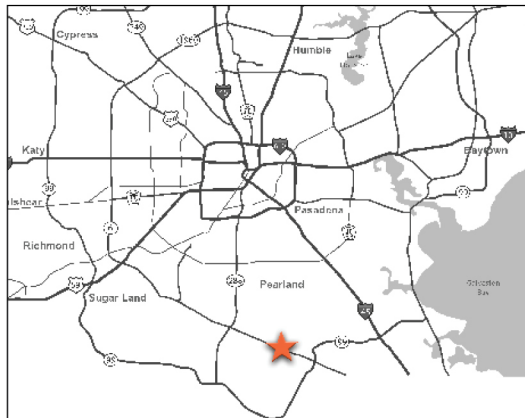


GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023

PROPERTY INFORMATION:

- ±11,250 SF Retail Development
- 121 Parking Spaces
- **Space Available:**
±1,895 SF Shell Space
- **Pad Site with Drive-Thru Available For Lease**
Total Buildable Area: ±2,700 SF
- Located on S Wayside Dr, just NW of I-45/Gulf Fwy
- Across the street from Walmart
- Golden Chick under construction
Expected Delivery Q3 2023
- Call broker for pricing



**PAD-SITE
AVAILABLE**



Contact:
Jolie Duhon
jduhon@orrinc.com
225.281.6246



Tel: 713.468.2600
4601 Washington Ave, Ste. 220
Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023

Demographics:

1 Mile Radius

Population: 15,200

Households: 5,126

Avg HH Income: \$71,639

3 Mile Radius

Population: 155,262

Households: 48,556

Avg HH Income: \$62,392

5 Mile Radius

Population: 401,699

Households: 140,484

Avg HH Income: \$70,211

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)

Hardy Tollway

18,509 VPD (TXDOT 2015)



Contact:

Jolie Duhon

jduhon@orrinc.com

225.281.6246



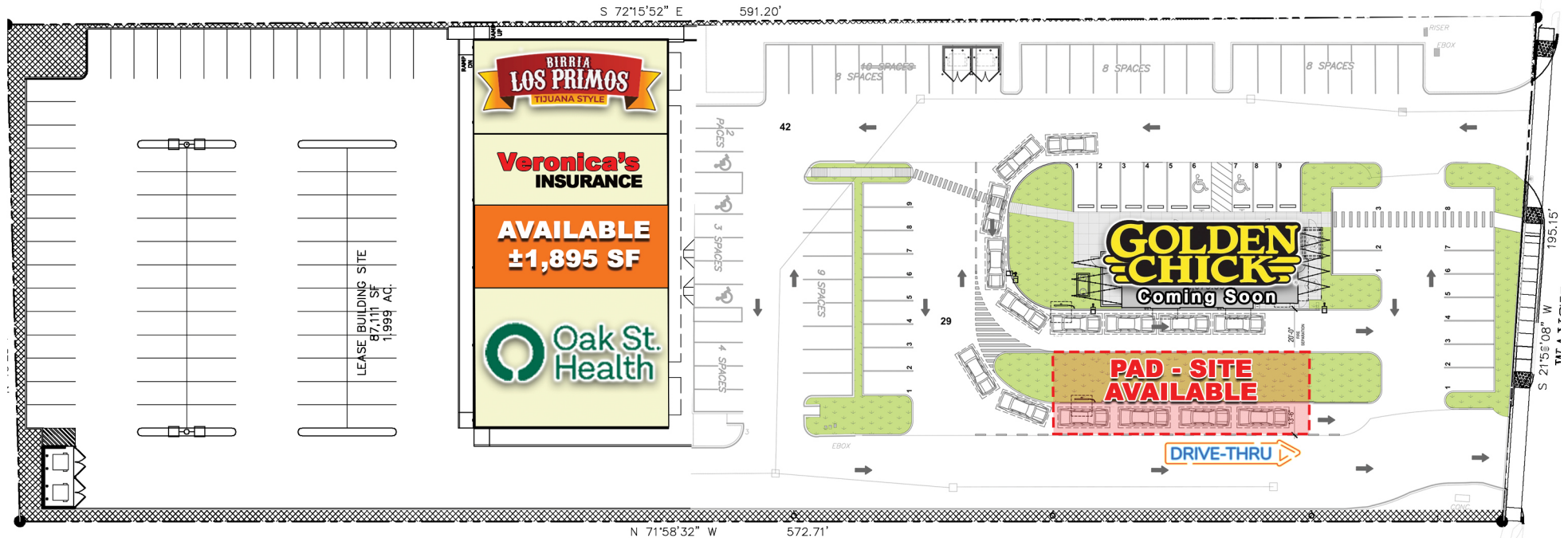
Tel: 713.468.2600

4601 Washington Ave, Ste. 220
Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023



PARKING ANALYSIS

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

Contact:

