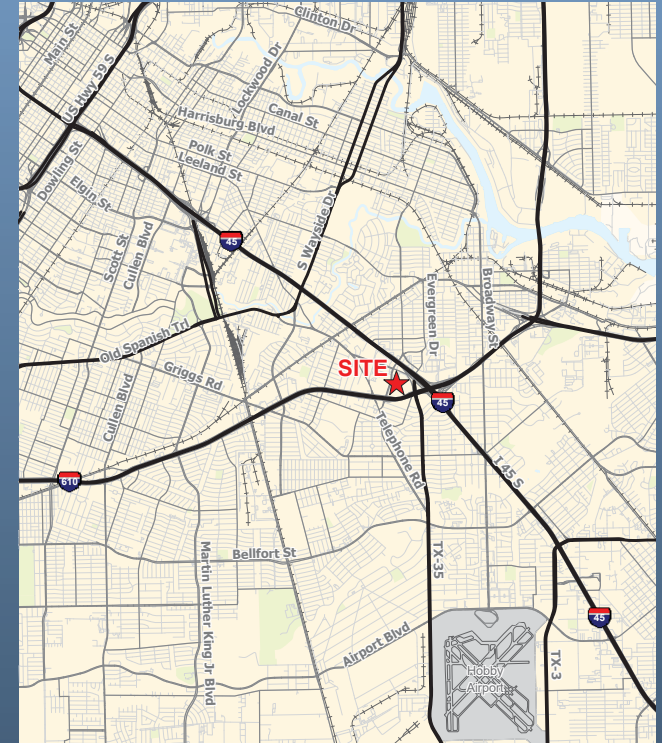


# FOR LEASE Gulfgate Center



## PROPERTY DATA

- Located at the intersection of Gulf Freeway and South Loop 610, Houston, Texas 77087
- Total traffic count of over 379,000 cars per day
- Anchored by HEB, Lowes, Marshalls, Old Navy, Ross, Best Buy, Shoe Carnival, and Party City

## DEMOGRAPHICS

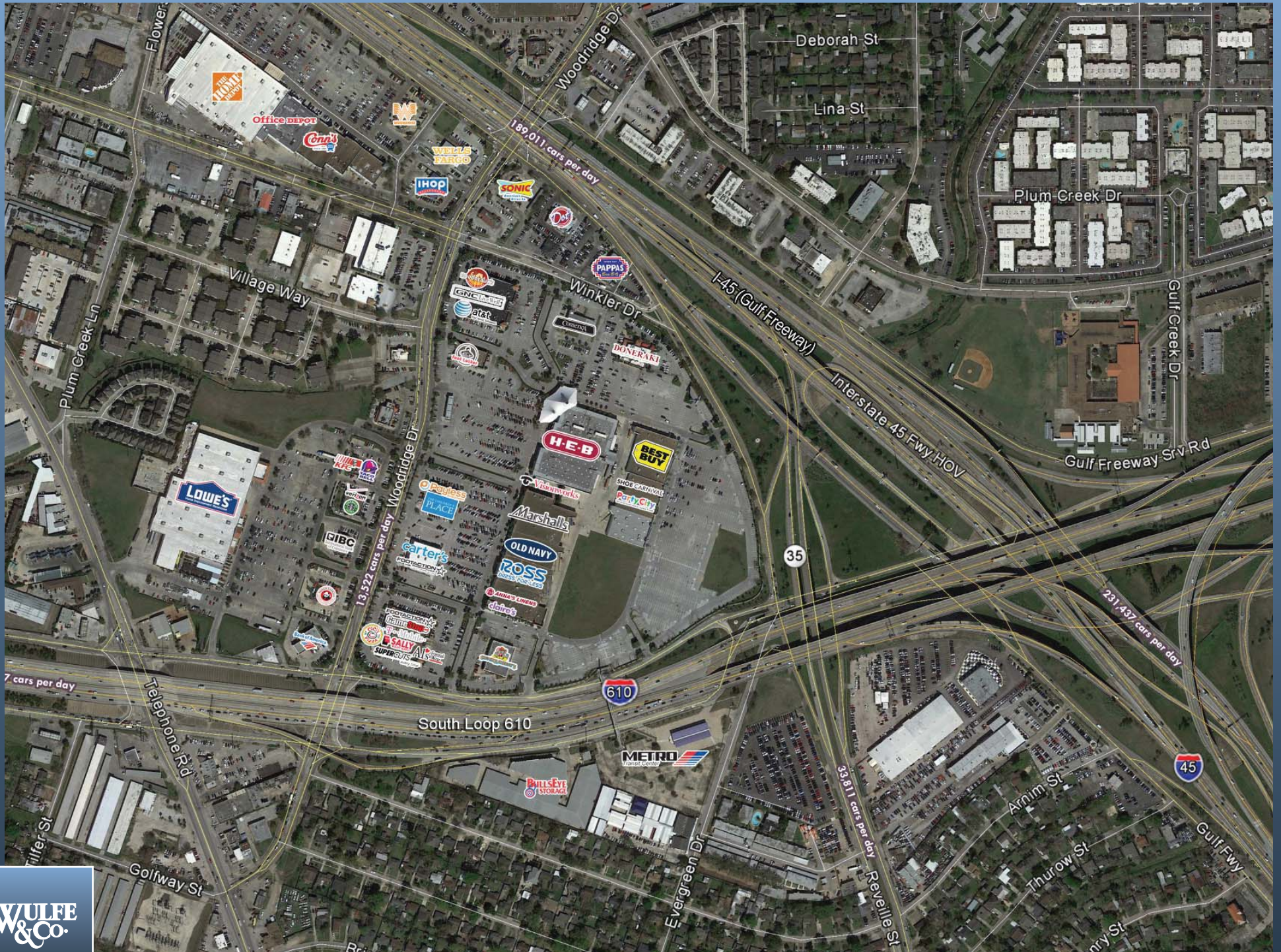
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2018 Estimate	29,285	150,011	326,212
<b>Avg HH Income</b> 2018 Estimate	\$47,585	\$52,586	\$53,529
<b>Traffic Counts</b>			
I-45	237,000 cars per day		
South loop 610	129,000 cars per day		
Woodridge	13,522 cars per day		

