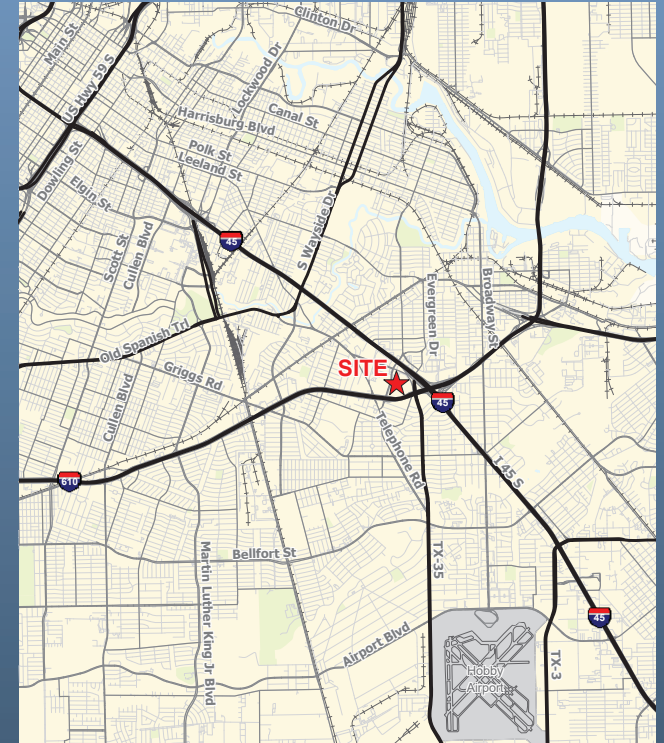


# FOR LEASE Gulfgate Center



## PROPERTY DATA

- Located at the intersection of Gulf Freeway and South Loop 610, Houston, Texas 77087
- Total traffic count of over 412,000 cars per day
- Anchored by HEB, Lowes, Marshalls, Old Navy, Ross, Best Buy, Shoe Carnival, and Party City

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2019 Estimate	28,893	148,552	322,511
<b>Avg HH Income</b> 2019 Estimate	\$48,806	\$51,681	\$52,433
<b>Traffic Counts</b>			
I-45	235,279 cars per day		
South loop 610	163,693 cars per day		
Woodridge	13,522 cars per day		

