

# MEDICAL OFFICE

**MOSELEY**

COMMERCIAL  
REAL ESTATE

12807 GULF FREEWAY, HOUSTON, TEXAS 77034



**2,310 – 4,620 SF**  
**MEDICAL OFFICE**

**[www.mcrehouston.com](http://www.mcrehouston.com)**  
**(713) 522-4646**

**1,000 –**  
**27,805 SF**  
**FOR LEASE**

# PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
GULF FREEWAY NORTH OF FUQUA	158,361
GULF FREEWAY SOUTH OF FUQUA	126,517
FUQUA WEST OF GULF FREEWAY	25,555
FUQUA EAST OF GULF FREEWAY	18,103

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,128	124,658	266,737
AVG. HH INCOME	\$68,890	\$91,099	\$100,318
DAYTIME POPULATION	6,528	32,179	86,105
HOUSEHOLD	5,330	42,160	90,980

## LOCATION

12807 GULF FREEWAY  
HOUSTON, TX 77034



## PROPERTY NOTES

- 1,000 – 8,448 SF OFFICE/RETAIL
- 2<sup>ND</sup> GEN. MEDICAL OFFICES
- 27,805 SF 2<sup>ND</sup> GEN. THEATER
- LARGE PYLON SIGN ON FREEWAY
- GULF FREEWAY AT FUQUA
- AMPLE PARKING
- FREEWAY VISIBILITY
- EXCELLENT INGRESS & EGRESS

## NEIGHBORS





# MOSELEY

COMMERCIAL  
REAL ESTATE

FEATHERWOOD

NOT A PART



GULF FREEWAY

ADDITIONAL  
PARKING

Southwest

SUITE	TENANT	SF
12805	AVAILABLE	1,550
12807	BRETTAUER/RAMIREZ STAFFING	1,600
12811	AVAILABLE	2,855
12813	AVAILABLE	27,805
12815	SOUTHSIDE DRIVING CENTRE	1,346
12817	AVAILABLE	2,475
12817A	AVAILABLE	3,085
12817B	AVAILABLE	1,000
12817C	AVAILABLE	1,888
12817D	FASTSIGNS	1,575
12819	LSC ENGINEERING	1,035
12821/23	INNOVISTA MEDICAL CENTER	7,302
12825	AVAILABLE	2,310
12827	AVAILABLE	2,310
12835A	STRATUS	4,155
12839	IDEXX LABORATORIES	2,025
12841	HOUSTON TATTOO REMOVAL	1,125
12845	AVAILABLE	1,478
12847	HOUSTON PREMIER RADIOLOGY	8,010
12855	MEDVET	9,950
12859	TEXANS NAILS	1,500
12861	SERENITY FAMILY DENTISTRY	1,200
12863	MEDVET	1,200
12865	MCCARLEY'S TAX SERVICE	1,200
12875	STYLLUZ HAIR SALON	1,328
12885/87	NOVA MEDICAL CENTER	5,995

