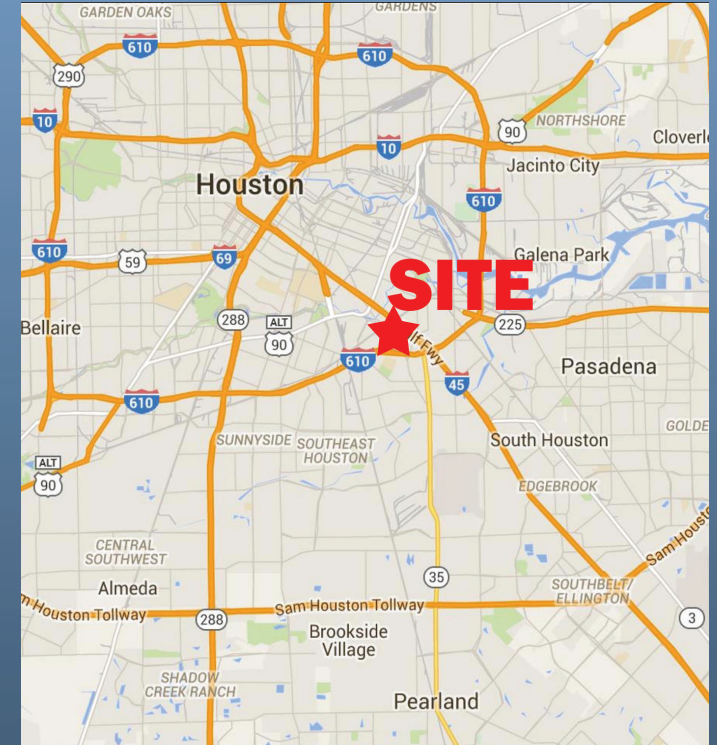


GULFGATE SQUARE - Anchor Space Available

6800-6888 Gulf Frwy (IH-45), Houston, Texas 77087



PROPERTY DATA

- Up to 50,847 SF available, including a 32,847 SF former Conn's
- Pylon sign space available
- At a major retail intersection with estimated annual sales in excess of \$260,000,000 and an estimated 15,000,000 visitors per year

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	24,548	136,689	317,885
Avg HH Income 2025 Estimate	\$65,391	\$69,423	\$74,636
Traffic Count Gulf Frwy	196,297 cars per day		
Woodridge Dr	16,748 cars per day		
Winkler Dr	5,170 cars per day		