## CONTACT

**Katherine Wildman**  
kwildman@wulfe.com  
(713) 621-1220

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



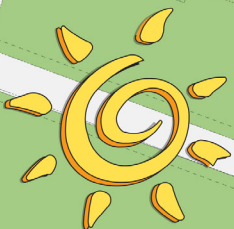












# Gulfgate Center

HOUSTON, TEXAS

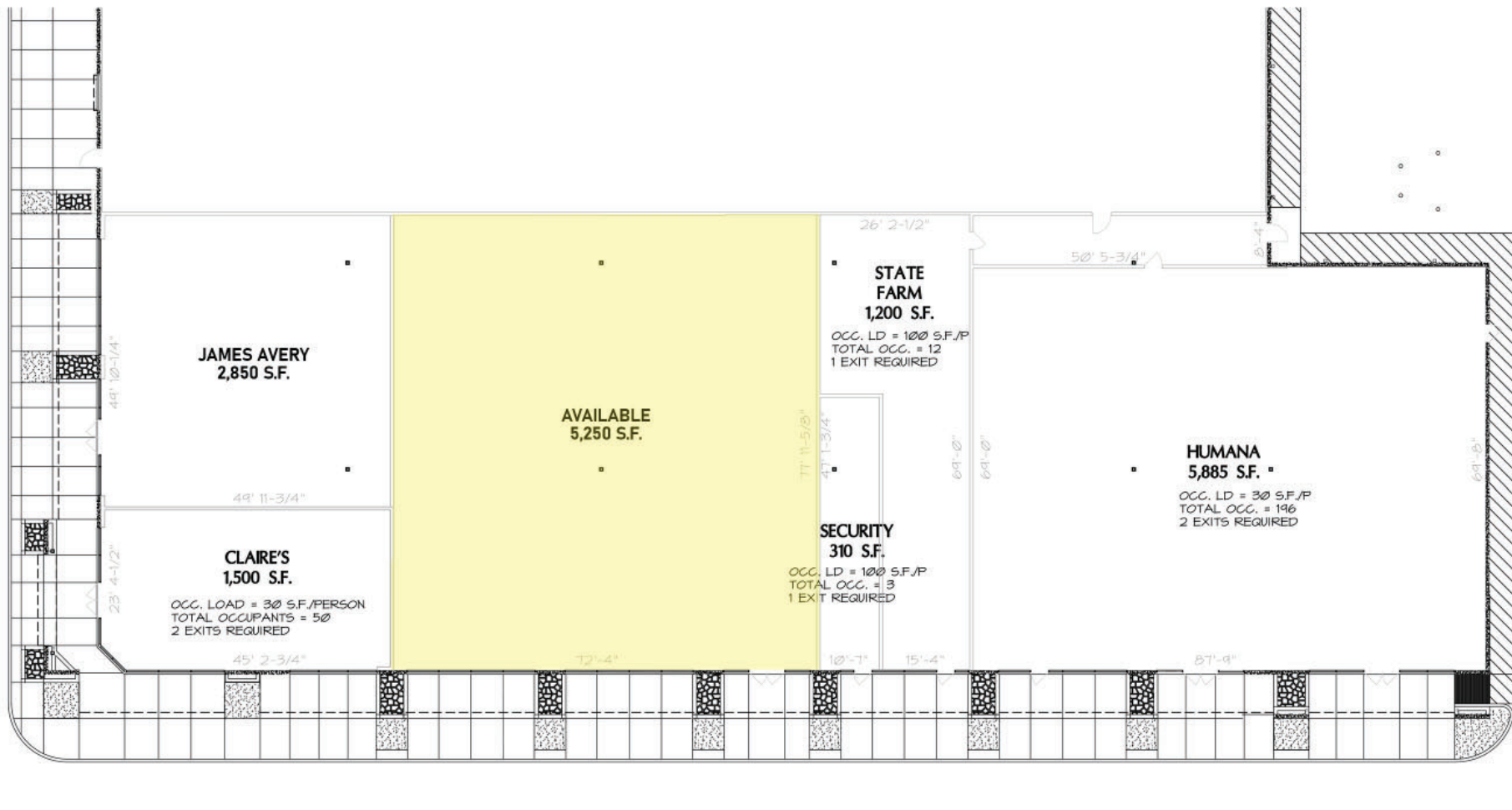


**WULFE & Co.**  
1800 Post Oak Blvd  
6 Blvd Place, Suite 400  
Houston, Texas 77056



**bdg**  
architecture  
+ planning  
boucher design group  
Marc E. Boucher, Architect  
6802 Mapleridge Street, Suite 200  
Bellaire, Texas 77401

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1800 POST OAK BOULEVARD  
 6 BLVD PLACE, SUITE 400  
 HOUSTON, TEXAS 77056  
 TEL. 713/621-1700  
 FAX 713/621-3244

GULFGATE  
 HOUSTON, TEXAS

BUILDING B LEASING PLAN



ARCHITECT: Mac Butler  
 REGISTRATION # 13291  
 DATE: 01/30/19  
 JOB #: 14390000  
 Members A.I.A.  
 3850 West Loop West  
 Houston, Texas 77027

