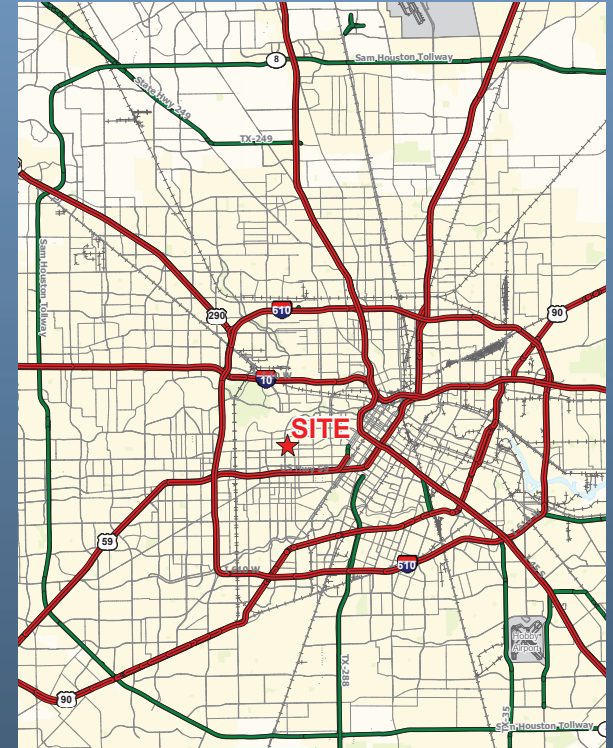


# FOR LEASE

## Kirby Oaks Shopping Center

UP TO 6,572 SF SECOND FLOOR SPACE AVAILABLE



### PROPERTY DATA

- Excellent River Oaks location fronting Kirby Drive and Westheimer with monument sign
- 6,572 SF second floor space
- Space previously occupied by Memorial Hermann
- Cotenants include Local Foods, Richard's Liquors, Comerica Bank, Soul Cycle, and Kick Pleat