## CONTACT

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

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



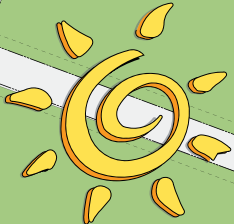












# Gulfgate Center

HOUSTON, TEXAS



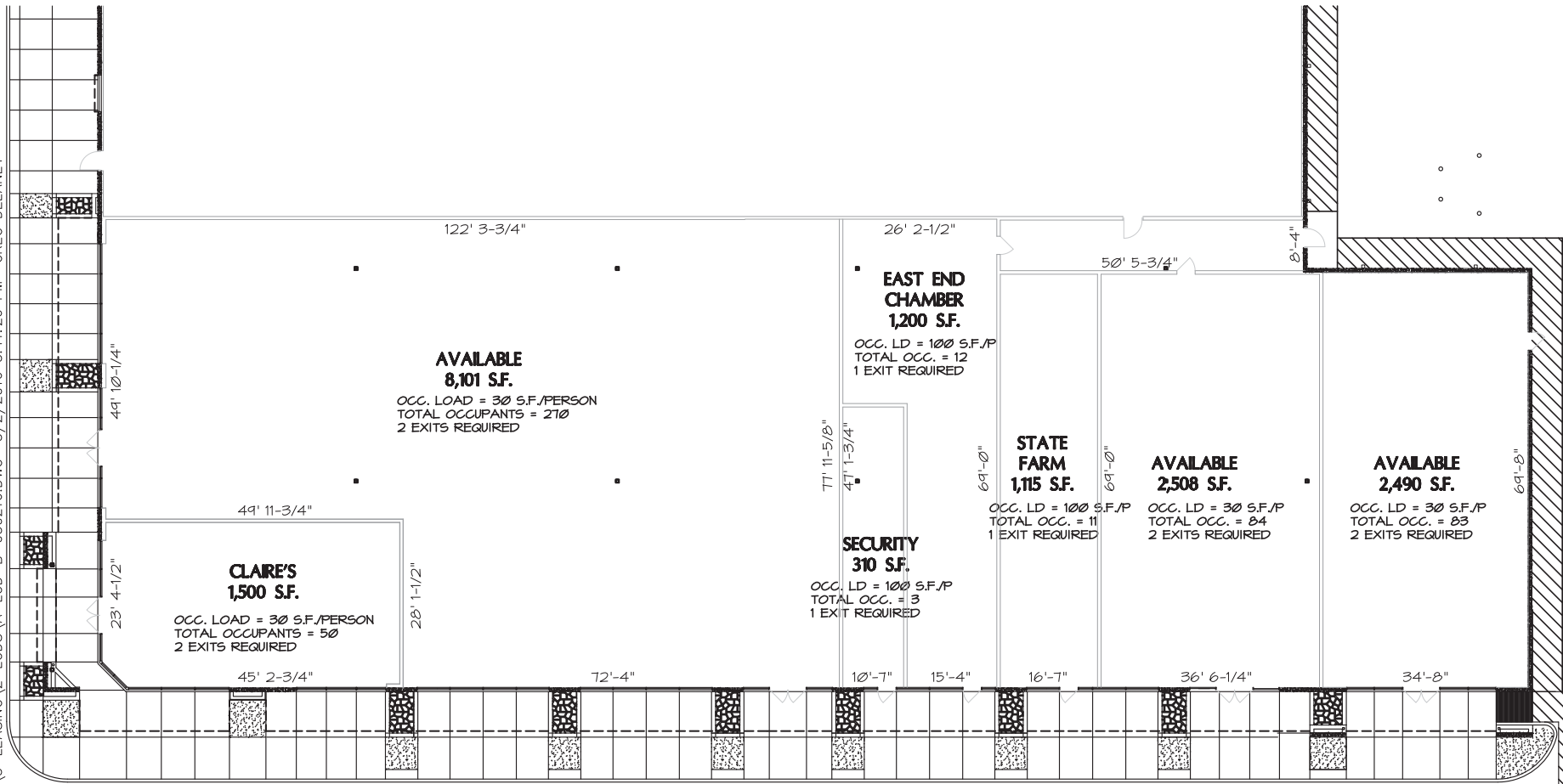
1800 Post Oak Blvd  
6 Blvd Place, Suite 400  
Houston, Texas 77056



