1,404 SF RETAIL

MOSELEY | COMMERCIAL REAL ESTATE

2435 FULTON STREET, HOUSTON, TX 77009



1,404 SF
FOR LEASE

www.mcrehouston.com
(713) 522-4646

PROPERTY INFORMATION

MOSELEY | COMMERCIAL REAL ESTATE

TRAFFIC COUNTS	CPD
FULTON STREET SOUTH OF BOUNDARY	8,222
FULTON STREET NORTH OF BOUNDARY	6,392
BOUNDARY WEST OF FULTON STREET	4,745

MAP IT!

LOCATION

2435 FULTON STREET

HOUSTON, TEXAS 77007

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,848	170,939	410,228
AVG. HH INCOME	$71,737	$115,984	$112,897
DAYTIME POPULATION	5,103	208,049	354,168
HOUSEHOLD	6,343	71,479	170,761

PROPERTY NOTES

- 1,404 SF RETAIL/OFFICE
- MONUMENT SIGN
- MOVE-IN READY
- ON METRORAIL RED LINE CARRYING 51,039 PASSANGERS DAILY
- SIGNALIZED INTERSECTION
- HEAVY FOOT TRAFFIC

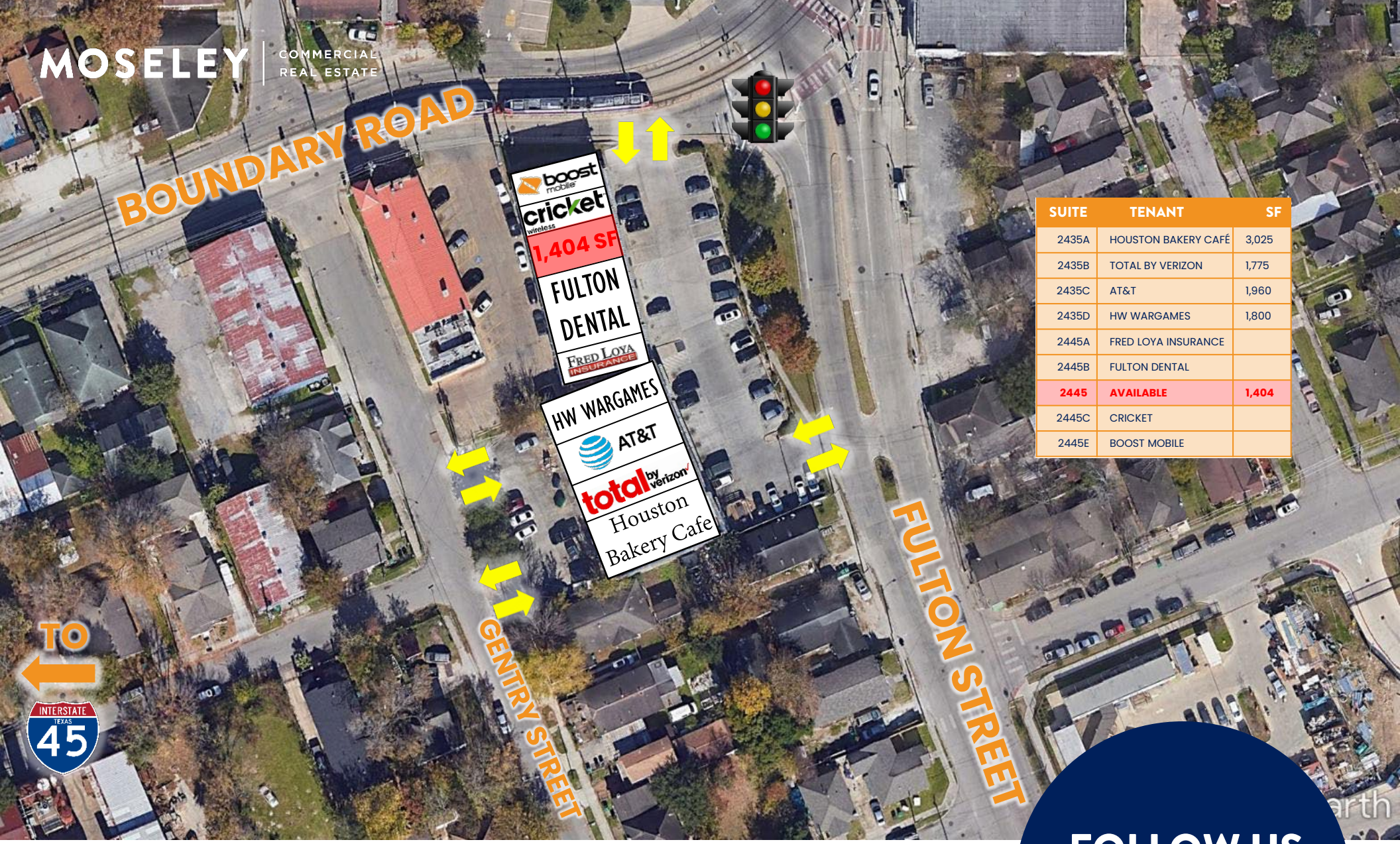
NEIGHBORS

LA MICHOACANA MEAT MARKET™ SINCE 1986

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FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS
RAC Rent-A-Center

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SUITE	TENANT	SF
2435A	HOUSTON BAKERY CAFÉ	3,025
2435B	TOTAL BY VERIZON	1,775
2435C	AT&T	1,960
2435D	HW WARGAMES	1,800
2445A	FRED LOYA INSURANCE	
2445B	FULTON DENTAL	
2445	**AVAILABLE**	**1,404**
2445C	CRICKET	
2445E	BOOST MOBILE	

EMAIL US

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

CALL US

713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

MOSELEY
COMMERCIAL REAL ESTATE

Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.7839/-95.3613

RF1

2435 Fulton St **Houston, TX 77009**		**1 mi radius**	**3 mi radius**	**5 mi radius**
POPULATION	2020 Estimated Population	18,848	170,939	410,228
	2025 Projected Population	20,635	183,359	441,100
	2010 Census Population	17,504	146,854	364,241
	2000 Census Population	20,017	141,784	361,521
	Projected Annual Growth 2020 to 2025	1.9%	1.5%	1.5%