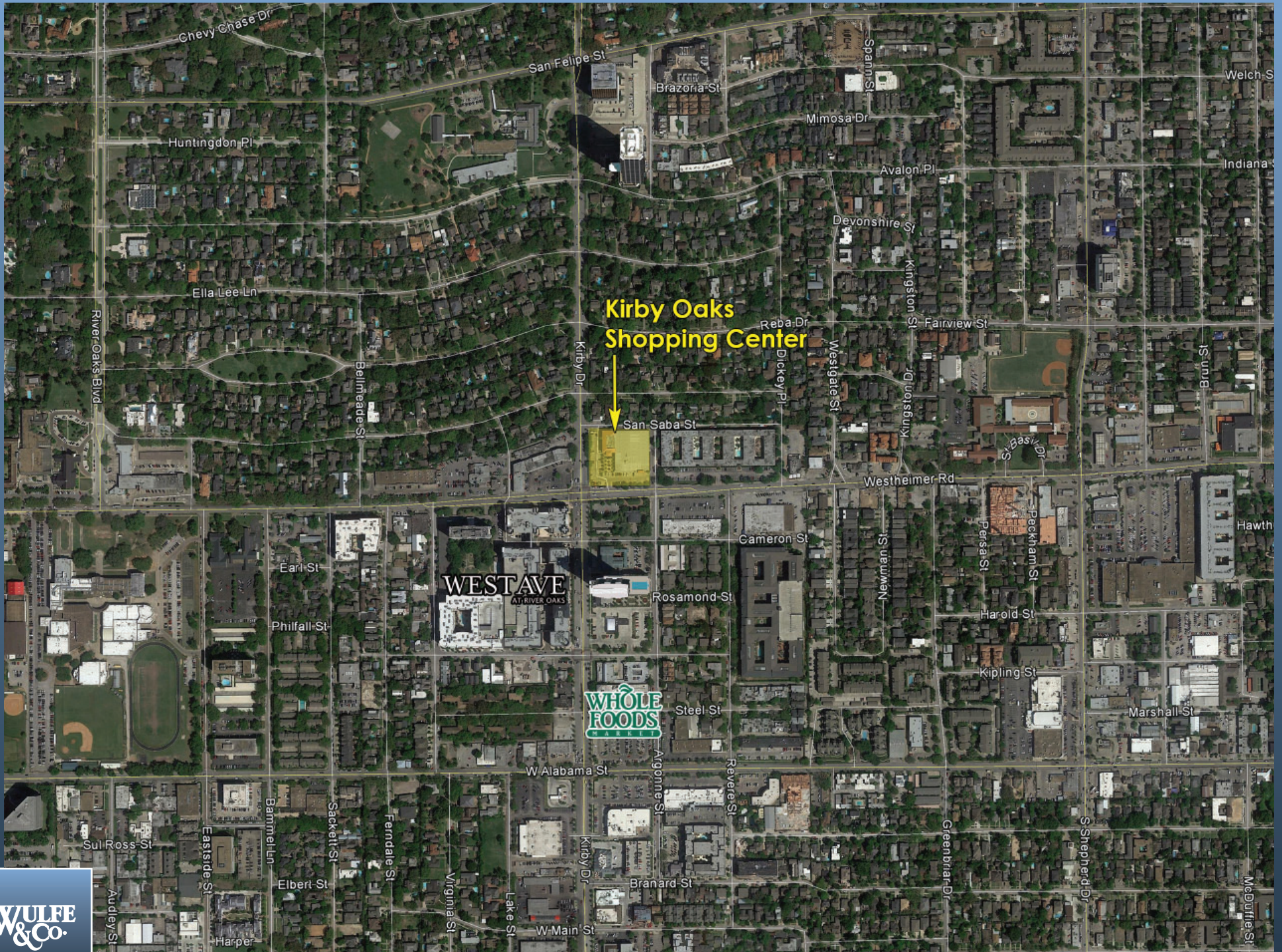
### DEMOGRAPHICS

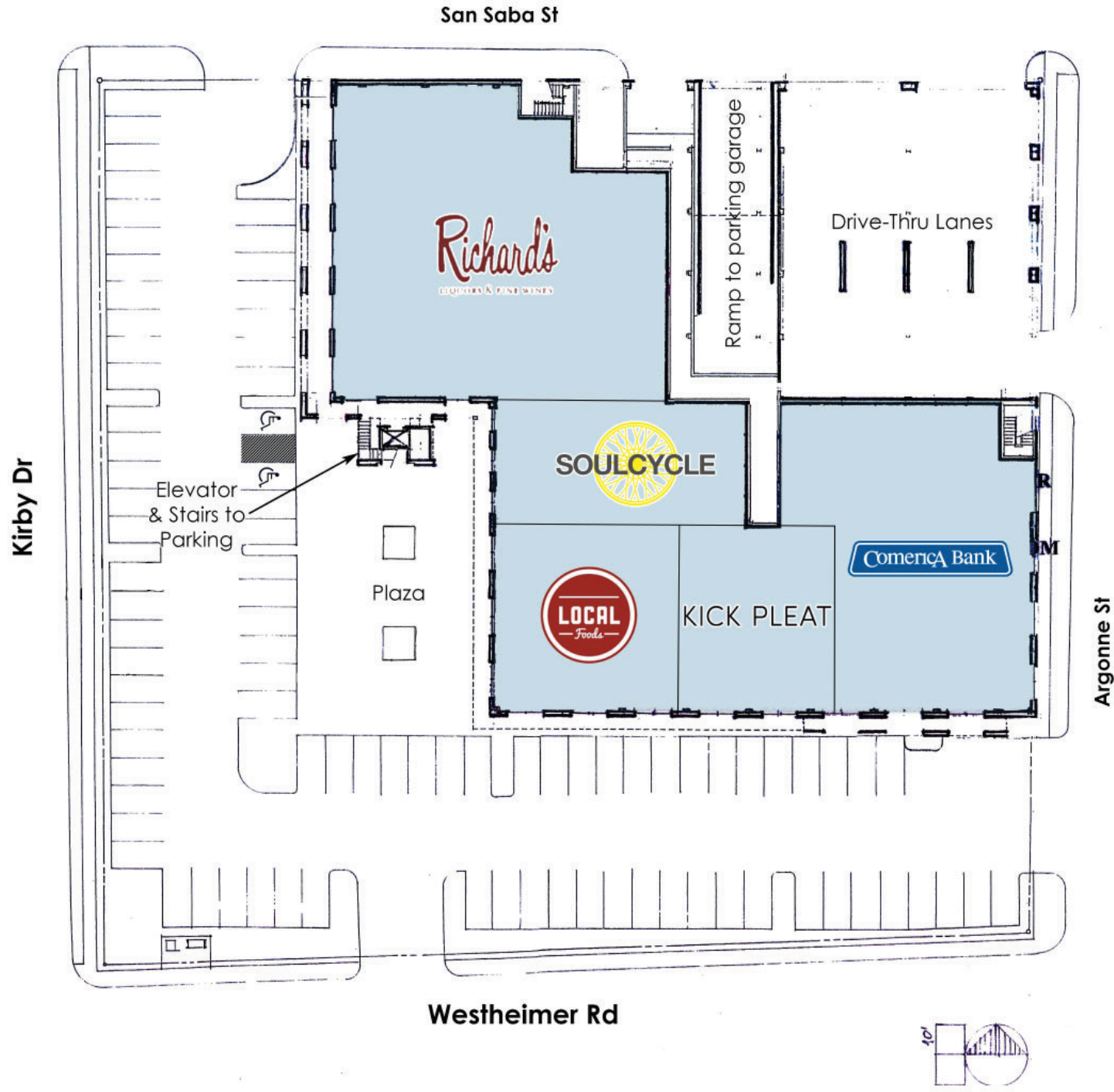
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2019 Estimate	21,803	184,505	511,791
<b>Avg HH Income</b> 2019 Estimate	\$169,380	\$160,333	\$131,858
<b>Traffic Counts</b> Westheimer Kirby	22,110 cars per day 49,271 cars per day		