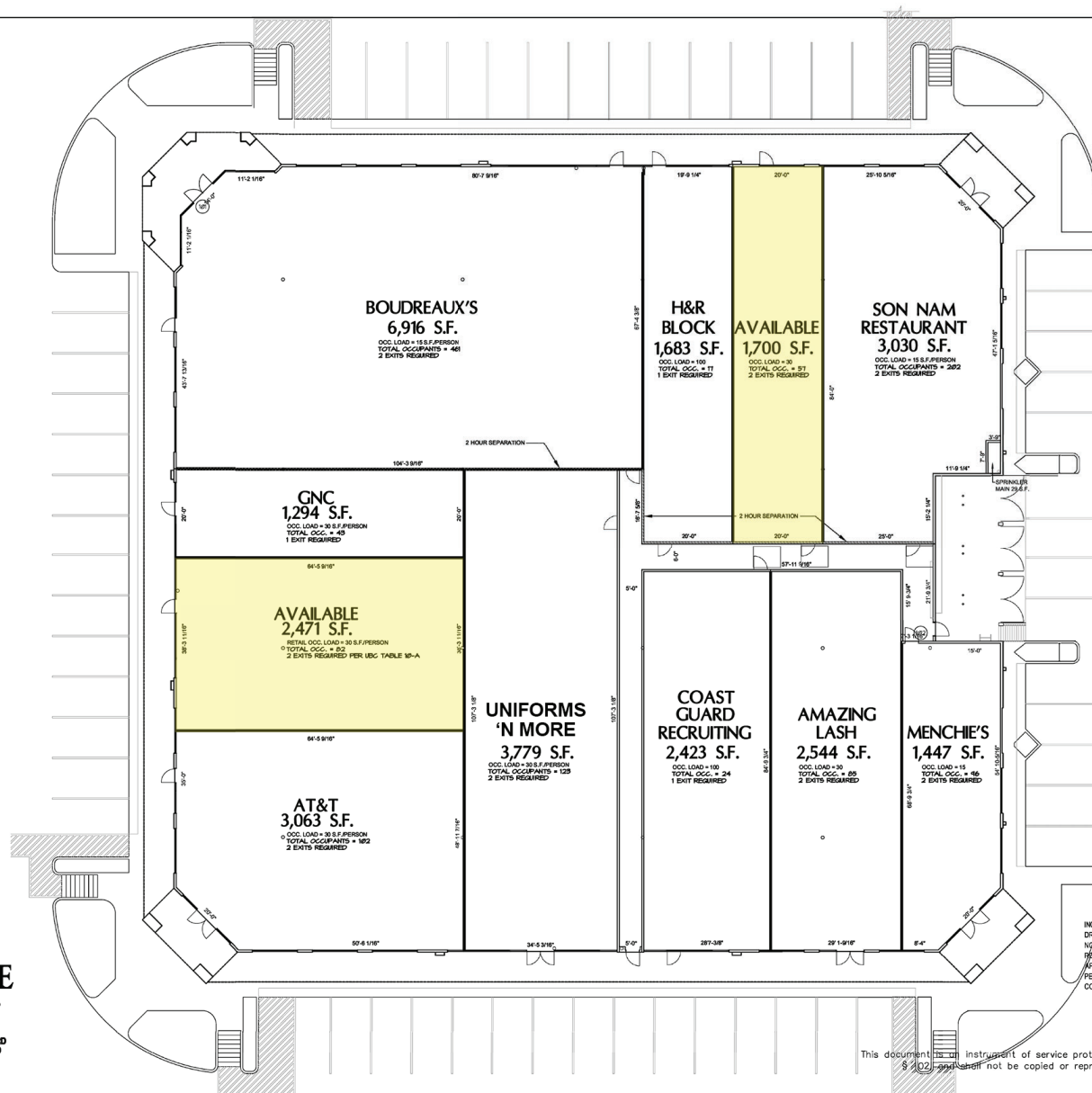


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Gulfgate



**LEASE BLDG 1  
FLOOR PLAN  
PROPOSAL 36**  
SCALE: 1/8" = 1'-0"  
TOTAL LEASABLE AREA: 30,163 S.F.

INCOMPLETE  
DRAWING-DO  
NOT USE FOR  
REGULATORY  
APPROVAL  
PERMIT OR  
CONSTRUCTION

ARCHITECT: Marc Boucher  
REGISTRATION #: 14291  
DATE: 05/02/16  
JOB #: 1439000

