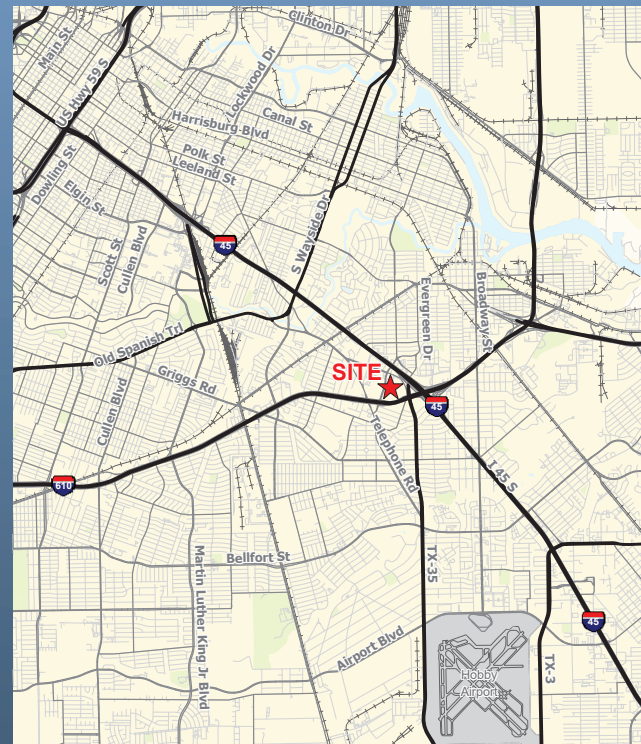


GULFGATE CENTER

520 Gulfgate Center Mall, Houston, TEXAS 77087



PROPERTY DATA

- Located at the northwest corner of IH-45 S and South Loop 610
- Very busy retail site with strong lineup of retail and restaurants
- Total traffic count of over 350,000 cars per day
- Major tenants include HEB, Lowes, Marshalls, Old Navy, Ross, Best Buy, Shoe Carnival, Cavender's, Olive Garden, and Burlington