## EMAIL US

BEA NARANJO

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KAYLA HOLLEY

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## CALL US

713-522-4646

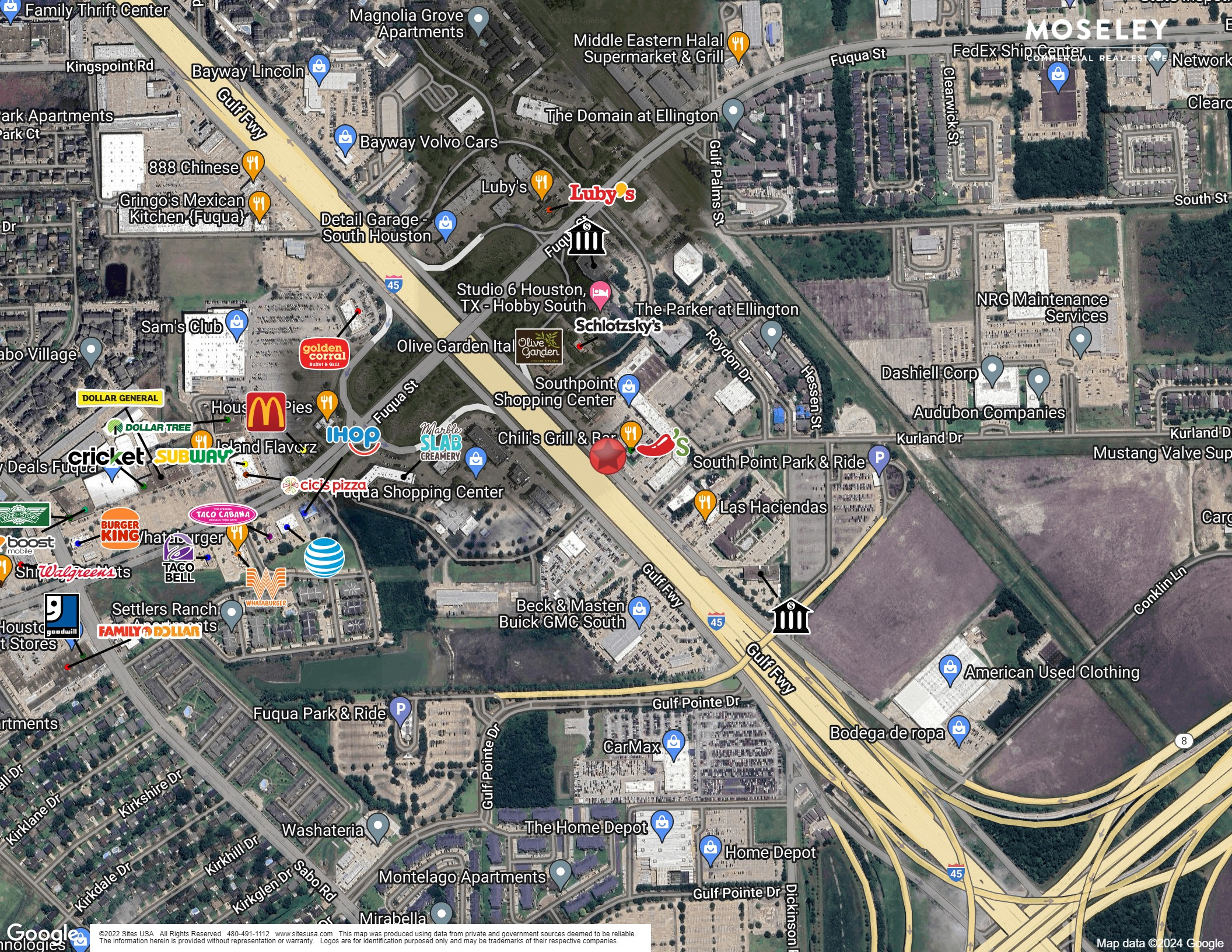
## VISIT US

WWW.MCREHOUSTON.COM

## FOLLOW US

in @ X f







## Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6142/-95.2132

12807 Gulf Fwy Houston, TX 77034	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	13,128	124,658	266,737
2028 Projected Population	13,605	130,555	279,951
2020 Census Population	12,889	124,513	264,856
2010 Census Population	11,788	116,465	245,588
Projected Annual Growth 2023 to 2028	0.7%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	0.9%	0.5%	0.7%
<b>Households</b>			
2023 Estimated Households	5,330	42,160	90,980
2028 Projected Households	5,529	44,197	95,631
2020 Census Households	5,167	41,561	89,250
2010 Census Households	4,502	38,167	80,574
Projected Annual Growth 2023 to 2028	0.7%	1.0%	1.0%
Historical Annual Growth 2010 to 2023	1.4%	0.8%	1.0%
<b>Age</b>			
2023 Est. Population Under 10 Years	15.1%	15.4%	14.5%
2023 Est. Population 10 to 19 Years	14.0%	15.8%	15.9%
2023 Est. Population 20 to 29 Years	18.5%	15.0%	13.8%
2023 Est. Population 30 to 44 Years	22.3%	22.0%	21.4%
2023 Est. Population 45 to 59 Years	16.1%	17.3%	18.2%
2023 Est. Population 60 to 74 Years	10.6%	11.1%	12.1%
2023 Est. Population 75 Years or Over	3.4%	3.4%	4.1%
2023 Est. Median Age	31.0	32.0	33.6
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.0%	49.5%	49.5%
2023 Est. Female Population	51.0%	50.5%	50.5%
2023 Est. Never Married	44.6%	40.6%	36.3%
2023 Est. Now Married	36.5%	40.8%	45.1%
2023 Est. Separated or Divorced	14.4%	14.2%	14.1%
2023 Est. Widowed	4.4%	4.4%	4.4%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	1.4%	6.2%	9.3%
2023 Est. HH Income \$150,000 to \$199,999	6.1%	7.9%	8.4%
2023 Est. HH Income \$100,000 to \$149,999	11.2%	15.9%	16.1%
2023 Est. HH Income \$75,000 to \$99,999	13.6%	13.7%	12.7%
2023 Est. HH Income \$50,000 to \$74,999	25.5%	18.4%	17.1%
2023 Est. HH Income \$35,000 to \$49,999	14.3%	11.6%	11.1%
2023 Est. HH Income \$25,000 to \$34,999	13.6%	9.5%	9.0%
2023 Est. HH Income \$15,000 to \$24,999	7.3%	8.8%	8.3%
2023 Est. HH Income Under \$15,000	6.9%	8.1%	8.1%
2023 Est. Average Household Income	\$68,890	\$91,099	\$100,318
2023 Est. Median Household Income	\$57,956	\$70,198	\$78,361
2023 Est. Per Capita Income	\$27,972	\$30,820	\$34,243
2023 Est. Total Businesses	727	3,679	9,995
2023 Est. Total Employees	6,528	32,179	86,105