Members A.I.A.  
6802 Mapleidge, Suite 200 713.785.3644  
Bellaire, Texas 77401 www.bdgap.com



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P:\1439000\DRAWINGS\3-LEASING\3-LEASING-FP-B1-050116-10030.DWG 5/2/2016 4:41:34 PM CREG DELANEY

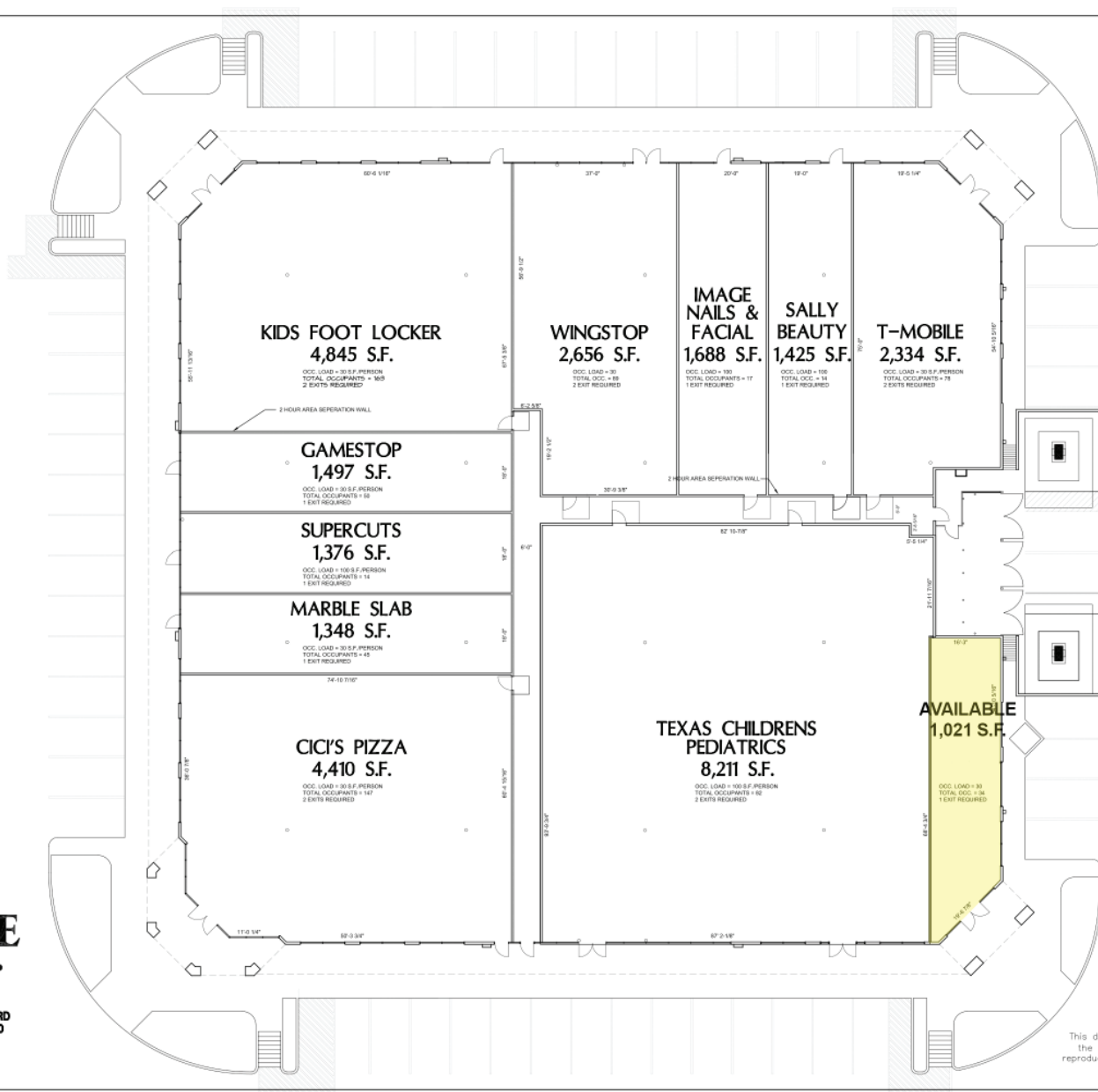
**WULFE & Co.**  
1800 POST OAK BOULEVARD  
6 BLVD PLACE, SUITE 400  
HOUSTON, TEXAS 77056  
TEL 713/621-1700  
FAX 713/621-3244