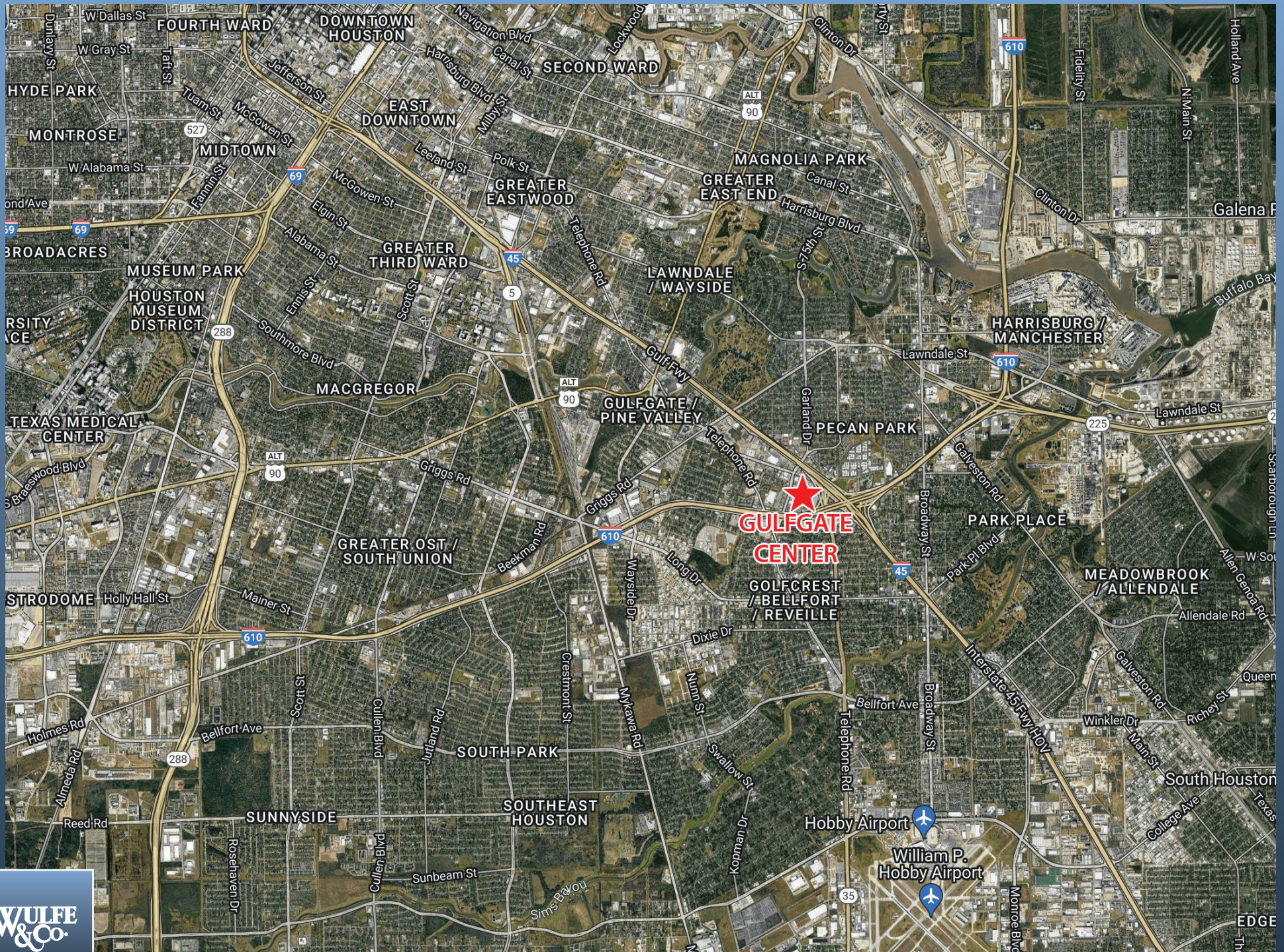
DEMOGRAPHICS

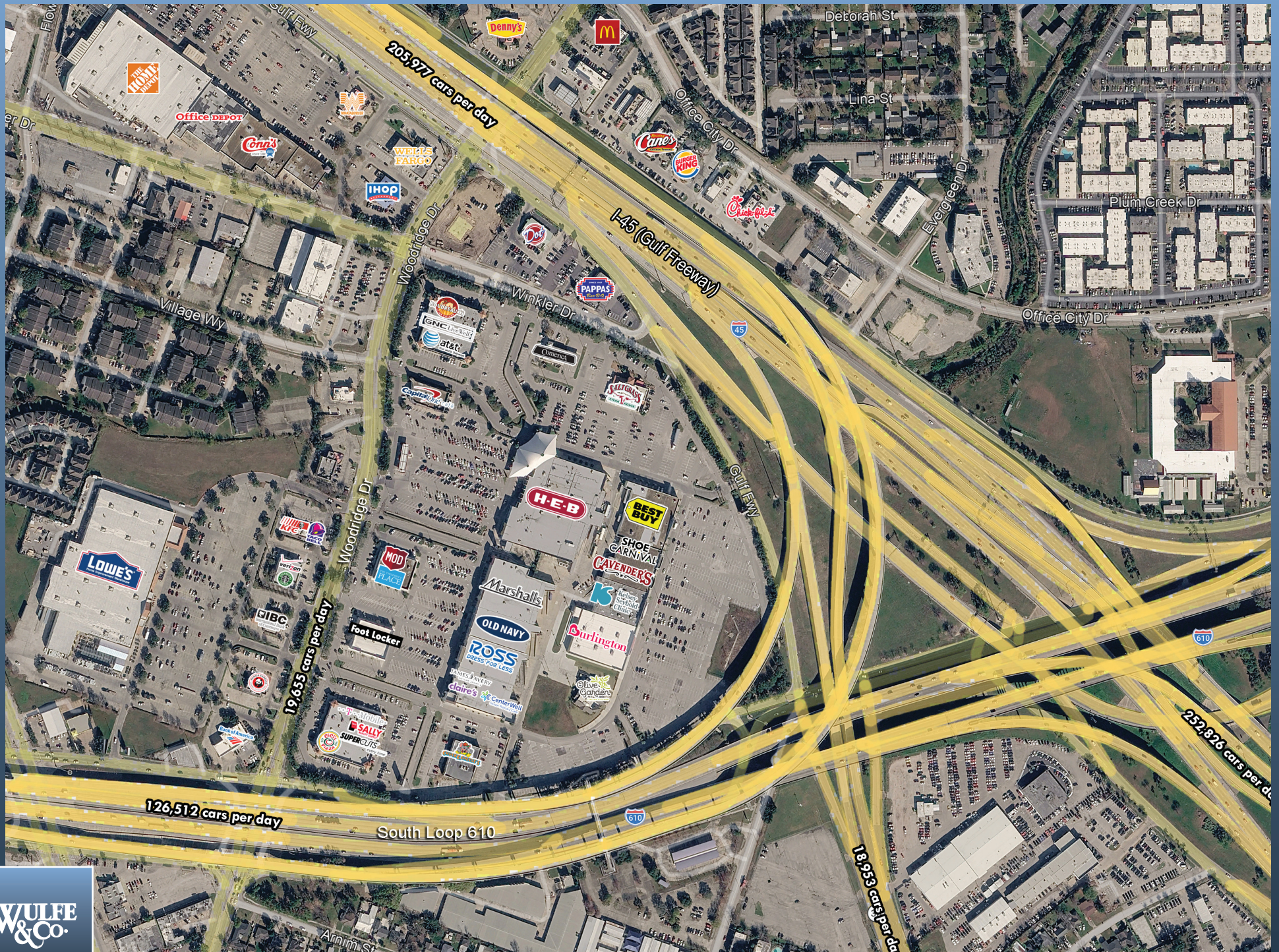
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2026 Estimate	23,180	137,799	318,607
Avg HH Income			
2026 Estimate	\$67,794	\$71,146	\$76,410
Traffic Counts			
I-45	205,977 cars per day		
South loop 610	126,512 cars per day		
Woodridge	19,655 cars per day		