6802 Mapleridge, Suite 200  
Bellaire, Texas 77401



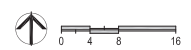
P:\1439000\DRAWINGS\3-LEASING\2-L0DS\A-L0D-B-050216.DWG 5/2/2016 5:11:26 PM GREG DELANEY



1800 POST OAK BOULEVARD  
6 BLVD PLACE, SUITE 400  
HOUSTON, TEXAS 77068  
TEL 713/621-1700  
FAX 713/621-3244

GULFGATE  
HOUSTON, TEXAS

BUILDING B LEASING PLAN



ARCHITECT:	Marc Boucher
REGISTERED:	14291
DATE:	05/02/16
APPROVAL:	
REVISION:	
CONTRACTOR:	JOB P. 14390000

Wulfe & Co.  
1800 Post Oak Blvd, Suite 400  
Houston, Texas 77068  
www.wulfe.com

bdg  
architecture  
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boucher design group

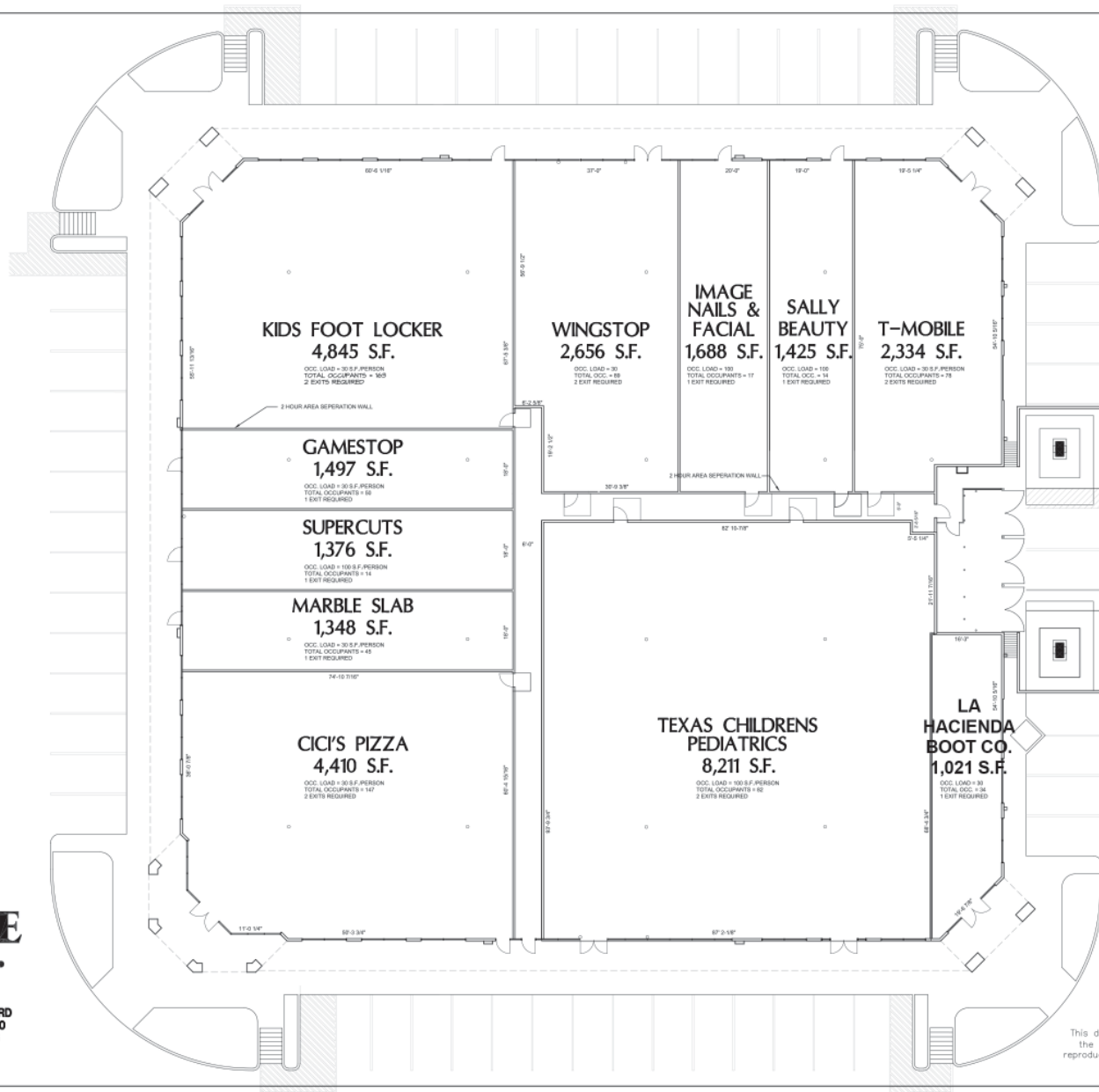
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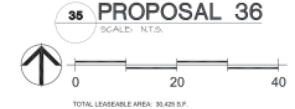




Gulfgate



**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 DATE: 01/29/18  
APPROVAL JOB #: 14390000  
PERMIT OR CONSTRUCTION