Gulfgate



**LEASE BLDG 2  
FLOOR PLAN  
PROPOSAL 36**



1800 POST OAK BOULEVARD  
6 BLVD PLACE, SUITE 400  
HOUSTON, TEXAS 77056  
TEL 713/621-1700  
FAX 713/621-3244

INCOMPLETE ARCHITECT: Marc Boucher  
DRAWING- DO REGISTRATION #: 14291  
NOT USE FOR REGULATORY APPROVAL DATE: 01/29/18  
PERMIT OR JOB #: 14390000  
CONSTRUCTION

Members A.I.A.  
6802 Hesperidge, Suite 200 713.785.3644  
Bellaire, Texas 77401 www.bdgpp.com

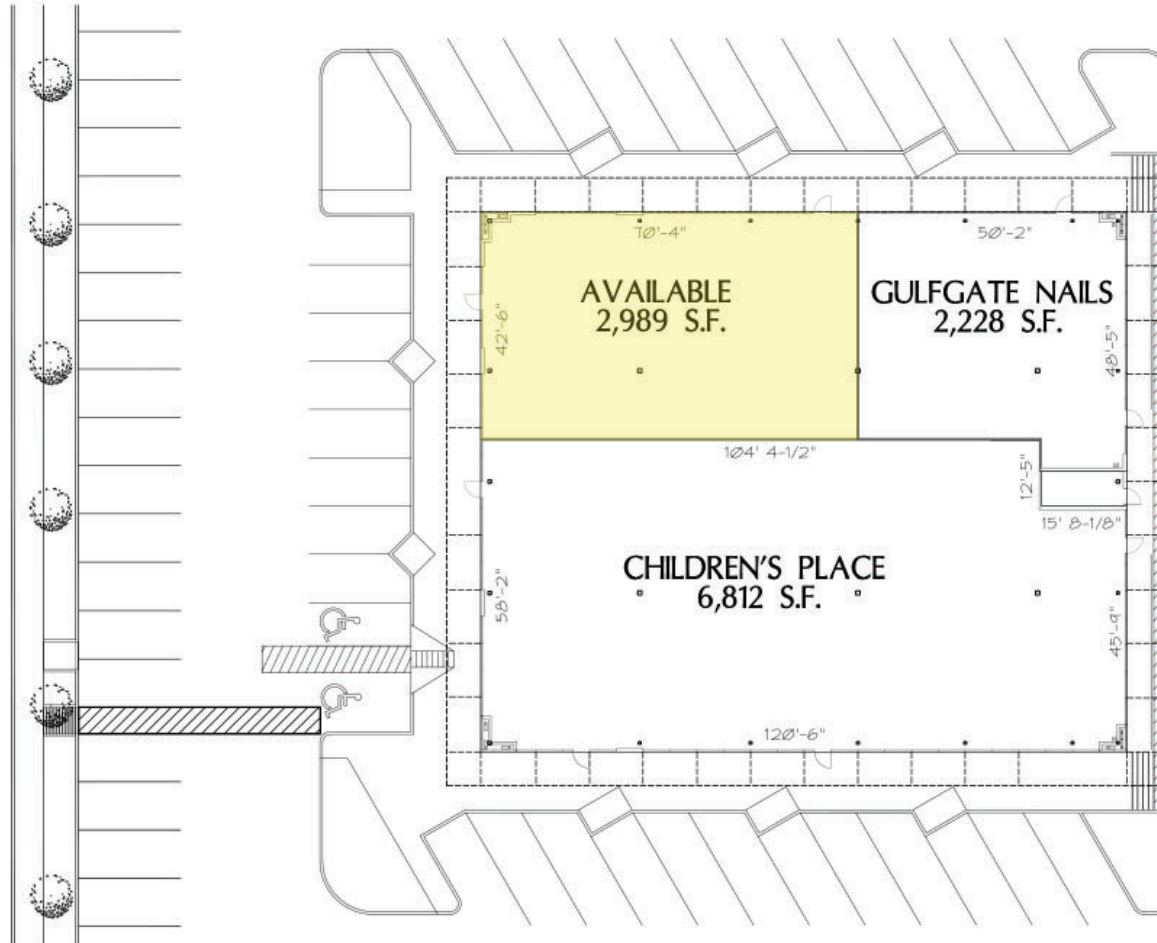


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**LEASE BLDG 4  
FLOOR PLAN  
PROPOSAL 01**  
SCALE: 3/32" = 1'-0"  
TOTAL LEASABLE AREA: 12,029 S.F.

COMPLETE DRAWING BY SET DESIGN REGULATORY APPROVAL NUMBER CONSTRUCTION	ARCHITECT: <u>Matt Boucher</u> REGISTRATION # <u>14271</u> DATE <u>05/13/13</u> JOB # <u>142393</u> Members A.I.A. 282 Mapping, Suite 200    713.782.3648 Belton, Texas 77701    www.bdgapp.com	 architecture + planning boucher design group
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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6984/-95.2948

RS1

500 Gulfgate Mall			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77087					
POPULATION	2019 Estimated Population		28,893	148,552	322,511
	2024 Projected Population		30,356	155,880	340,391
	2010 Census Population		27,716	142,921	307,320
	2000 Census Population		30,279	153,283	320,602
	Projected Annual Growth 2019 to 2024		1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019		-0.2%	-0.2%	-
	2019 Median Age		30.1	32.7	33.4
HOUSEHOLDS	2019 Estimated Households		8,654	47,568	106,887
	2024 Projected Households		9,424	51,764	117,438
	2010 Census Households		7,927	43,690	96,804