CONTACT

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 kwildman@wulfe.com
 (713) 621-1220 (office)
 (713) 569-8990 (mobile)

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





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Gulfgate Center

HOUSTON, TEXAS

WULFE
& Co.

1800 Post Oak Blvd
6 Blvd Place, Suite 400
Houston, Texas 77056

PLUM CREEK DRIVE

VILLAGE WAY DRIVE

WINKLER DR.

I-45 (GULF FREEWAY)

REVELLE ROAD

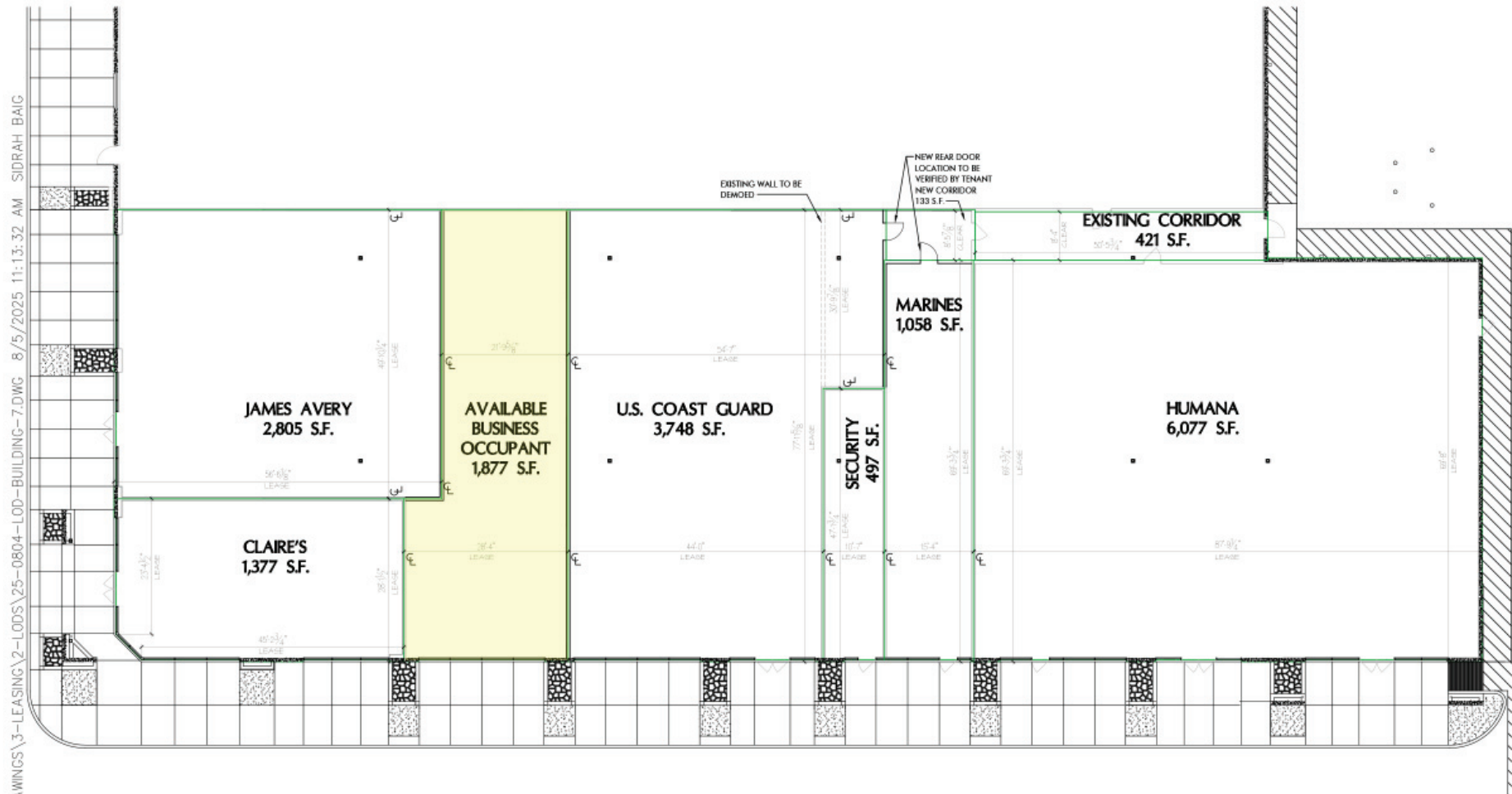
LOOP 610 FEEDER ROAD

LH 610 SOUTH LOOP

Transit Center
METRO

bdg
architecture
+ planning
boucher design group
Marc E. Boucher, Architect

6802 Mapleridge Street, Suite 200
Bellaire, Texas 77401



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FAX 713/621-3244

GULFGATE
HOUSTON, TEXAS

BUILDING 7 LEASING PLAN



ARCHITECTURE **bdg**
REGISTRATION # 16201
DATE 12/15/12
JOB # 12040000
Members & AIA
1800 Post Oak Blvd, Suite 400, Houston, Texas 77056
www.bdg.com

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WULFE & Co.

The floor plan shows a large rectangular building with several rooms. The rooms are labeled as follows:

- BOUDREAUX'S**: 6,916 S.F.
OCC. LOAD = 15 S.F./PERSON
TOTAL OCCUPANTS = 468
2 EXITS REQUIRED
- H&R BLOCK**: 1,683 S.F.
OCC. LOAD = 188
TOTAL OCC. = 12
1 EXIT REQUIRED
- JERSEY MIKE'S**: 1,700 S.F.
OCC. LOAD = 18
TOTAL OCC. = 183
2 EXITS REQUIRED
- SON NAM RESTAURANT**: 3,030 S.F.
OCC. LOAD = 15 S.F./PERSON
TOTAL OCCUPANTS = 202
2 EXITS REQUIRED
- GNC**: 1,294 S.F.
OCC. LOAD = 30 S.F./PERSON
TOTAL OCC. = 40
1 EXIT REQUIRED
- OPTICAL ILLUSIONZ**: 2,420 S.F.
RETAIL OCC. LOAD = 10 S.F./PERSON
TOTAL OCC. = 80
2 EXITS REQUIRED PER UBC TABLE 10-A
- UNIFORMS 'N MORE**: 3,674 S.F.
OCC. LOAD = 80 S.F./PERSON
TOTAL OCCUPANTS = 46
2 EXITS REQUIRED
- AT&T**: 3,063 S.F.
OCC. LOAD = 15 S.F./PERSON
TOTAL OCCUPANTS = 182
2 EXITS REQUIRED
- AVAILABLE**: 3,318 S.F.
OCC. LOAD = 100 S.F./PERSON
TOTAL OCC. = 28
1 EXIT REQUIRED
- AVAILABLE**: 1,574 S.F.
OCC. LOAD = 100 S.F./PERSON
TOTAL OCC. = 27
1 EXIT REQUIRED
- AVAILABLE**: 1,447 S.F.
OCC. LOAD = 80 S.F./PERSON
TOTAL OCC. = 28
1 EXIT REQUIRED

