACT

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

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











LEGEND	
BOUNDARY LINE	---
WALL LINE	---
EASEMENT OR	---
LOT DIVISION LINES	---
MISC. IMPROVEMENTS	---
EDGE OF COVER	---
CONC. CURB	---
CONCRETE	---
UTILITY EASEMENT	---
U.E.	---
B.L.	---
M.H.C.	---
D.H.C.	---
F.C.	---
FEA	---
FRM	---
H.C.C.F.	---

FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THE SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL. SURVEY NOT BASED ON ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY.

ADDRESS: 11522 OLD KATY ROAD

DESCRIPTION:  
SEE ATTACHMENT "A" ATTACHED HERETO AND HEREBY MADE PART OF THIS CERTIFICATION.

- NOTES:
1. THIS TRACT LIES IN ZONE X (AREA OUTSIDE 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0540L DATED JUNE 18, 2007.
  2. SURVEYOR RELIED ON INFORMATION PROVIDED BY TEXAS AMERICAN TITLE CO. NO. 7120-12-1070 TO SUPPORT THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
  3. THERE ARE NO VISIBLE ENCROACHMENTS OR ENCROACHMENTS AS SHOWN HEREON.
  4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
  5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

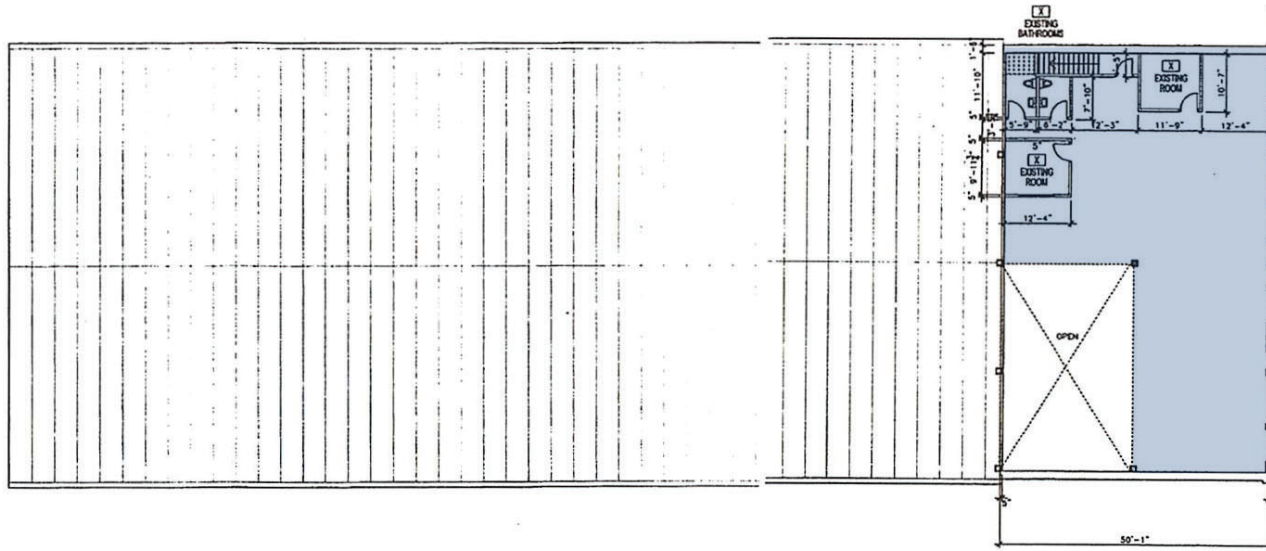


B & B SURVEYING CO. 7218 HOLDER FOREST COURT  
HOUSTON, TEXAS 77088 (713) 942-2000

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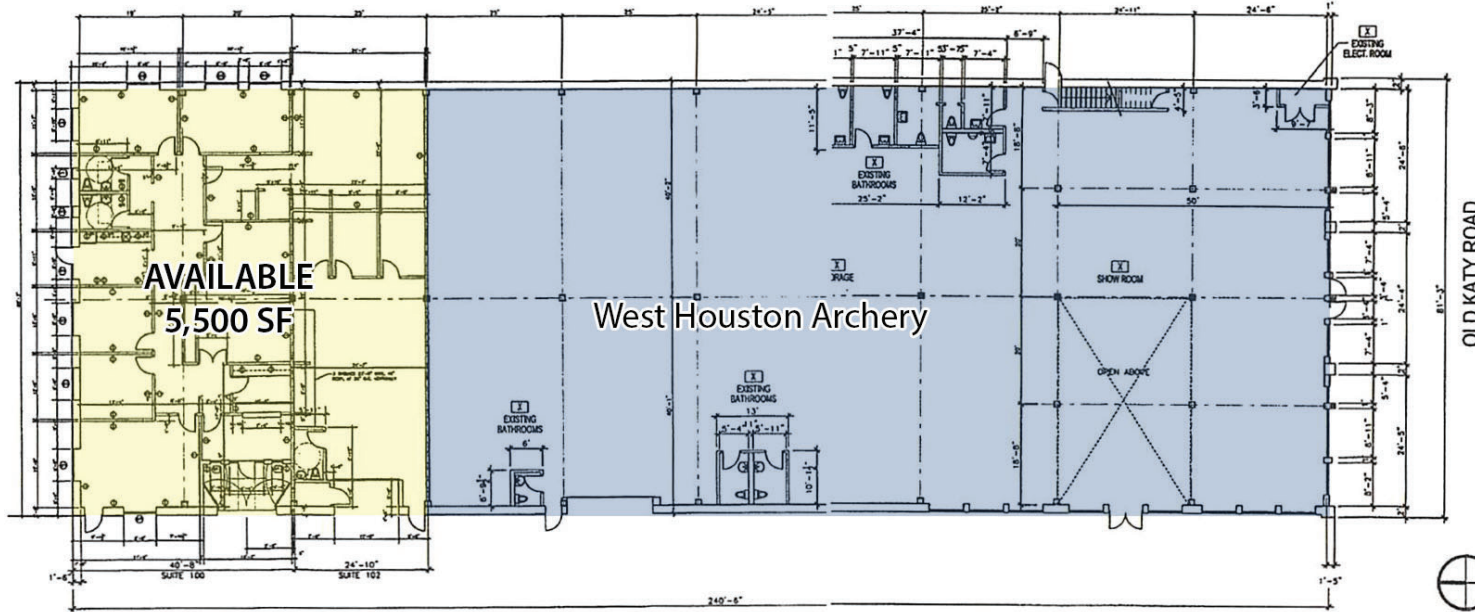
JOB NO. H03300C  
K08

WULFE & CO.



2 SECOND FLOOR PLAN

3/32" = 1'-0"



1 FIRST FLOOR PLAN

3/32" = 1'-0"

SECOND FLOOR	3008 SF
FIRST FLOOR	19295 SF
TOTAL BUILDING	22304 SF

## NOTES

1. DIMENSIONS AND FIXTURES ARE APPROXIMATE.

REV.	DATE	REVISION DESCRIPTION
0-25-08		AS BUILT PLAN
1-28-07		PARTIALLY AS-BUILT/PARTIALLY PROPOSED FOR OWNER
6-29-06		ISSUED FOR FINAL PRICING-LIMITED AREA
6-18-06		ISSUED FOR PRELIMINARY PRICING

**S&K**  
Architects &  
Planners  
INC.  
EXP. DATE 02/28/08  
6430 RICHMOND AVENUE SUITE 270 HOUSTON, TEXAS 77057  
TEL (713)953 7333 FAX (713)953 7505

## IUI CENTER

## BUILDING FLOOR PLAN REMODEL

11522 KATY FWY  
HOUSTON, TEXAS 77055

## AS-BUILT BUILDING FLOOR PLANS

DATE	PROJECT NO	DRAWING NO
JUNE 2006	0618	A2.1