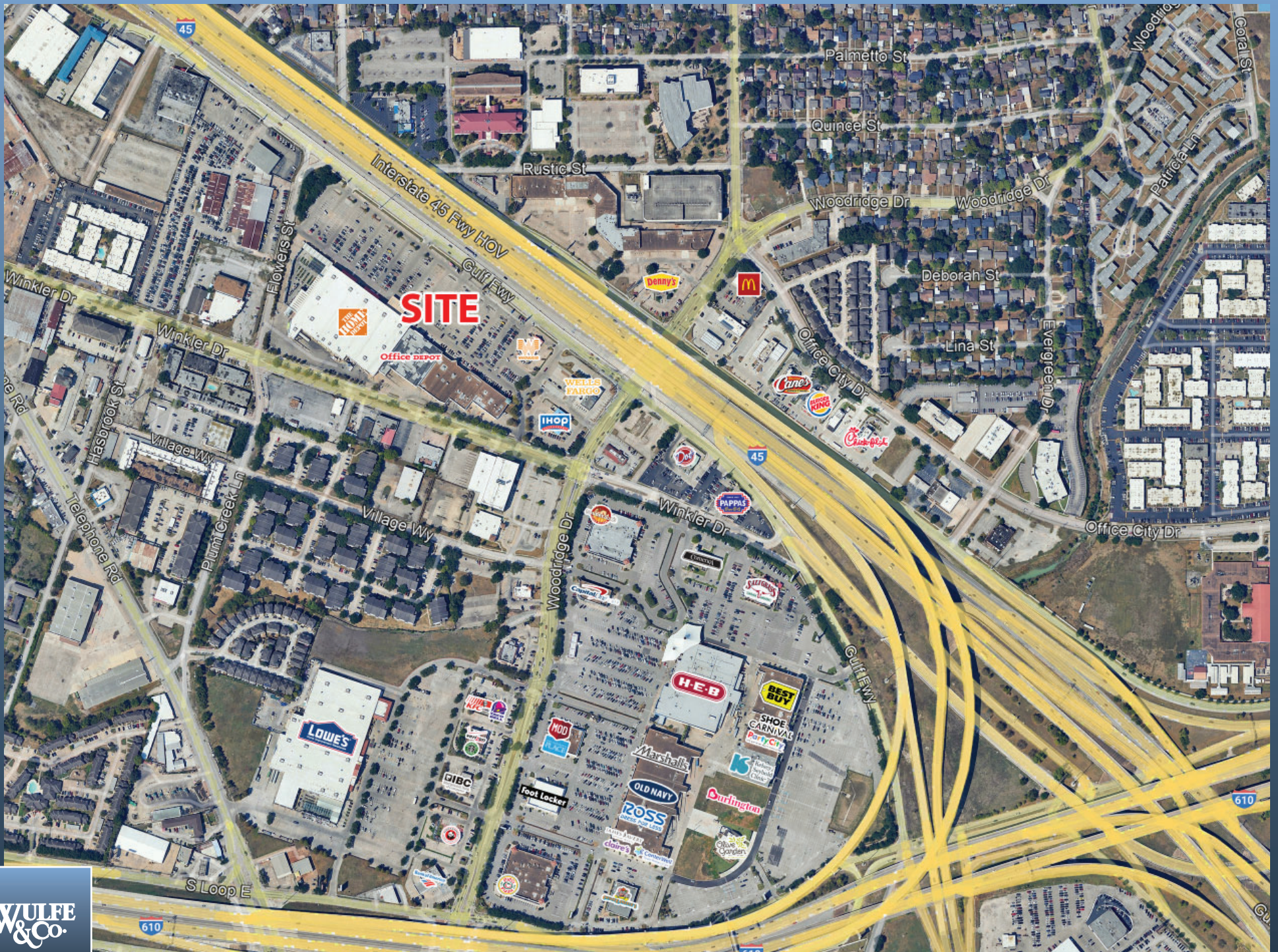
CONTACT

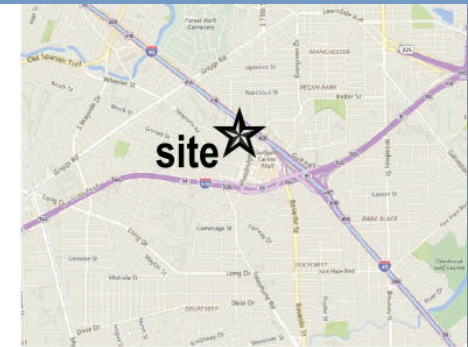
Bunny McLeod
bmcleod@wulfe.com
(713) 621-2230

Katherine Wildman
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(713) 621-1220

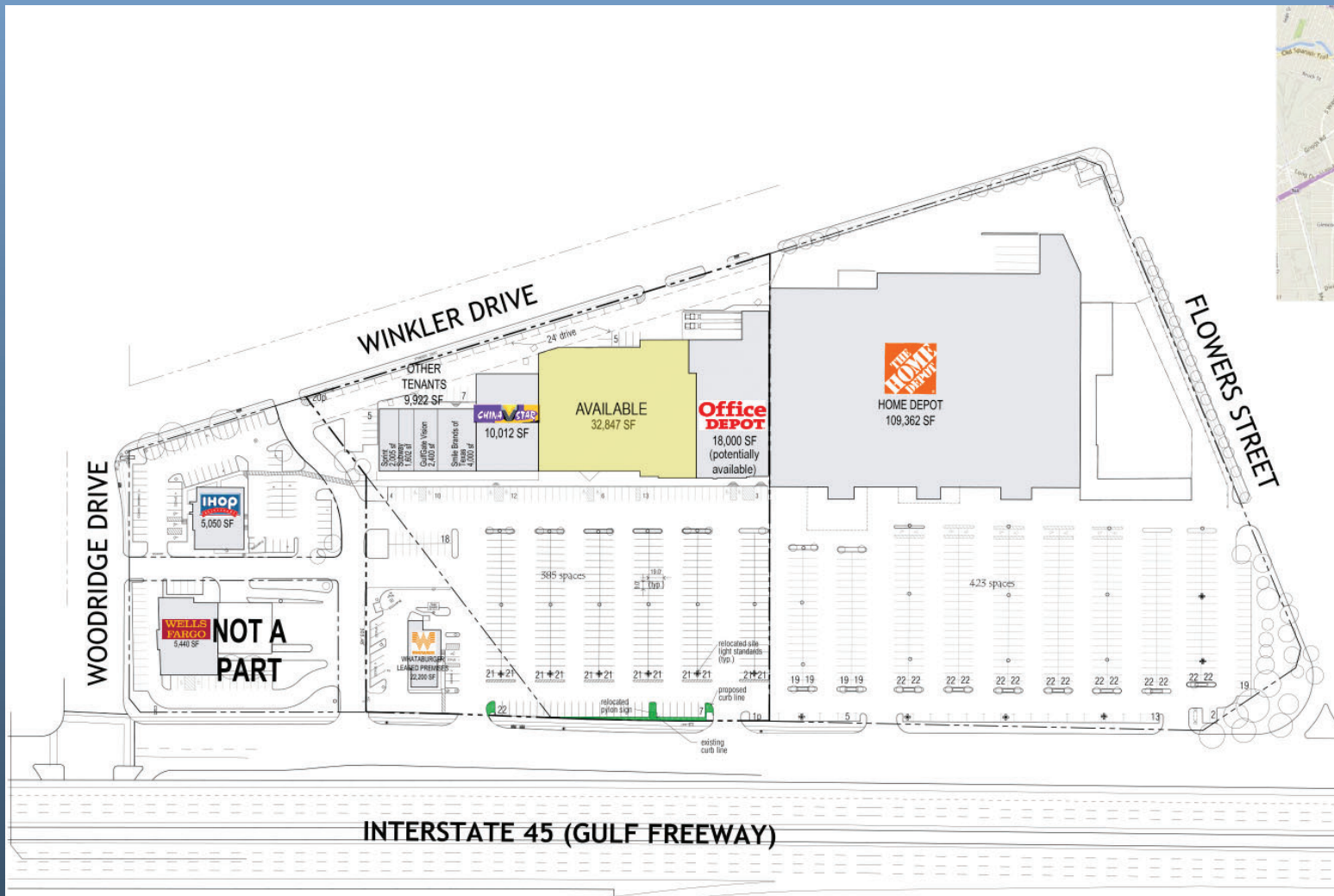
Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700