The plan also includes dimensions for each room and overall building dimensions. There are two main entrances at the top of the building. A "2 HOUR SEPARATION" is indicated between Boudreaux's and H&R Block. Another "2 HOUR SEPARATION" is indicated between Jersey Mike's and Son Nam Restaurant. A "COMMERCIAL MAIN STAIR" is located near the bottom right corner.

PROPOSAL 41
SCALE: N.T.S.

A north arrow pointing upwards and a scale bar marked from 0 to 40 feet.

TOTAL LEASEABLE AREA: 30,119 S.F.

INCOMPLETE
DRAWING~ DO
NOT USE FOR
REGULATORY
APPROVAL,
PERMIT OR
CONSTRUCTION

ARCHITECT: Marc Boucher
REGISTRATION #: 14291
DATE: 07/02/26
JOB #: 1439000

Members A.I.A.
6302 Mapledge, Suite 200 713.785.3644
Bellaire, Texas 77401 www.bdgap.com

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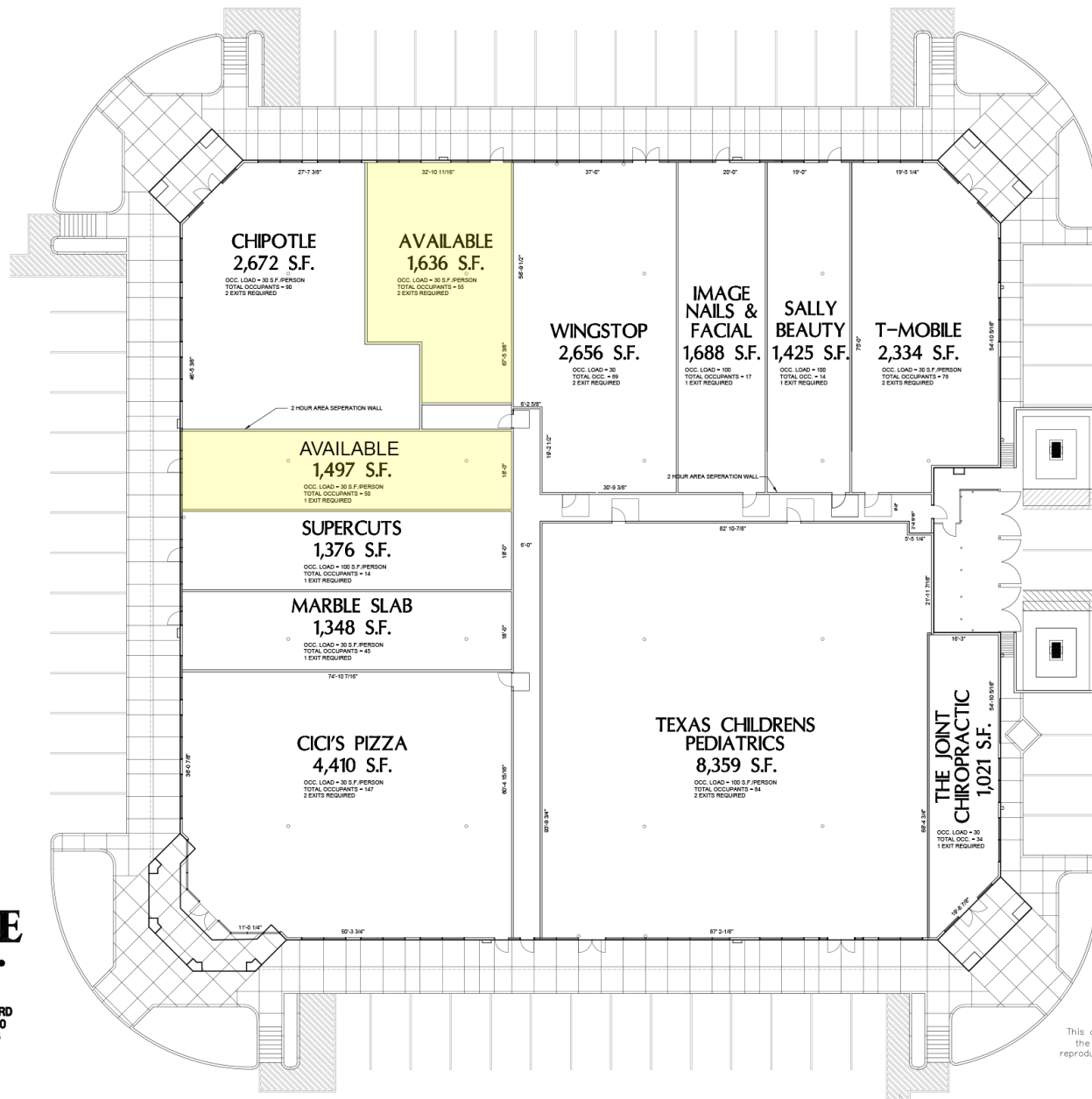
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LEASE BLDG 2 FLOOR PLAN PROPOSAL 37