	2000 Census Households		8,214	45,282	99,457
	Projected Annual Growth 2019 to 2024		1.8%	1.8%	2.0%
	Historical Annual Growth 2000 to 2019		0.3%	0.3%	0.4%
RACE AND ETHNICITY	2019 Estimated White		58.4%	51.3%	45.2%
	2019 Estimated Black or African American		5.6%	15.4%	27.7%
	2019 Estimated Asian or Pacific Islander		1.1%	2.9%	2.3%
	2019 Estimated American Indian or Native Alaskan		0.8%	0.7%	0.6%
	2019 Estimated Other Races		34.2%	29.7%	24.2%
	2019 Estimated Hispanic		88.9%	76.4%	62.9%
INCOME	2019 Estimated Average Household Income		\$48,806	\$51,681	\$52,433
	2019 Estimated Median Household Income		\$43,553	\$45,289	\$45,776
	2019 Estimated Per Capita Income		\$14,708	\$16,599	\$17,504
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		26.9%	23.7%	19.9%
	2019 Estimated Some High School (Grade Level 9 to 11)		17.1%	13.9%	13.8%
	2019 Estimated High School Graduate		28.9%	29.1%	29.1%
	2019 Estimated Some College		12.5%	16.9%	18.4%
	2019 Estimated Associates Degree Only		5.5%	5.0%	5.0%
	2019 Estimated Bachelors Degree Only		7.0%	7.9%	9.2%
	2019 Estimated Graduate Degree		2.1%	3.5%	4.6%
BUSINESS	2019 Estimated Total Businesses		679	4,646	10,901
	2019 Estimated Total Employees		7,197	53,930	124,807
	2019 Estimated Employee Population per Business		10.6	11.6	11.4
	2019 Estimated Residential Population per Business		42.6	32.0	29.6

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:
  - 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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
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Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date