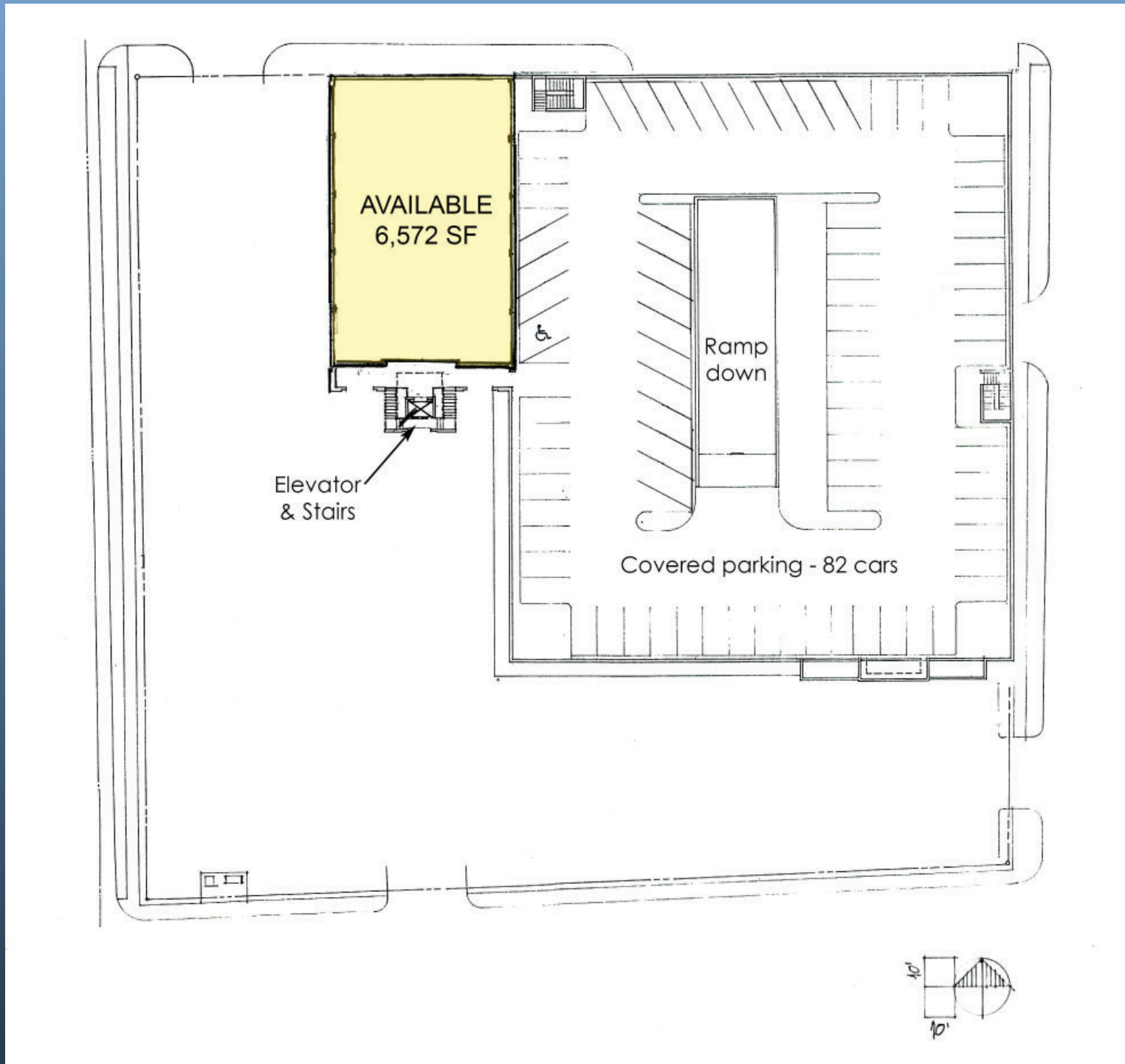
### CONTACT

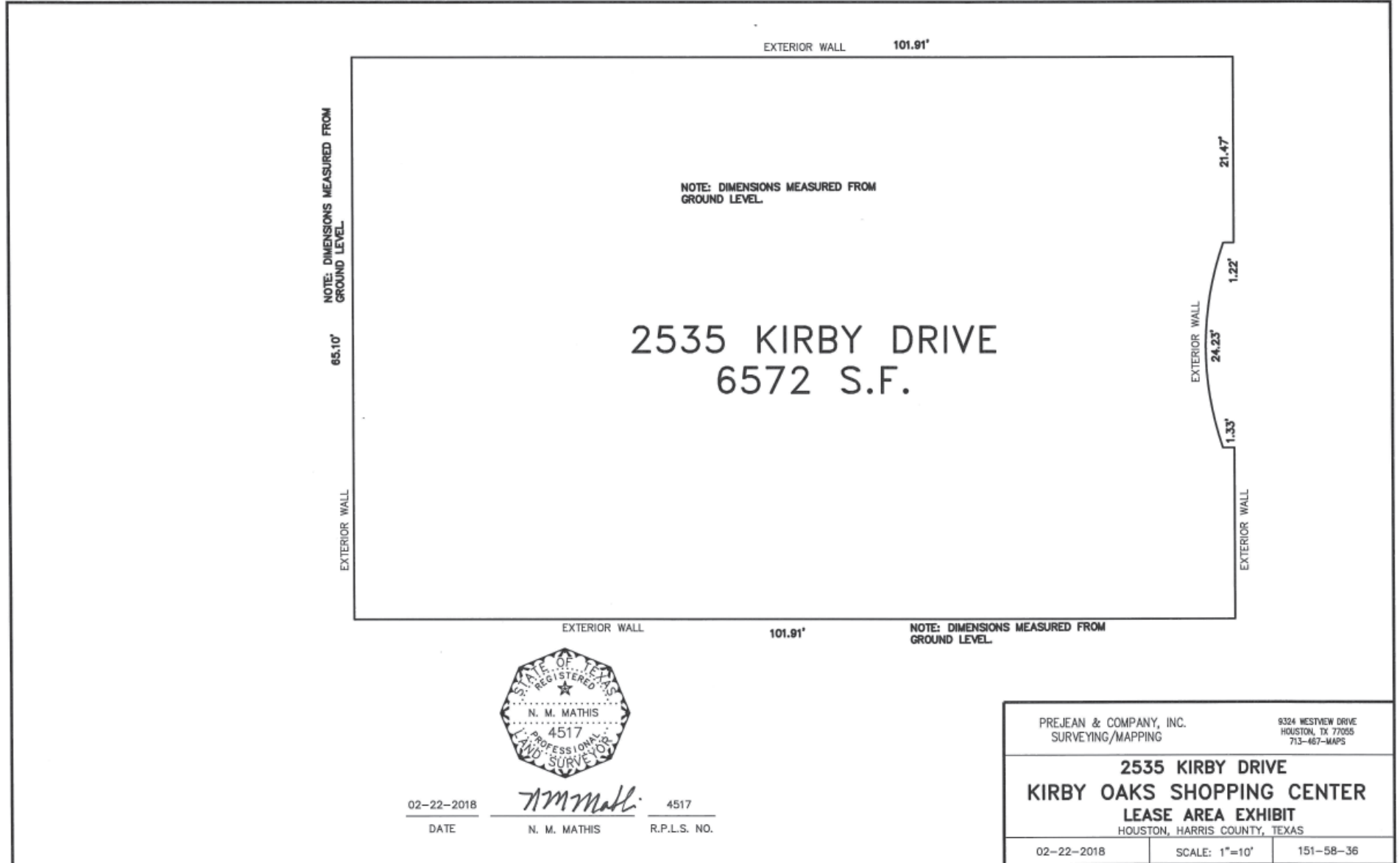
**Elise Weatherall**  
eweatherall@wulfe.com  
(713) 621-1714