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<b>Race</b>				
2023 Est. White		29.4%	30.9%	36.8%
2023 Est. Black		24.6%	16.2%	12.5%
2023 Est. Asian or Pacific Islander		9.7%	9.2%	8.0%
2023 Est. American Indian or Alaska Native		1.1%	1.0%	1.0%
2023 Est. Other Races		35.3%	42.7%	41.8%
<b>Hispanic</b>				
2023 Est. Hispanic Population		6,474	72,711	152,363
2023 Est. Hispanic Population		49.3%	58.3%	57.1%
2028 Proj. Hispanic Population		49.4%	58.4%	57.3%
2020 Hispanic Population		54.5%	64.0%	62.7%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		8,229	76,805	167,430
2023 Est. Elementary (Grade Level 0 to 8)		8.8%	13.7%	13.6%
2023 Est. Some High School (Grade Level 9 to 11)		9.6%	10.4%	9.3%
2023 Est. High School Graduate		28.8%	28.2%	27.2%
2023 Est. Some College		28.1%	19.7%	19.2%
2023 Est. Associate Degree Only		6.1%	8.2%	7.9%
2023 Est. Bachelor Degree Only		13.3%	14.0%	15.1%
2023 Est. Graduate Degree		5.4%	5.8%	7.8%
<b>Housing</b>				
2023 Est. Total Housing Units		5,653	45,318	97,024
2023 Est. Owner-Occupied		33.0%	50.8%	54.6%
2023 Est. Renter-Occupied		61.3%	42.2%	39.2%
2023 Est. Vacant Housing		5.7%	7.0%	6.2%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		7.4%	9.8%	11.5%
2023 Homes Built 2000 to 2009		20.8%	22.6%	18.1%
2023 Homes Built 1990 to 1999		3.4%	5.3%	9.7%
2023 Homes Built 1980 to 1989		26.3%	13.4%	13.4%
2023 Homes Built 1970 to 1979		19.8%	23.2%	19.8%
2023 Homes Built 1960 to 1969		9.2%	9.2%	10.3%
2023 Homes Built 1950 to 1959		6.1%	7.5%	8.5%
2023 Homes Built Before 1949		1.3%	2.0%	2.4%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		1.4%	1.2%	1.2%
2023 Home Value \$500,000 to \$999,999		5.0%	3.6%	4.3%
2023 Home Value \$400,000 to \$499,999		2.6%	3.7%	5.6%
2023 Home Value \$300,000 to \$399,999		7.2%	6.2%	11.5%
2023 Home Value \$200,000 to \$299,999		17.0%	30.0%	32.2%
2023 Home Value \$150,000 to \$199,999		25.2%	28.1%	21.3%
2023 Home Value \$100,000 to \$149,999		21.6%	15.8%	12.4%
2023 Home Value \$50,000 to \$99,999		11.6%	5.3%	5.2%
2023 Home Value \$25,000 to \$49,999		1.0%	1.3%	1.4%
2023 Home Value Under \$25,000		7.5%	4.8%	4.8%
2023 Median Home Value		\$157,487	\$188,933	\$214,966
2023 Median Rent		\$1,047	\$992	\$994