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

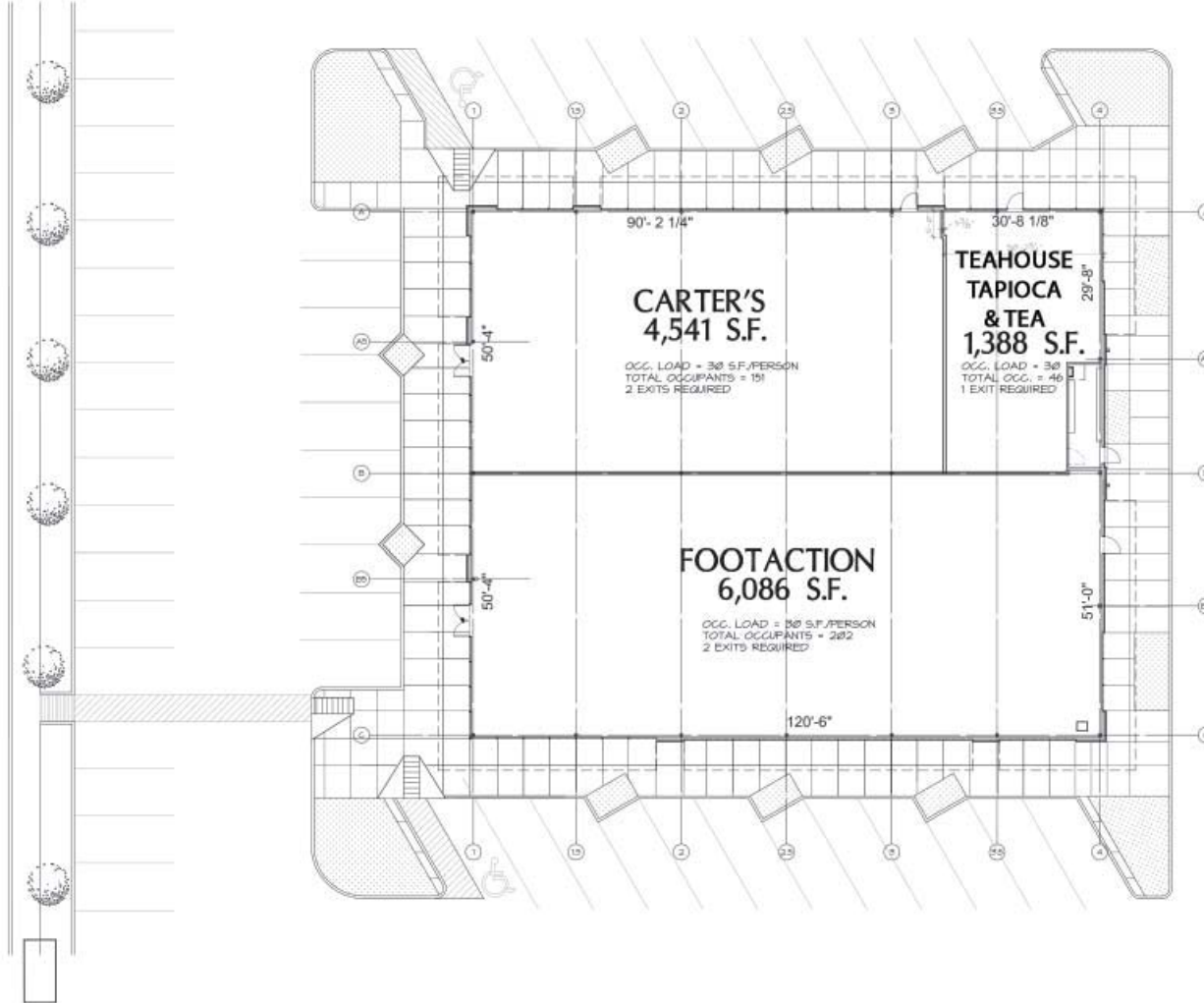


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**LEASE BLDG 3  
FLOOR PLAN  
PROPOSAL 21**



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

DESIGNED BY	ARCHITECT	Mari Baucher
CHECKED BY	REGISTRATION #	14691
DATE	DATE	09/15/13
APPROVAL	JOB #	1304900
CONSTRUCTION	MEMBERS A.I.A.	
	1002 (Architecture) Suite 200	713.182.3544
	Dallas, Texas 75261	www.dgag.com

**dg**  
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# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6984/-95.2948

RS1

500 Gulfgate Center		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77087				
<b>POPULATION</b>	2018 Estimated Population	29,285	150,011	326,212
	2023 Projected Population	31,680	162,001	354,329
	2010 Census Population	27,716	142,921	307,320
	2000 Census Population	30,279	153,283	320,602
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.7%
	Historical Annual Growth 2000 to 2018	-0.2%	-0.1%	0.1%
	2018 Median Age	29.7	32.4	33
<b>HOUSEHOLDS</b>	2018 Estimated Households	8,698	47,618	107,109
	2023 Projected Households	9,620	52,606	119,556
	2010 Census Households	7,927	43,690	96,804
	2000 Census Households	8,214	45,282	99,457
	Projected Annual Growth 2018 to 2023	2.1%	2.1%	2.3%
