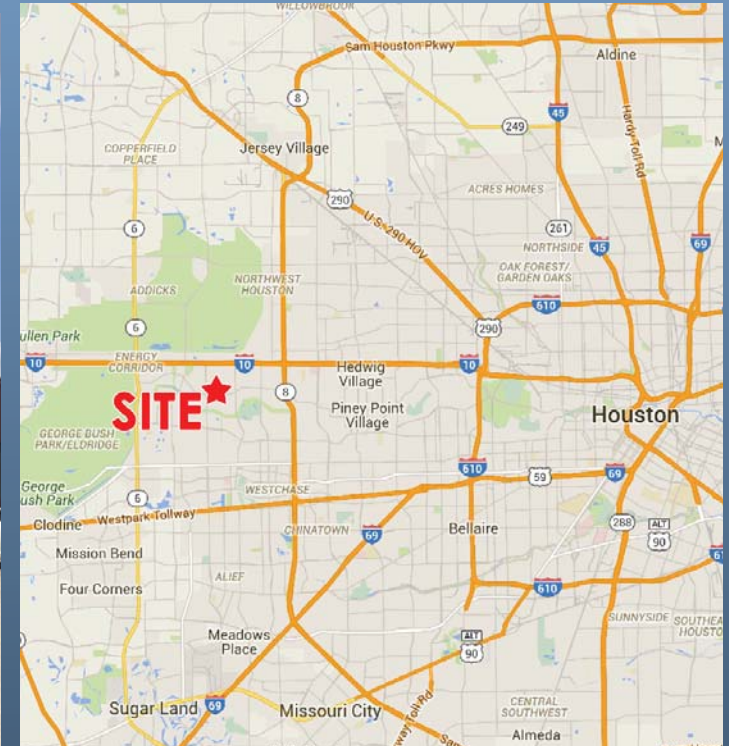


# FOR LEASE

14508 Memorial Dr, Houston, TX 77079



## PROPERTY DATA

- 6,240 SF building on 39,875 SF of land
- Located on Memorial Drive between Kirkwood and Dairy Ashford
- Secondary Access on Tully Street provides north/south access between Memorial and I-10
- Daytime population exceeds 205,000
- Close Proximity to Stratford High School
- Ideal fast food restaurant site

