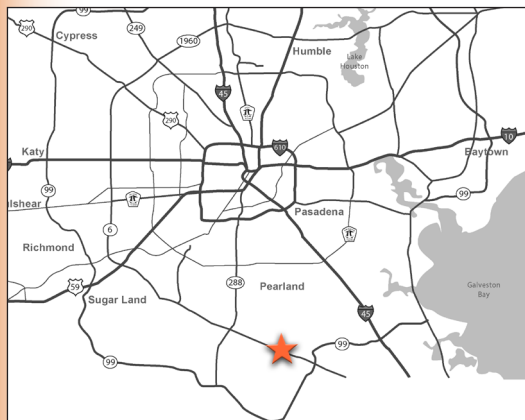


GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023

PROPERTY INFORMATION:

- ±11,250 SF Retail Development
- 121 Parking Spaces
- Spaces Available:
 - ±1,125 SF 2nd Gen Retail
 - ±1,895 SF Shell Space
- ± 1,112 SF Pad Site with Drive-Thru Available For Lease
- Located on S Wayside Dr, just NW of I-45/Gulf Fwy
- Across the street from Walmart
- Golden Chick under construction
- Call broker for pricing



SCAN ME

Contact:

Jolie Duhon
225.281.6246

GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023

Demographics:

1 Mile Radius

Population: 14,049
 Daytime Pop: 13,908
 Households: 5,126
 Avg HH Income: \$71,639

2 Mile Radius

Population: 66,599
 Daytime Pop: 71,210
 Households: 22,898
 Avg HH Income: \$62,392

3 Mile Radius

Population: 137,803
 Daytime Pop: 149,195
 Households: 47,362
 Avg HH Income: \$63,868

Traffic Counts:

Wayside Dr

27,159 VPD (TXDOT 2021)

Gulf Fwy Service Rd

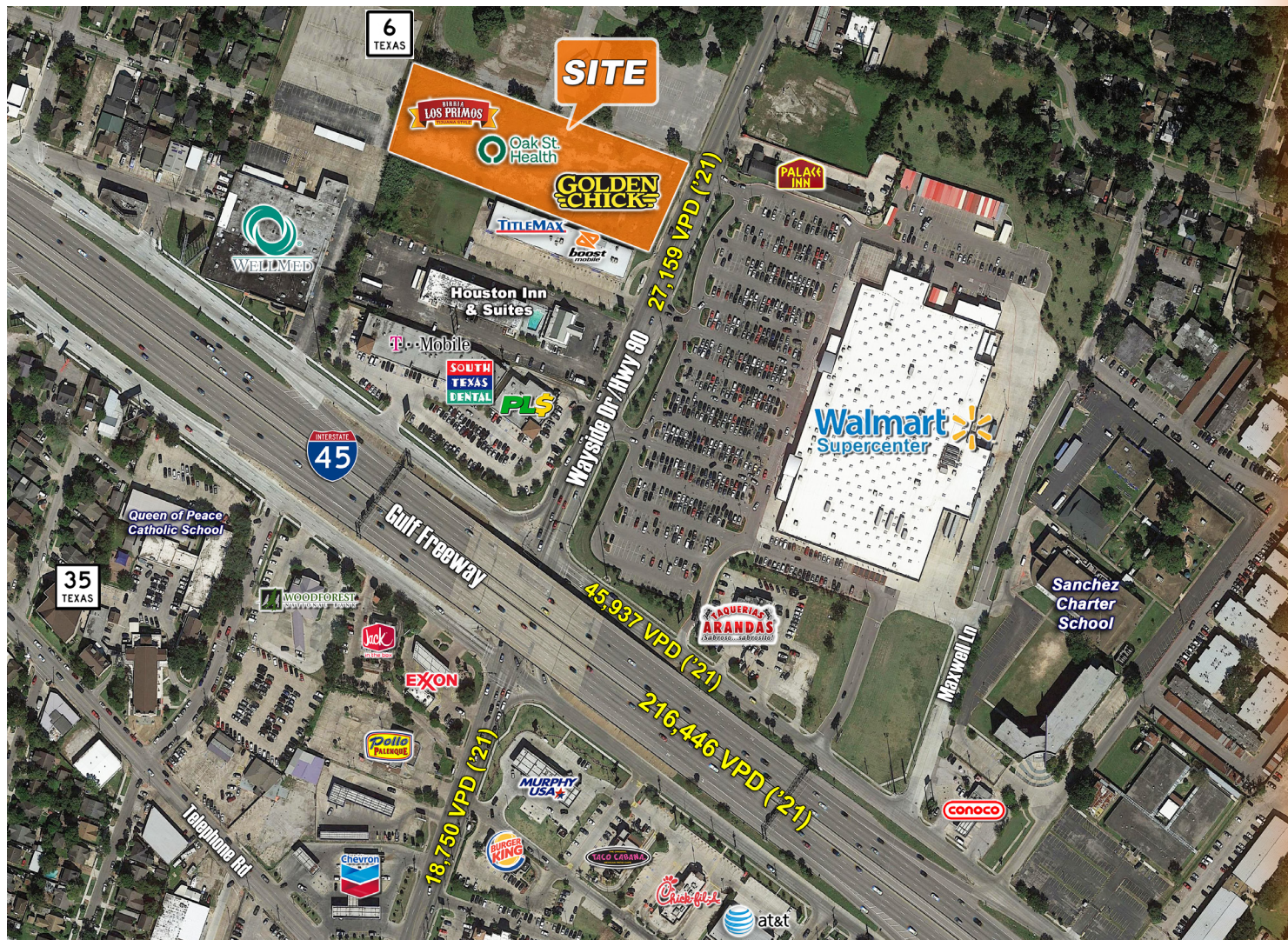
45,937 VPD (TXDOT 2021)