 vicinity map



INTERSTATE 45 (GULF FREEWAY)

SITE PLAN



THIS PLAN IS PROVIDED SUBJECT TO (1) ORDINANCES AND ORDERS AS THE INFORMATION AND (2) INFORMATION RECEIVED UNDER THE INFORMATION OPERATIONS DIVISION ACT. THE INFORMATION SET FORTH IN THIS PLAN HAS BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE, CURRENT, AND TRUE AND IS NOT GUARANTEED. THE INFORMATION SET FORTH IN THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES AND THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION.

GULFGOAST COURT Gulf Freeway at Woodridge Drive HOUSTON, TEXAS

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sheet no. 001
 date KO 6.19.19
SCHEME SP-6



Summary Profile

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



Lat/Lon: 29.7022/-95.297

6888 Gulf Fwy Houston, TX 77087	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	24,548	136,689	317,885
2030 Projected Population	23,753	132,886	315,380
2020 Census Population	27,112	144,740	318,125
2010 Census Population	26,873	141,840	305,567
Projected Annual Growth 2025 to 2030	-0.6%	-0.6%	-0.2%
Historical Annual Growth 2010 to 2025	-0.6%	-0.2%	0.3%
2025 Median Age	31.5	32.9	32.9
Households			
2025 Estimated Households	8,254	45,480	110,816
2030 Projected Households	8,112	44,761	112,117
2020 Census Households	8,053	44,356	103,705
2010 Census Households	7,678	42,367	96,943
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	1.0%
Race and Ethnicity			
2025 Estimated White	24.2%	25.4%	24.2%
2025 Estimated Black or African American	9.3%	16.0%	26.9%
2025 Estimated Asian or Pacific Islander	1.4%	3.9%	3.9%
2025 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.2%
2025 Estimated Other Races	63.5%	53.3%	43.8%
2025 Estimated Hispanic	83.3%	71.4%	58.8%
Income			
2025 Estimated Average Household Income	\$65,391	\$69,423	\$74,636
2025 Estimated Median Household Income	\$53,738	\$52,675	\$56,724
2025 Estimated Per Capita Income	\$22,017	\$23,310	\$26,300
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	22.3%	19.8%	15.4%
2025 Estimated Some High School (Grade Level 9 to 11)	12.8%	12.7%	11.6%
2025 Estimated High School Graduate	32.6%	30.6%	30.0%
2025 Estimated Some College	13.7%	15.2%	17.4%
2025 Estimated Associates Degree Only	5.8%	5.4%	5.8%
2025 Estimated Bachelors Degree Only	9.2%	10.3%	11.9%
2025 Estimated Graduate Degree	3.5%	6.1%	7.9%
Business			
2025 Estimated Total Businesses	630	4,975	12,234
2025 Estimated Total Employees	5,025	47,511	118,405
2025 Estimated Employee Population per Business	8.0	9.5	9.7
2025 Estimated Residential Population per Business	39.0	27.5	26.0



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. **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
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date