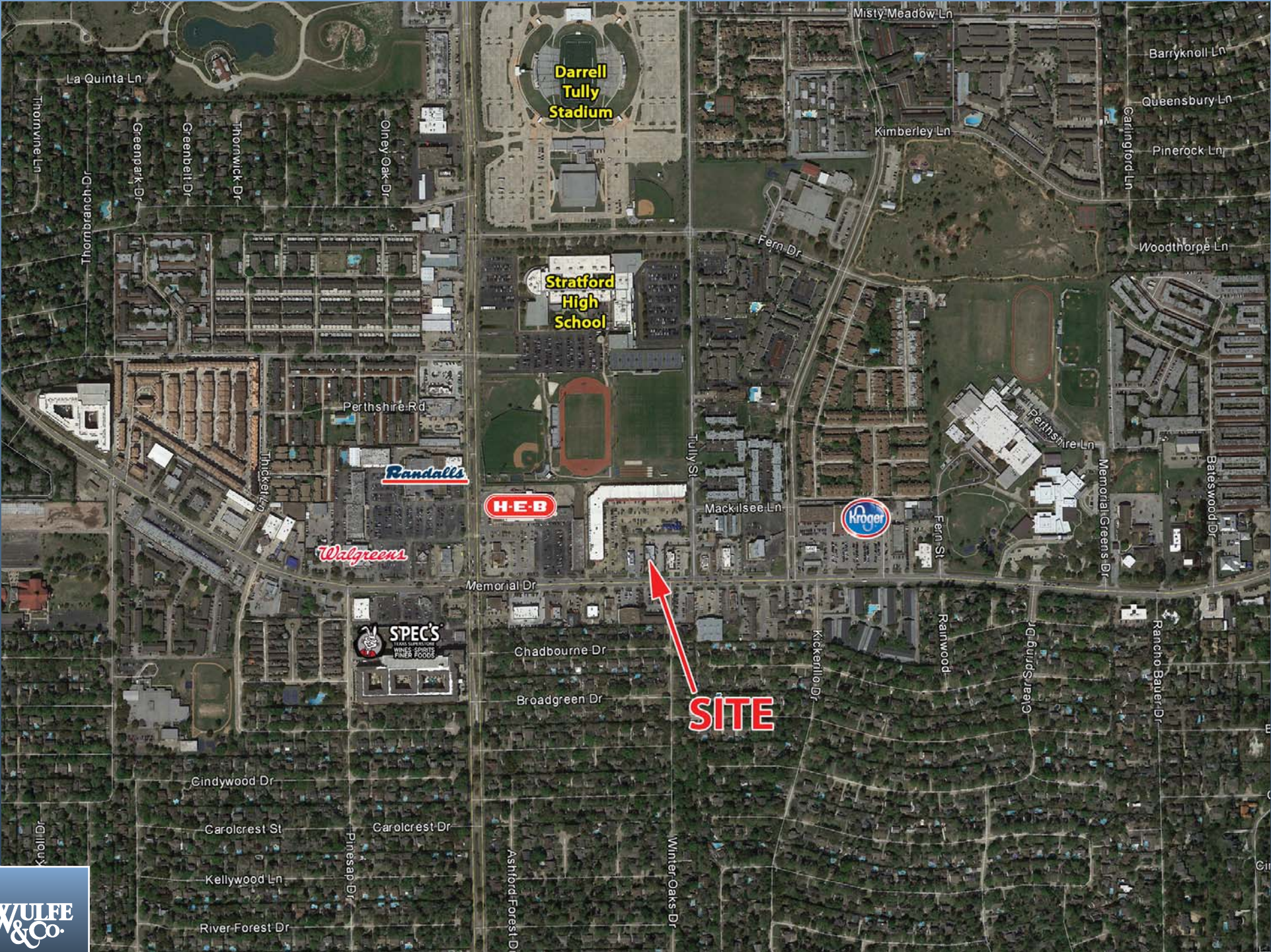
## DEMOGRAPHICS

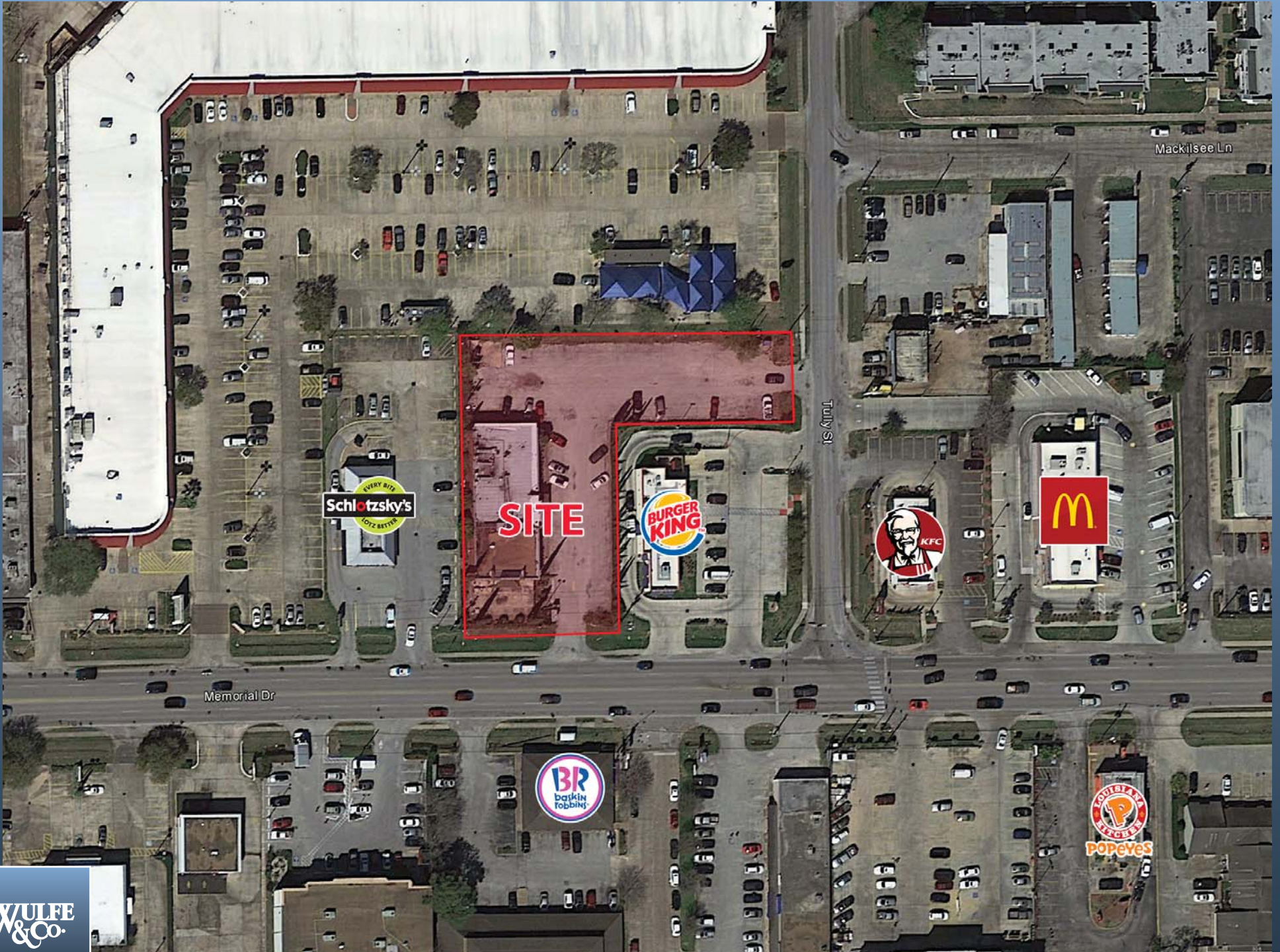
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2017 Estimate	20,643	132,486	294,985
<b>Avg HH Income</b> 2017 Estimate	\$120,631	\$107,737	\$96,119
<b>Traffic Counts</b> Memorial Dr	31,000 cars per day		
Dairy Ashford	37,000 cars per day		