	Historical Annual Growth 2000 to 2020	-0.3%	1.0%	0.7%
HOUSEHOLDS	2020 Estimated Households	6,343	71,479	170,761
	2025 Projected Households	7,096	77,999	186,947
	2010 Census Households	5,697	57,202	142,386
	2000 Census Households	5,958	48,529	129,200
	Projected Annual Growth 2020 to 2025	2.4%	1.8%	1.9%
	Historical Annual Growth 2000 to 2020	0.3%	2.4%	1.6%
AGE	2020 Est. Population Under 10 Years	13.7%	11.6%	12.0%
	2020 Est. Population 10 to 19 Years	13.6%	11.1%	11.8%
	2020 Est. Population 20 to 29 Years	12.7%	18.1%	17.4%
	2020 Est. Population 30 to 44 Years	20.0%	24.0%	22.7%
	2020 Est. Population 45 to 59 Years	19.8%	18.4%	18.4%
	2020 Est. Population 60 to 74 Years	14.2%	12.1%	12.8%
	2020 Est. Population 75 Years or Over	6.0%	4.6%	4.9%
	2020 Est. Median Age	36.4	34.7	34.8
MARITAL STATUS & GENDER	2020 Est. Male Population	51.6%	54.0%	52.4%
	2020 Est. Female Population	48.4%	46.0%	47.6%
	2020 Est. Never Married	41.8%	48.6%	46.7%
	2020 Est. Now Married	32.2%	28.1%	31.8%
	2020 Est. Separated or Divorced	19.2%	18.8%	17.0%
	2020 Est. Widowed	6.7%	4.5%	4.6%
INCOME	2020 Est. HH Income $200,000 or More	7.2%	14.8%	14.3%
	2020 Est. HH Income $150,000 to $199,999	3.6%	6.9%	6.9%
	2020 Est. HH Income $100,000 to $149,999	9.2%	14.3%	13.0%
	2020 Est. HH Income $75,000 to $99,999	9.0%	11.1%	10.5%
	2020 Est. HH Income $50,000 to $74,999	16.2%	15.5%	15.4%
	2020 Est. HH Income $35,000 to $49,999	14.9%	9.8%	10.6%
	2020 Est. HH Income $25,000 to $34,999	10.9%	7.9%	8.6%
	2020 Est. HH Income $15,000 to $24,999	13.3%	8.1%	8.3%
	2020 Est. HH Income Under $15,000	15.7%	11.5%	12.4%
	2020 Est. Average Household Income	$71,737	$115,984	$112,897
	2020 Est. Median Household Income	$50,093	$78,392	$77,375
	2020 Est. Per Capita Income	$24,424	$49,922	$47,730
	2020 Est. Total Businesses	629	13,847	28,928
	2020 Est. Total Employees	5,103	208,049	354,168

