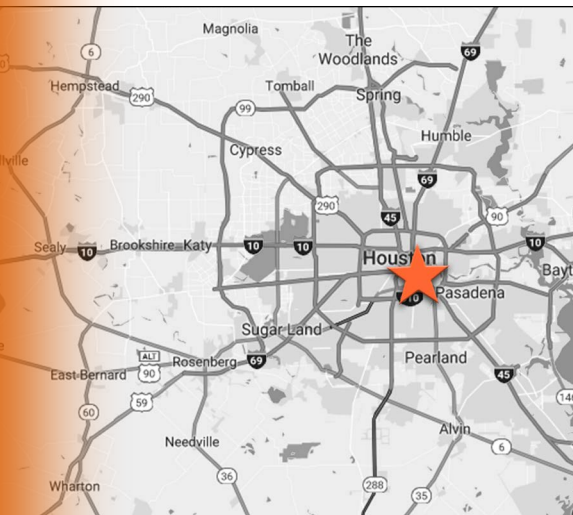


GULF FREEWAY COMMERCIAL PROPERTY

6502 & 6506 GULF FWY, HOUSTON, TX 77023

PROPERTY INFORMATION:

- Two Parcels Available
- Located on the Gulf Freeway / I-45 Frontage Road, just north of Griggs Rd
- ±200' of Freeway Frontage / 22,000 SF land, 11,800 SF bldg.
- Close Proximity to the University of Houston with ±46,148 Students
- Easy Access to I-45, Loop 610, and Alt-90
- Nearby retailers include Walmart, Harbor Freight, Sellers Bros, Home Depot, Office Depot, Lowes & More
- Call for Pricing



SCAN ME

Contact: **Bobby Orr**
832.428.8595



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

GULF FREEWAY COMMERCIAL PROPERTY

6502 & 6506 GULF FWY, HOUSTON, TX 77023

Demographics:

1 Mile Radius

2021 Population: 20,871
2026 Proj. Population: 21,439
Total Daytime Pop: 18,889
Avg HH Income: \$53,738

2 Mile Radius

2021 Population: 73,954
2026 Proj. Population: 76,475
Total Daytime Pop: 67,092
Avg HH Income: \$50,964

3 Mile Radius

2021 Population: 146,628
2026 Proj. Population: 150,880
Total Daytime Pop: 146,136
Avg HH Income: \$52,484

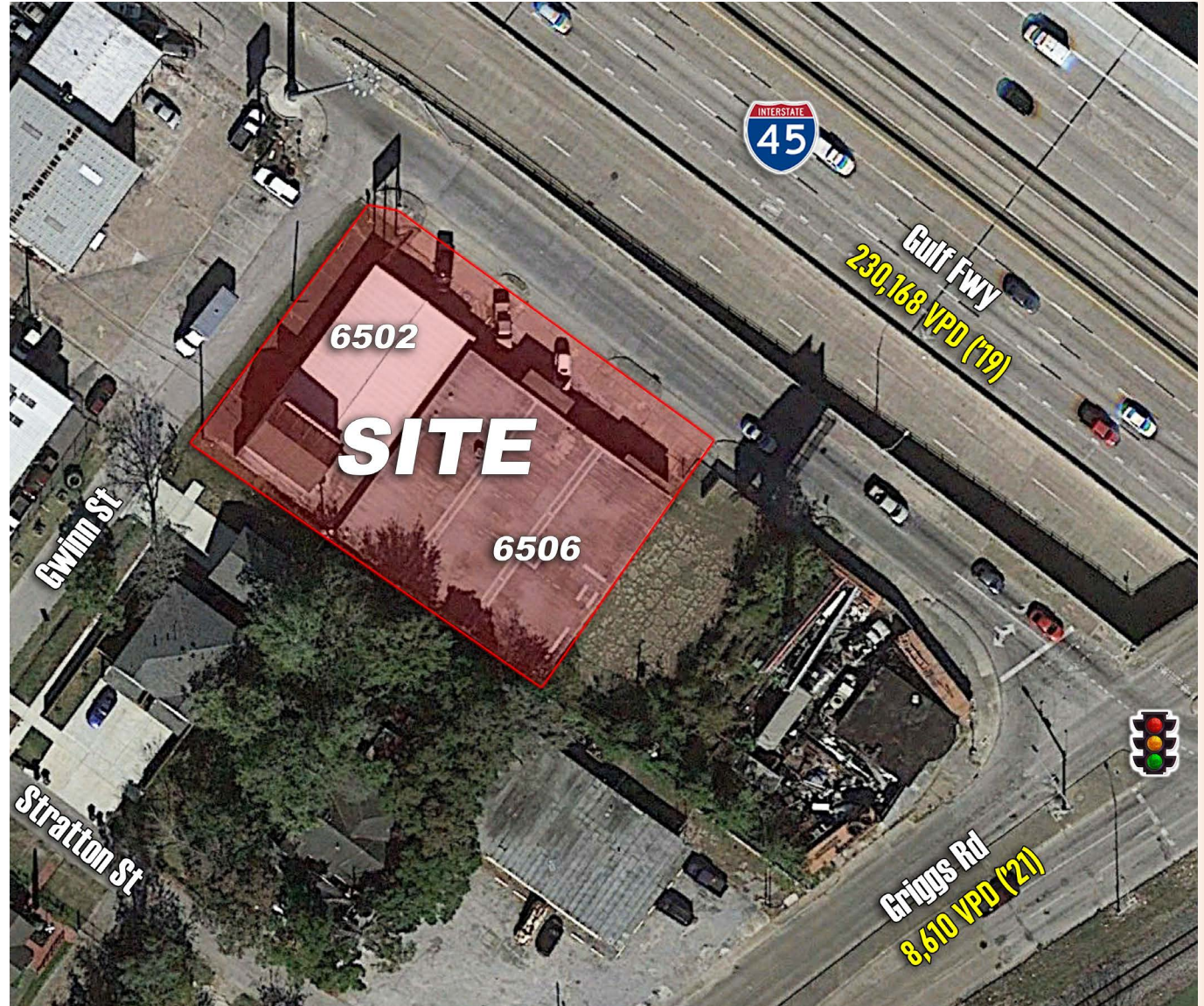
5 Mile Radius

2021 Population: 347,597
2026 Proj. Population: 364,332
Total Daytime Pop: 386,986
Avg HH Income: \$63,644

Traffic Counts:

I-45/Gulf Fwy: 230,168 VPD
(TXDOT 2019)

Griggs Rd: 8,610 VPD
(Kalibrate 2021)