Jolie Duhon

jduhon@orrinc.com

225.281.6246

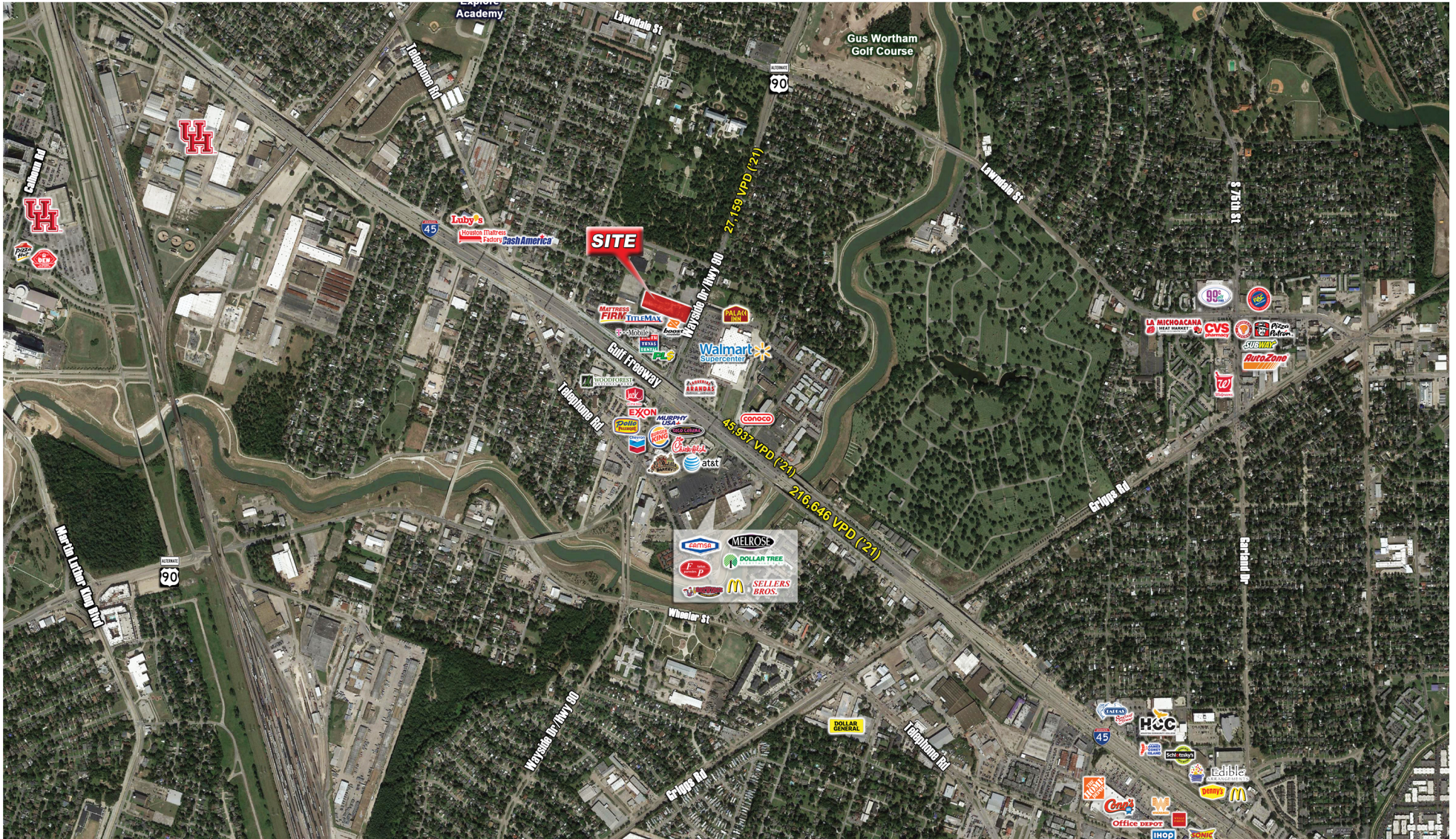
The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.



Tel: 713.468.2600
4601 Washington Ave, Ste. 220
Houston, Texas 77007

GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023



Contact:

Jolie Duhon

jduhon@orrinc.com

225.281.6246

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.



Tel: 713.468.2600
4601 Washington Ave, Ste. 220
Houston, Texas 77007