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Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

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RF1

2435 Fulton St **Houston, TX 77009**		**1 mi radius**	**3 mi radius**	**5 mi radius**
RACE	2020 Est. White	53.6%	53.1%	52.9%
	2020 Est. Black	12.7%	24.6%	23.4%
	2020 Est. Asian or Pacific Islander	1.4%	3.3%	3.7%
	2020 Est. American Indian or Alaska Native	0.9%	0.6%	0.7%
	2020 Est. Other Races	31.3%	18.4%	19.4%
HISPANIC	2020 Est. Hispanic Population	14,039	79,474	197,521
	2020 Est. Hispanic Population	74.5%	46.5%	48.1%
	2025 Proj. Hispanic Population	72.0%	46.1%	47.5%
	2010 Hispanic Population	75.9%	44.5%	46.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	12,542	118,350	279,523
	2020 Est. Elementary (Grade Level 0 to 8)	22.4%	9.7%	11.1%
	2020 Est. Some High School (Grade Level 9 to 11)	12.8%	8.7%	9.0%
	2020 Est. High School Graduate	24.0%	21.2%	20.0%
	2020 Est. Some College	16.7%	15.0%	14.9%
	2020 Est. Associate Degree Only	4.9%	4.9%	4.7%
	2020 Est. Bachelor Degree Only	12.4%	23.9%	22.9%
	2020 Est. Graduate Degree	6.8%	16.6%	17.5%
HOUSING	2020 Est. Total Housing Units	7,064	78,283	187,471
	2020 Est. Owner-Occupied	38.7%	35.2%	37.7%
	2020 Est. Renter-Occupied	51.1%	56.1%	53.4%
	2020 Est. Vacant Housing	10.2%	8.7%	8.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	8.9%	14.0%	12.2%
	2020 Homes Built 2000 to 2009	8.5%	18.6%	16.4%
	2020 Homes Built 1990 to 1999	4.7%	8.1%	8.0%
	2020 Homes Built 1980 to 1989	4.7%	4.9%	6.0%
	2020 Homes Built 1970 to 1979	4.9%	5.7%	7.4%
	2020 Homes Built 1960 to 1969	6.9%	6.9%	8.8%
	2020 Homes Built 1950 to 1959	11.4%	8.3%	10.6%
	2020 Homes Built Before 1949	39.7%	24.8%	21.7%
HOME VALUES	2020 Home Value $1,000,000 or More	2.4%	3.4%	4.9%
	2020 Home Value $500,000 to $999,999	14.4%	18.5%	16.5%
	2020 Home Value $400,000 to $499,999	4.3%	11.3%	11.3%
	2020 Home Value $300,000 to $399,999	9.6%	17.1%	16.9%
	2020 Home Value $200,000 to $299,999	14.7%	17.1%	15.4%
	2020 Home Value $150,000 to $199,999	19.0%	9.2%	8.9%
	2020 Home Value $100,000 to $149,999	13.3%	7.8%	8.8%
	2020 Home Value $50,000 to $99,999	17.9%	10.7%	12.3%
	2020 Home Value $25,000 to $49,999	2.7%	3.9%	3.9%
	2020 Home Value Under $25,000	1.7%	0.9%	1.2%
	2020 Median Home Value	$220,487	$283,407	$303,145
	2020 Median Rent	$791	$1,067	$1,021