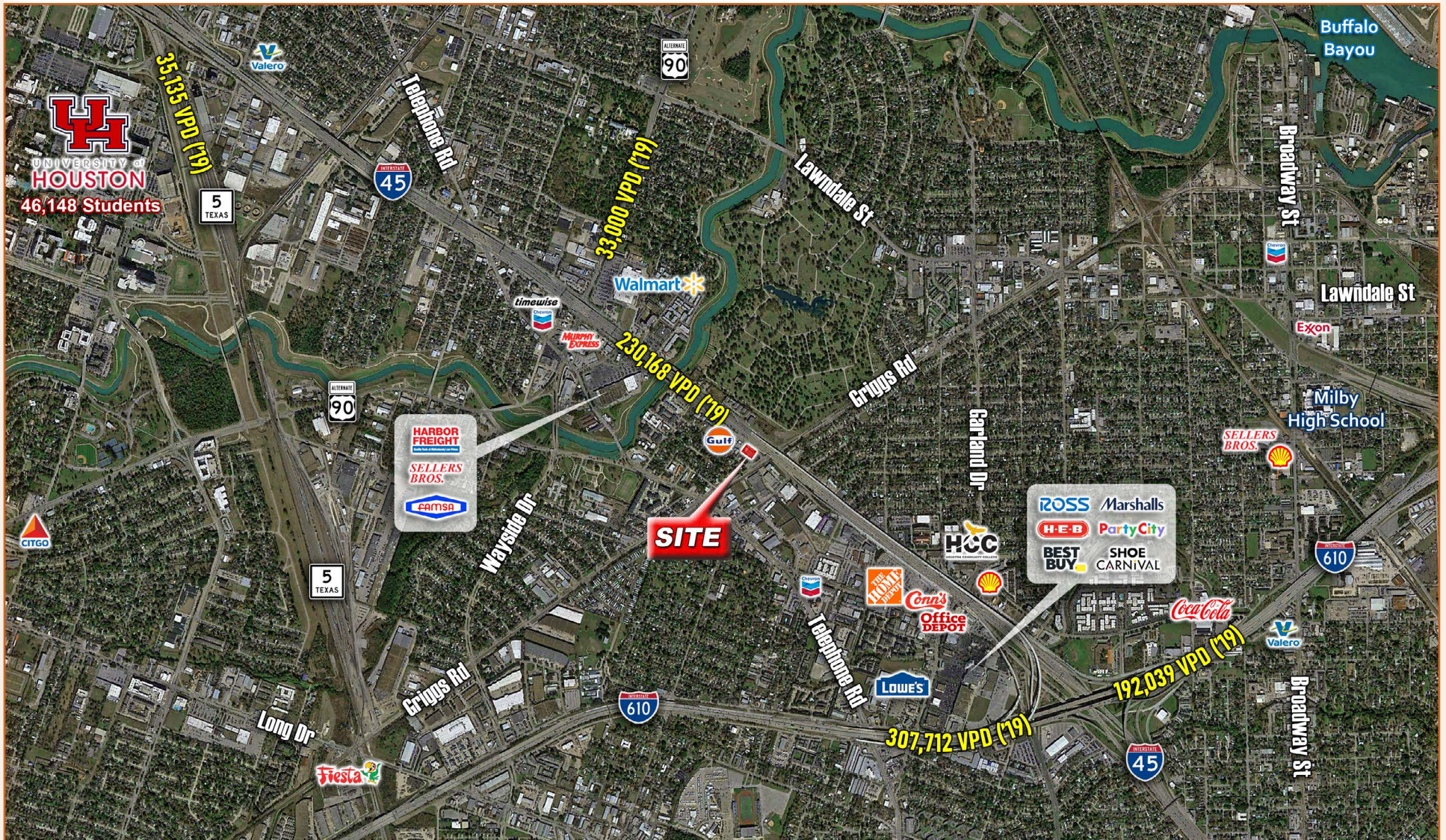
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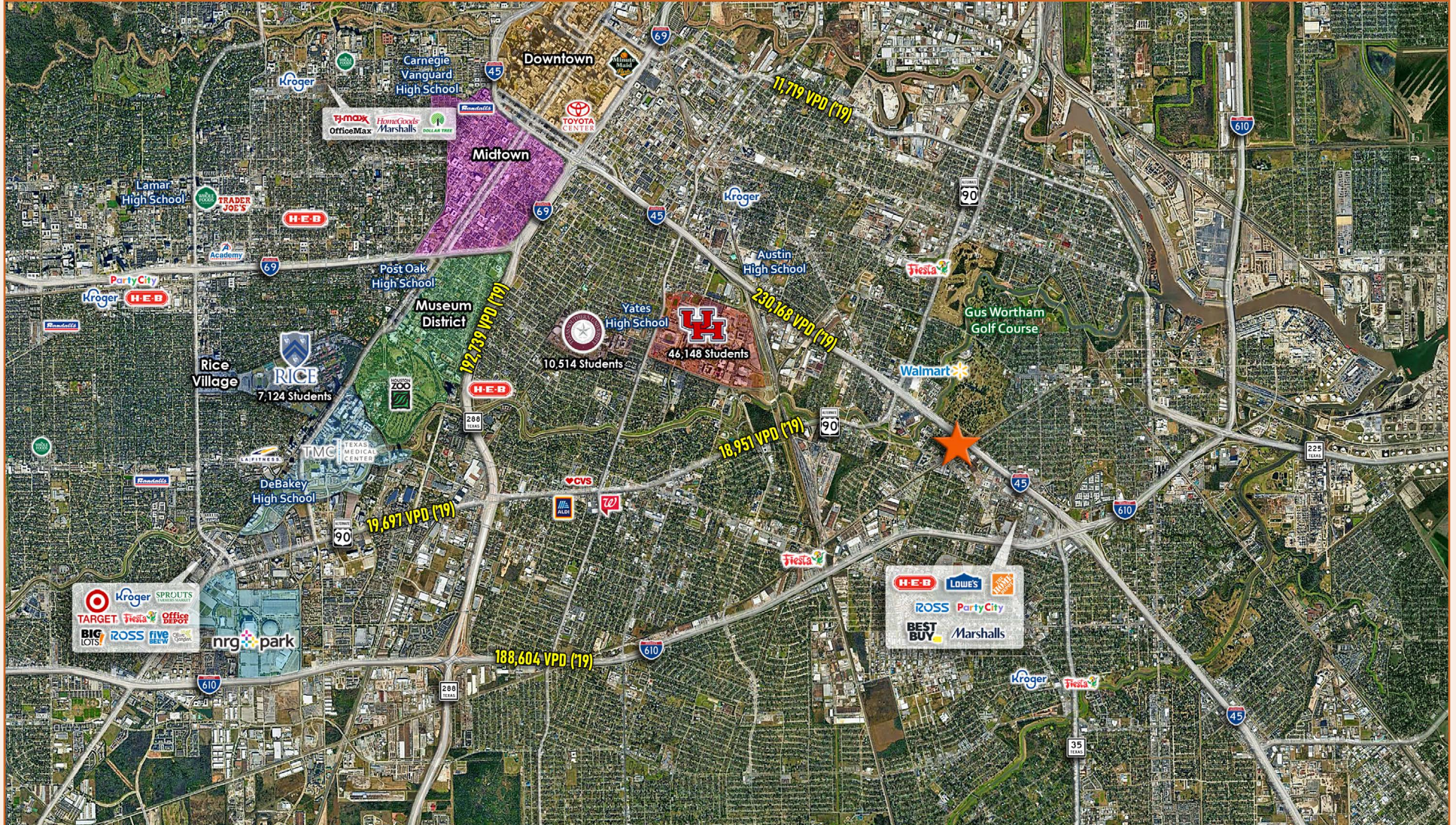
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