

GULF FREEWAY @ WAYSIDE

2008 SOUTH WAYSIDE DRIVE, HOUSTON, TX 77023

PROPERTY INFORMATION:

- 11,250 SF Retail Development
- Spaces Available:
 - 1,125 SF 2nd gen retail
 - 1,895 SF shell space
- Located on S Wayside Dr, just NW of I-45/Gulf Fwy
- Across the street from Walmart
- Golden Chick and Fat Tuesday under construction on pad site
- Call broker for pricing



SCAN ME

Contact:

Jolie Duhon
225.281.6246



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

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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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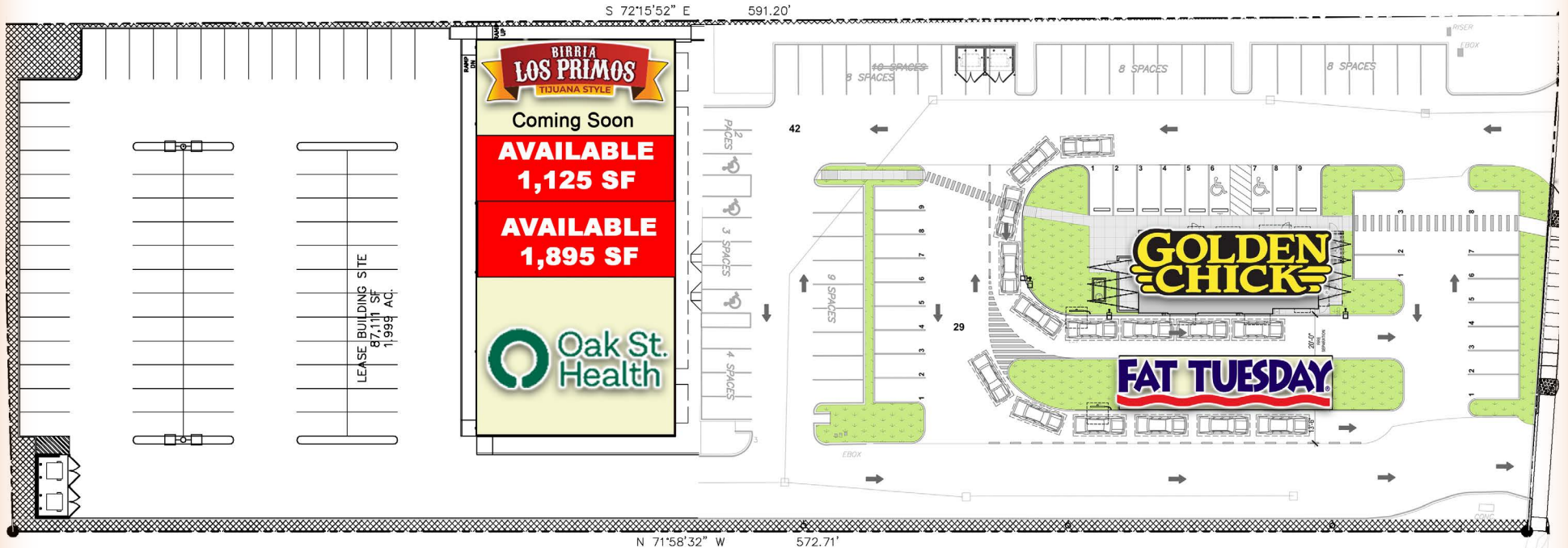
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I-45 S @ WAYSIDE (ACROSS FROM WALMART) - HOUSTON, TX



PARKING ANALYSIS

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



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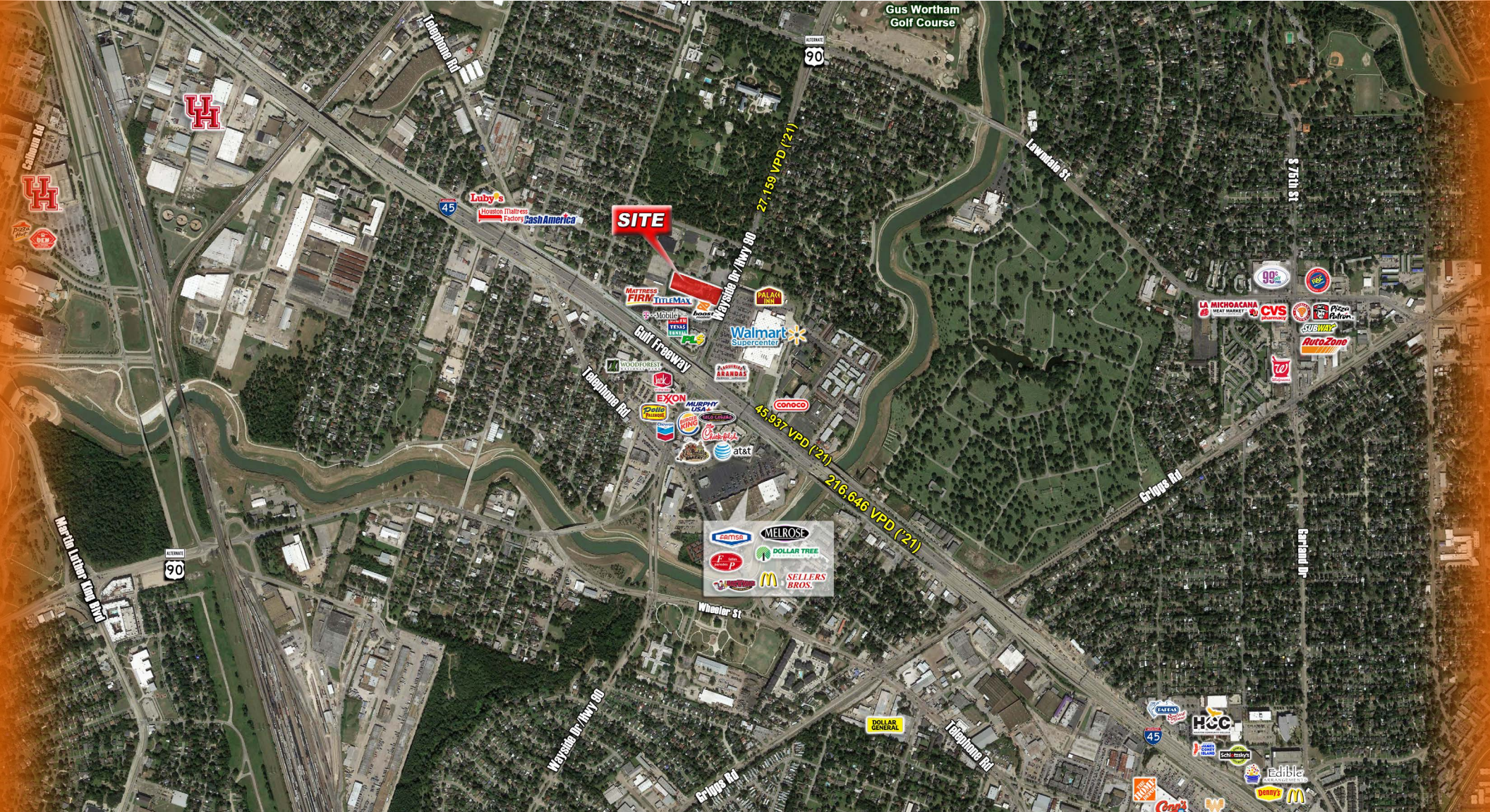
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