Gulf Fwy/I-45

216,466 VPD (TXDOT 2021)

US 90 ALT (S of I-45)

18,750 VPD (TXDOT 2021)



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GULF FREEWAY @ WAYSIDE

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PARKING ANALYSIS

BLDG/LEASE AREA	11,250 SF
TOTAL PARKING	121 CARS
PARKING RATIO	10.76 CARS/ 1000 SF



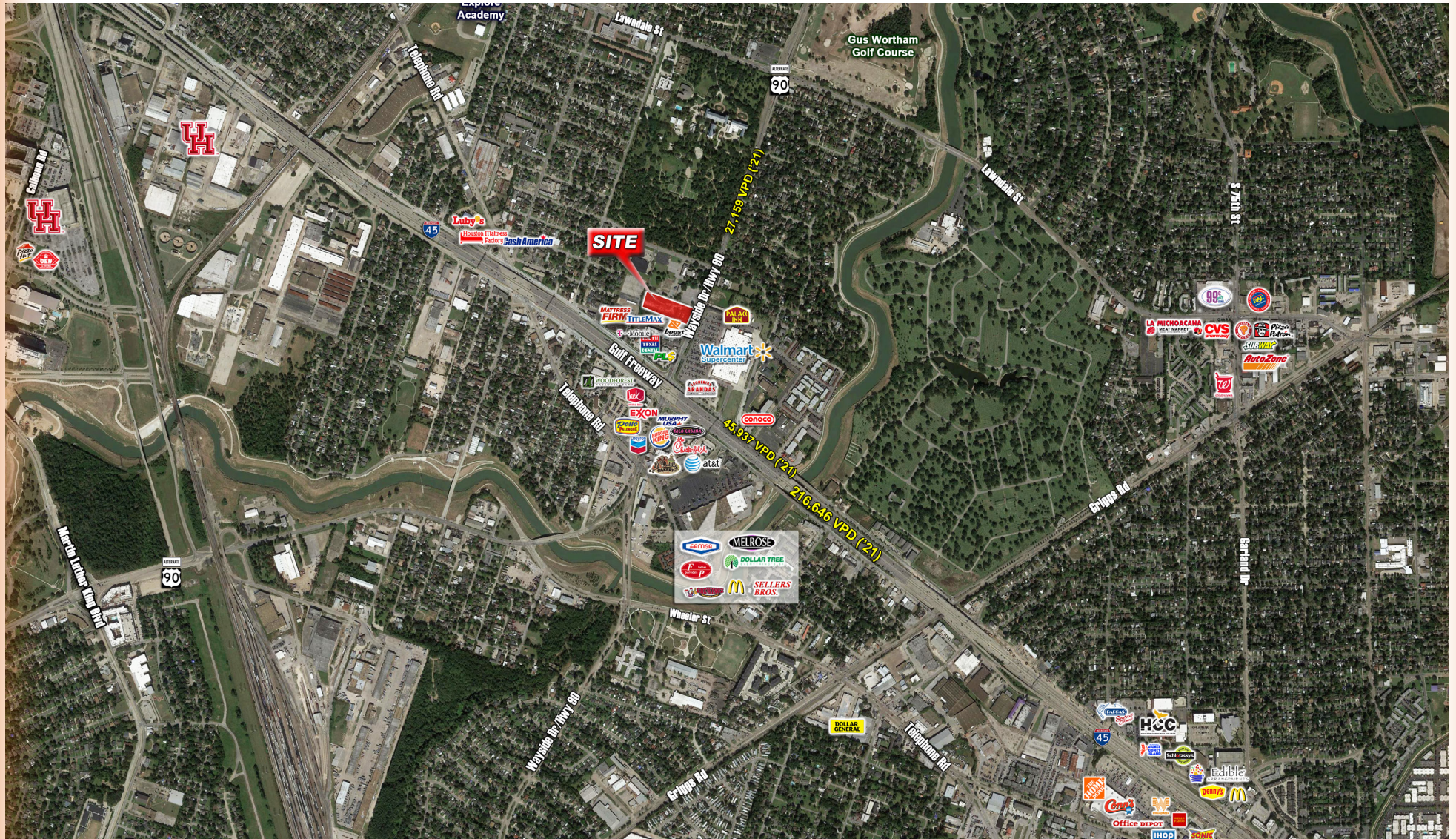
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