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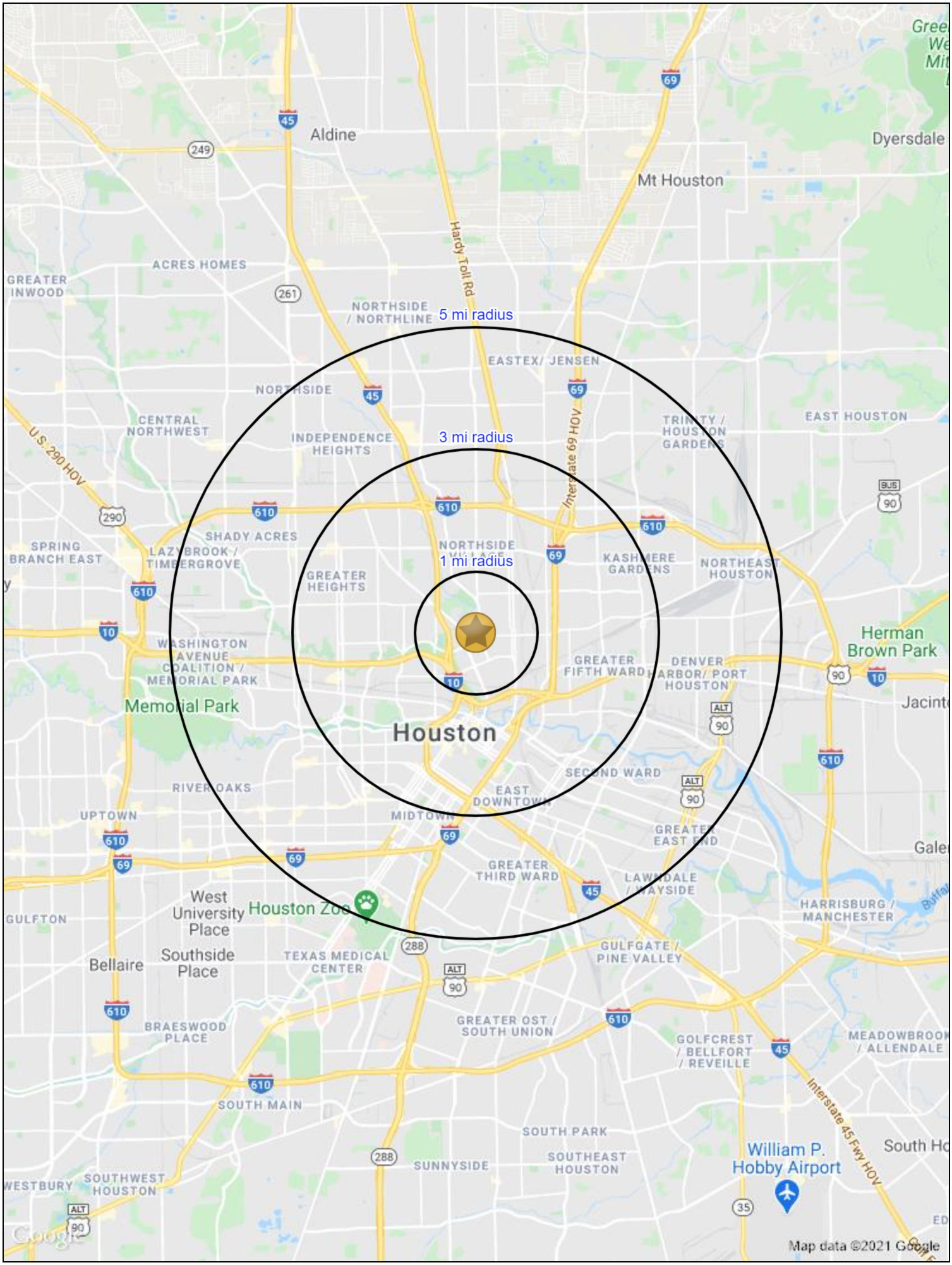
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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	14,738	140,484	334,158
	2020 Est. Civilian Employed	57.9%	58.2%	59.4%
	2020 Est. Civilian Unemployed	6.8%	6.8%	6.8%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	35.3%	35.1%	33.8%
	2020 Labor Force Males	51.6%	54.6%	52.6%
	2020 Labor Force Females	48.4%	45.4%	47.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	8,539	81,723	198,448
	2020 Mgmt, Business, & Financial Operations	10.3%	21.5%	19.8%
	2020 Professional, Related	16.0%	27.2%	26.4%
	2020 Service	22.2%	14.7%	14.6%
	2020 Sales, Office	19.6%	17.9%	18.5%
	2020 Farming, Fishing, Forestry	0.7%	0.2%	0.1%
	2020 Construction, Extraction, Maintenance	13.1%	8.4%	10.5%
	2020 Production, Transport, Material Moving	18.2%	10.1%	10.2%
	2020 White Collar Workers	45.9%	66.6%	64.6%
	2020 Blue Collar Workers	54.1%	33.4%	35.4%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	71.8%	76.2%	76.5%
	2020 Drive to Work in Carpool	11.9%	8.1%	8.5%
	2020 Travel to Work by Public Transportation	8.6%	5.0%	4.6%
	2020 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2020 Walk or Bicycle to Work	2.5%	2.9%	3.0%
	2020 Other Means	0.8%	1.3%	1.5%
	2020 Work at Home	4.2%	6.4%	5.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	21.6%	21.1%	21.5%
	2020 Travel to Work in 15 to 29 Minutes	41.2%	42.6%	41.8%
	2020 Travel to Work in 30 to 59 Minutes	24.6%	32.4%	33.5%
	2020 Travel to Work in 60 Minutes or More	7.7%	5.6%	5.4%
	2020 Average Travel Time to Work	21.4	24.1	23.9
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	$344.06 M	$5.51 B	$12.93 B
	2020 Est. Apparel	$12.21 M	$197.74 M	$463.64 M
	2020 Est. Contributions, Gifts	$19.58 M	$335.93 M	$789.37 M
	2020 Est. Education, Reading	$11.26 M	$196.5 M	$462.11 M
	2020 Est. Entertainment	$19.18 M	$313.96 M	$736.95 M
	2020 Est. Food, Beverages, Tobacco	$53.15 M	$834.46 M	$1.96 B
	2020 Est. Furnishings, Equipment	$11.87 M	$194.12 M	$455.54 M
	2020 Est. Health Care, Insurance	$31.09 M	$486.34 M	$1.14 B
	2020 Est. Household Operations, Shelter, Utilities	$112.75 M	$1.79 B	$4.2 B
	2020 Est. Miscellaneous Expenses	$6.46 M	$104.7 M	$245.62 M
	2020 Est. Personal Care	$4.59 M	$73.84 M	$173.04 M
	2020 Est. Transportation	$61.91 M	$984.77 M	$2.31 B