## CONTACT

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Houston, Texas 77056  
(713) 621-1700







# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7706/-95.6031

RS1

14508 Memorial Dr		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77079-5408				
POPULATION	2017 Estimated Population	20,643	132,486	294,985
	2022 Projected Population	22,809	146,345	326,063
	2010 Census Population	19,646	115,789	264,187
	2000 Census Population	19,092	105,112	235,611
	Projected Annual Growth 2017 to 2022	2.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2017	0.5%	1.5%	1.5%
	2017 Median Age	35.6	35.8	34.9
HOUSEHOLDS	2017 Estimated Households	8,541	59,927	126,026
	2022 Projected Households	9,443	65,918	138,743
	2010 Census Households	7,916	50,854	109,265
	2000 Census Households	7,658	45,802	98,225
	Projected Annual Growth 2017 to 2022	2.1%	2.0%	2.0%
	Historical Annual Growth 2000 to 2017	0.7%	1.8%	1.7%
RACE AND ETHNICITY	2017 Estimated White	61.8%	58.3%	50.9%
	2017 Estimated Black or African American	15.5%	17.7%	19.9%
	2017 Estimated Asian or Pacific Islander	11.0%	13.2%	14.6%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2017 Estimated Other Races	11.4%	10.5%	14.1%
	2017 Estimated Hispanic	25.2%	24.5%	31.3%
INCOME	2017 Estimated Average Household Income	\$120,631	\$107,737	\$96,119
	2017 Estimated Median Household Income	\$101,258	\$85,867	\$75,404
	2017 Estimated Per Capita Income	\$49,914	\$48,741	\$41,078
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.9%	7.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.6%	5.7%
	2017 Estimated High School Graduate	16.5%	14.2%	17.3%
	2017 Estimated Some College	13.8%	17.5%	18.8%
	2017 Estimated Associates Degree Only	5.5%	6.1%	6.3%
	2017 Estimated Bachelors Degree Only	36.0%	33.0%	27.3%
	2017 Estimated Graduate Degree	20.6%	21.8%	17.1%
BUSINESS	2017 Estimated Total Businesses	1,268	6,867	16,450
	2017 Estimated Total Employees	11,759	78,861	205,605
	2017 Estimated Employee Population per Business	9.3	11.5	12.5
	2017 Estimated Residential Population per Business	16.3	19.3	17.9

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.



## 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
Designated Broker of Firm	License No.	Email	Phone
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