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INCOMPLETE ARCHITECT: Marc Boucher
DRAWING- DO NOT USE FOR REGISTRATION #: 14291
REGULATORY DATE: 12/04/24
APPROVAL, PERMIT OR CONSTRUCTION JOB #: 14390000

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Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6971/-95.2965

520 Gulfgate Center Mall Houston, TX 77087	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	23,180	137,799	318,607
2031 Projected Population	22,547	134,798	317,967
2020 Census Population	26,108	146,507	319,341
2010 Census Population	25,771	143,965	306,994
Projected Annual Growth 2026 to 2031	-0.5%	-0.4%	-
Historical Annual Growth 2010 to 2026	-0.6%	-0.3%	0.2%
2026 Median Age	31.6	33.1	32.9
Households			
2026 Estimated Households	7,828	47,500	110,553
2031 Projected Households	7,661	46,704	111,176
2020 Census Households	7,723	46,237	103,538
2010 Census Households	7,342	44,106	97,130
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	0.1%
Historical Annual Growth 2010 to 2026	0.4%	0.5%	0.9%
Race and Ethnicity			
2026 Estimated White	23.8%	24.7%	24.0%
2026 Estimated Black or African American	10.4%	17.9%	26.8%
2026 Estimated Asian or Pacific Islander	1.6%	3.1%	3.8%
2026 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.2%
2026 Estimated Other Races	62.7%	52.8%	44.2%
2026 Estimated Hispanic	81.4%	70.9%	59.3%
Income			
2026 Estimated Average Household Income	\$67,794	\$71,146	\$76,410
2026 Estimated Median Household Income	\$52,232	\$53,859	\$57,062
2026 Estimated Per Capita Income	\$22,997	\$24,604	\$26,786
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	26.1%	20.5%	16.3%
2026 Estimated Some High School (Grade Level 9 to 11)	15.3%	13.9%	12.8%
2026 Estimated High School Graduate	29.2%	30.2%	29.6%
2026 Estimated Some College	13.9%	15.1%	16.8%
2026 Estimated Associates Degree Only	4.2%	4.8%	5.0%
2026 Estimated Bachelors Degree Only	7.6%	9.9%	12.1%
2026 Estimated Graduate Degree	3.7%	5.6%	7.4%
Business			
2026 Estimated Total Businesses	539	4,365	11,210
2026 Estimated Total Employees	4,447	40,177	113,529
2026 Estimated Employee Population per Business	8.2	9.2	10.1
2026 Estimated Residential Population per Business	43.0	31.6	28.4

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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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date