## Summary Profile

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



Lat/Lon: 29.7857/-95.5869

11522 Katy Fwy Houston, TX 77043	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	17,560	111,073	311,794
2029 Projected Population	19,288	115,222	321,305
2020 Census Population	16,891	108,097	302,705
2010 Census Population	13,490	96,280	273,416
Projected Annual Growth 2024 to 2029	2.0%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	2.2%	1.1%	1.0%
2024 Median Age	35.8	36.5	36.5
<b>Households</b>			
2024 Estimated Households	7,110	46,097	131,654
2029 Projected Households	7,953	48,072	136,091
2020 Census Households	6,492	44,548	128,809
2010 Census Households	4,951	38,930	113,273
Projected Annual Growth 2024 to 2029	2.4%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	3.1%	1.3%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	52.2%	48.9%	41.3%
2024 Estimated Black or African American	13.5%	15.2%	19.9%
2024 Estimated Asian or Pacific Islander	11.5%	10.7%	11.1%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2024 Estimated Other Races	22.3%	24.4%	26.8%
2024 Estimated Hispanic	28.9%	31.8%	34.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$159,735	\$137,793	\$127,026
2024 Estimated Median Household Income	\$115,436	\$101,703	\$89,112
2024 Estimated Per Capita Income	\$64,686	\$57,193	\$53,686
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.4%	5.4%	6.4%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	3.7%	4.2%
2024 Estimated High School Graduate	8.6%	12.1%	15.7%
2024 Estimated Some College	16.9%	15.8%	16.3%
2024 Estimated Associates Degree Only	7.3%	6.3%	7.2%
2024 Estimated Bachelors Degree Only	31.7%	33.4%	29.7%
2024 Estimated Graduate Degree	25.4%	23.3%	20.5%
<b>Business</b>			
2024 Estimated Total Businesses	1,793	8,691	24,375
2024 Estimated Total Employees	17,995	90,689	278,419
2024 Estimated Employee Population per Business	10.0	10.4	11.4
2024 Estimated Residential Population per Business	9.8	12.8	12.8

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, 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	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cameron Free	781950	cfree@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date