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5 mi radius
3 mi radius
1 mi radius
Houston
Aldine
Mt Houston
Dyersdale
Hardy Toll Rd
ACRES HOMES
GREATER INWOOD
NORTHSIDE / NORTHLINE
EASTEX/ JENSEN
NORTHSIDE
CENTRAL NORTHWEST
INDEPENDENCE HEIGHTS
TRINITY / HOUSTON GARDENS
EAST HOUSTON
US-290 HOV
Interstate 69 HOV
SHADY ACRES
SPRING BRANCH EAST
LAZY BROOK / TIMBERGROVE
GREATER HEIGHTS
KASHMERE GARDENS
NORTHEAST HOUSTON
WASHINGTON AVENUE COALITION / MEMORIAL PARK
Memorial Park
Herman Brown Park
GREATER FIFTH WARD
DENVER HARBOR/ PORT HOUSTON
Jacinto
SECOND WARD
RIVER OAKS
EAST DOWNTOWN
UPTOWN
MIDTOWN
GREATER EAST END
Galena
GREATER THIRD WARD
LAWNDALE / WAYSIDE
West University Place
Houston Zoo
HARRISBURG / MANCHESTER
GULFTON
Southside Place
Bellaire
TEXAS MEDICAL CENTER
GULFGATE / PINE VALLEY
BRAESWOOD PLACE
GREATER OST / SOUTH UNION
GOLFCREST / BELLFORT / REVEILLE
MEADOWBROOK / ALLENDALE
SOUTH MAIN
SOUTH PARK
SUNNYSIDE
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William P. Hobby Airport
Interstate 45 Fwy HOV
South Ho
WESTBURY
SOUTHWEST HOUSTON
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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____