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





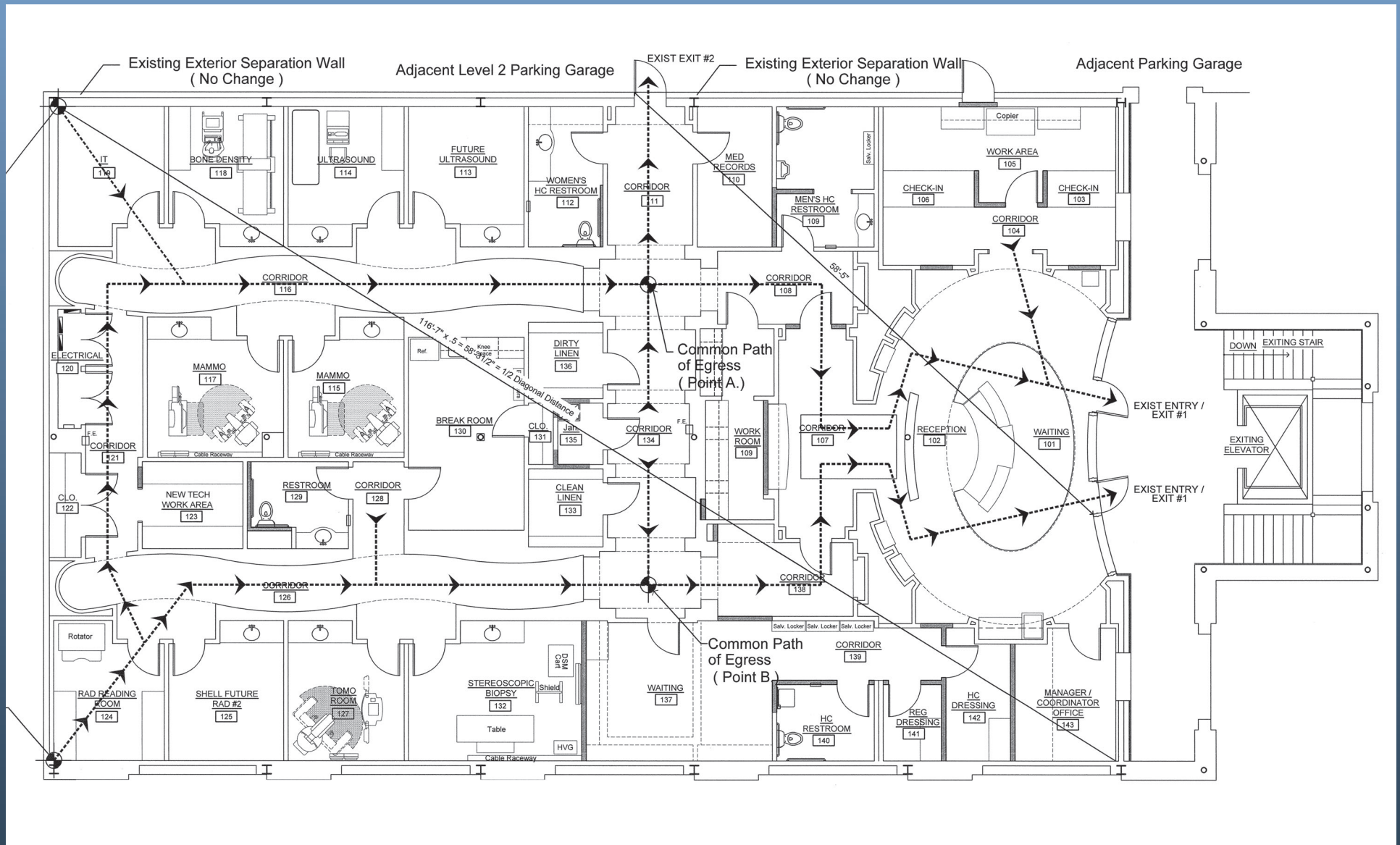




02-22-2018 *N. M. Mathis* 4517  
 DATE N. M. MATHIS R.P.L.S. NO.

PREJEAN & COMPANY, INC. SURVEYING/MAPPING	9324 WESTVIEW DRIVE HOUSTON, TX 77055 713-467-MAPS
<b>2535 KIRBY DRIVE</b> <b>KIRBY OAKS SHOPPING CENTER</b> <b>LEASE AREA EXHIBIT</b> HOUSTON, HARRIS COUNTY, TEXAS	
02-22-2018	SCALE: 1"=10'
151-58-36	





# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7427/-95.4181

RS1

2555 Kirby Dr			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77019					
POPULATION	2019 Estimated Population		21,803	184,505	511,791
	2024 Projected Population		22,499	189,884	530,450
	2010 Census Population		19,494	153,968	440,064
	2000 Census Population		18,043	128,461	399,352
	Projected Annual Growth 2019 to 2024		0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2019		1.1%	2.3%	1.5%
	2019 Median Age		37.1	35.5	34.5
HOUSEHOLDS	2019 Estimated Households		13,264	103,089	246,051
	2024 Projected Households		14,154	109,933	264,424
	2010 Census Households		11,134	81,191	200,144
	2000 Census Households		10,264	64,930	175,684
	Projected Annual Growth 2019 to 2024		1.3%	1.3%	1.5%
	Historical Annual Growth 2000 to 2019		1.5%	3.1%	2.1%
RACE AND ETHNICITY	2019 Estimated White		73.1%	68.5%	58.4%
	2019 Estimated Black or African American		8.1%	11.4%	18.3%
	2019 Estimated Asian or Pacific Islander		9.0%	10.3%	9.6%
	2019 Estimated American Indian or Native Alaskan		0.4%	0.4%	0.6%
	2019 Estimated Other Races		9.4%	9.4%	13.1%
	2019 Estimated Hispanic		25.4%	26.0%	32.9%
INCOME	2019 Estimated Average Household Income		\$169,380	\$160,333	\$131,858
	2019 Estimated Median Household Income		\$102,424	\$97,971	\$83,748
	2019 Estimated Per Capita Income		\$103,051	\$89,782	\$64,018
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		1.3%	2.0%	6.0%
	2019 Estimated Some High School (Grade Level 9 to 11)		1.5%	1.8%	4.4%
	2019 Estimated High School Graduate		4.8%	6.1%	12.8%
	2019 Estimated Some College		12.5%	11.9%	14.0%
	2019 Estimated Associates Degree Only		3.8%	4.3%	4.7%
	2019 Estimated Bachelors Degree Only		37.6%	38.3%	30.8%
	2019 Estimated Graduate Degree		38.4%	35.6%	27.3%
BUSINESS	2019 Estimated Total Businesses		3,009	26,396	51,619
	2019 Estimated Total Employees		24,709	404,473	775,386
	2019 Estimated Employee Population per Business		8.2	15.3	15.0
	2019 Estimated Residential Population per Business		7.2	7.0	9.9

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.

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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
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
Elise Weatherall	289099	eweatherall@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date