

For Lease Retail Center

South Wayside Village
5819-5823 Gulf Freeway
Houston, Texas 77023



- 1,150 - 2,500 SF Available
- End-cap available
- Call for Rate
- Available Immediately

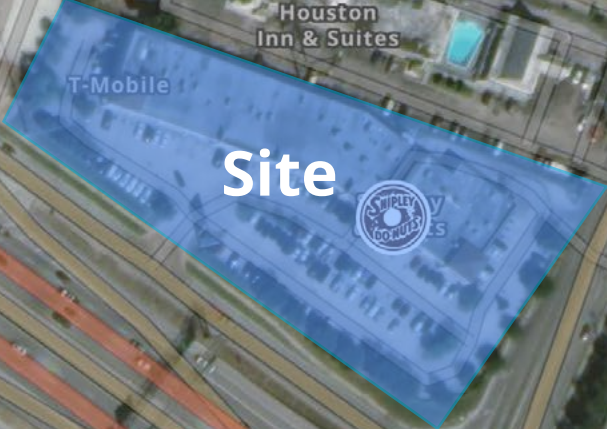


Jenny Seckinger
+1 713 830 2105
jenny.seckinger@colliers.com



1233 West Loop South, Suite 900
Houston, Texas 77027
P: +1 713 222 2111
colliers.com





Houston Inn & Suites

T-Mobile

Site

WOODFOREST NATIONAL BANK



ExxonMobil

MURPHY USA



Chick-fil-®



Gulf Fwy

Gulf Fwy

Oak Cliff St

S Wayside Dr

Sutherland St

Teleph

Maxwell Ln

Gulf Fwy

Area Demographics

5 mile radius



Population (2018)
384,995



Projected Population (2023)
406,462



Average Household Income (2018)
\$62,999



Projected Average Household Income (2023)
\$73,509



Unemployment Rate (2018)
7.4%



Households (2018)
132,599



Education Attainment
High school Graduate : 25%
Some College : 22%
Bachelor's / Grad / Professional Degree : 23%

Property Highlights

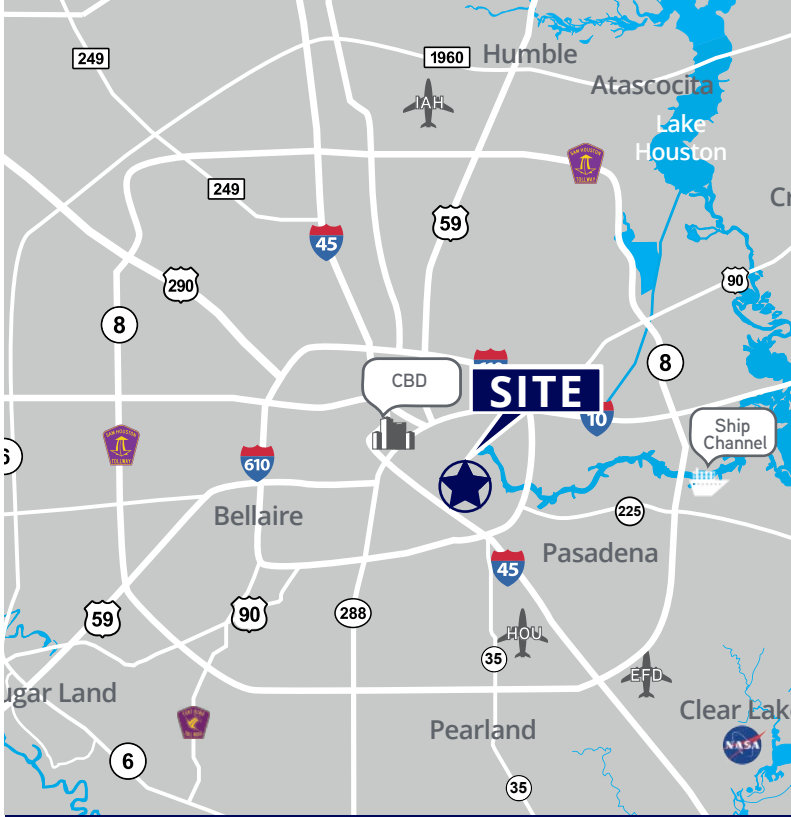
- > 29,364 SF retail center
- > Located at the northwest corner of the Gulf Fwy and Wayside Dr in southeast Houston
- > Excellent visibility along the Gulf Freeway
- > Easy access to I-45, 610 Loop and Hwy 288
- > Good mix of local and national retailers

Operating Expenses

\$16.16 PSF (2025 estimate)

Demographics

	1 Mi	3 Mi	5 Mi
Total Population	14,214	151,500	384,995
Per Capita Income	\$16,418	\$15,970	\$24,113
Avg. Household Income	\$55,550	\$48,839	\$62,999
Total Households	4,115	46,461	132,599



Contact Us:

Jenny Seckinger
+1 713 830 2105
jenny.seckinger@colliers.com



1233 West Loop South, Suite 900
Houston, Texas 77027
P: +1 713 222 2111
colliers.com



Available Space

Suite	Area	Lease Rate
19-100	2,500 SF	Call for Rate
19-800	1,150 SF	Call for Rate



Jenny Seckinger
+1 713 830 2105
jenny.seckinger@colliers.com



1233 West Loop South, Suite 900
Houston, Texas 77027
P: +1 713 222 2111
colliers.com





1233 West Loop South, Suite 900
Houston, Texas 77027
P: +1 713 222 2111
colliers.com

Jenny Seckinger
+1 713 830 2105
jenny.seckinger@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Colliers International Houston, Inc.	<u>29114</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

<u>houston.info@colliers.com</u>	<u>+1 713 222 2111</u>
Email	Phone

<u>Daniel Patrick Rice</u>	<u>811065</u>
Designated Broker of Firm	License No.

<u>danny.rice@colliers.com</u>	<u>+1 713 830 2134</u>
Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.
---	----------------------

Email	Phone
-------	-------

<u>Jenny Seckinger</u>	<u>594781</u>
Sales Agent/Associate's Name	License No.

<u>jenny.seckinger@colliers.com</u>	<u>+1 713 830 2105</u>
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date