	Historical Annual Growth 2000 to 2018	0.3%	0.3%	0.4%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	58.2%	51.2%	45.1%
	2018 Estimated Black or African American	5.7%	15.4%	27.8%
	2018 Estimated Asian or Pacific Islander	1.0%	2.8%	2.3%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%
	2018 Estimated Other Races	34.3%	29.9%	24.2%
	2018 Estimated Hispanic	89.3%	76.8%	62.8%
<b>INCOME</b>	2018 Estimated Average Household Income	\$47,585	\$52,586	\$53,529
	2018 Estimated Median Household Income	\$35,966	\$38,964	\$39,997
	2018 Estimated Per Capita Income	\$14,220	\$16,741	\$17,700
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	26.6%	25.3%	21.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	17.2%	13.8%	13.2%
	2018 Estimated High School Graduate	28.5%	29.6%	29.7%
	2018 Estimated Some College	13.5%	16.0%	18.3%
	2018 Estimated Associates Degree Only	5.1%	4.5%	4.7%
	2018 Estimated Bachelors Degree Only	6.9%	7.8%	8.8%
	2018 Estimated Graduate Degree	2.3%	3.1%	4.3%
<b>BUSINESS</b>	2018 Estimated Total Businesses	600	4,127	9,675
	2018 Estimated Total Employees	7,107	43,371	124,384
	2018 Estimated Employee Population per Business	11.8	10.5	12.9
	2018 Estimated Residential Population per Business	48.8	36.3	33.7

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
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