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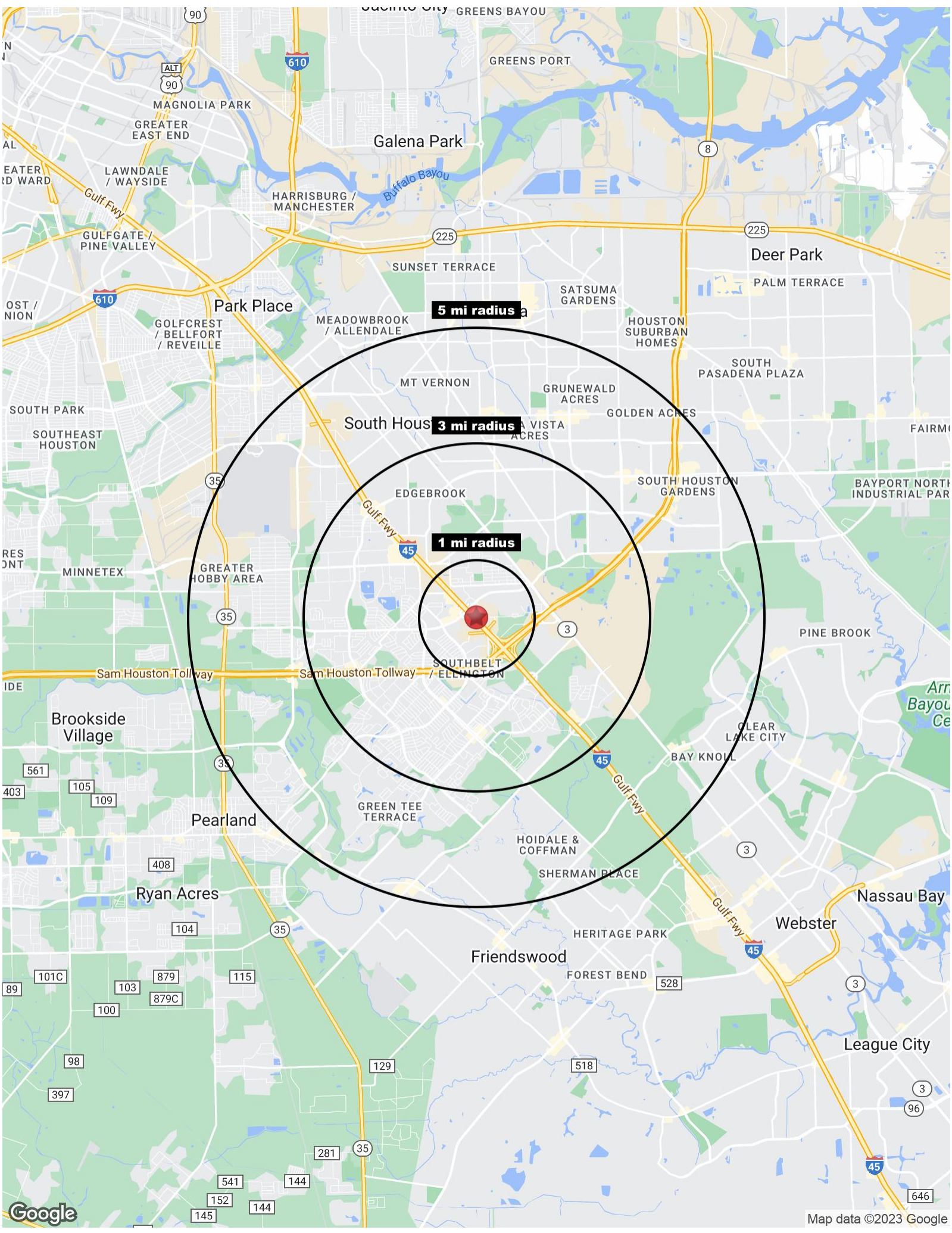
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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	10,000	93,152	201,656
2023 Est. Civilian Employed	70.8%	64.4%	64.6%
2023 Est. Civilian Unemployed	3.8%	4.0%	3.7%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	25.3%	31.6%	31.7%
2023 Labor Force Males	48.2%	49.0%	49.1%
2023 Labor Force Females	51.8%	51.0%	50.9%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	7,084	59,979	130,267
2023 Mgmt, Business, & Financial Operations	10.4%	10.5%	11.9%
2023 Professional, Related	14.1%	16.9%	18.4%
2023 Service	21.7%	20.3%	18.5%
2023 Sales, Office	23.1%	20.4%	20.0%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	9.9%	14.2%	14.7%
2023 Production, Transport, Material Moving	20.7%	17.5%	16.3%
2023 White Collar Workers	47.6%	47.9%	50.3%
2023 Blue Collar Workers	52.4%	52.1%	49.7%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	76.8%	71.3%	70.6%
2023 Drive to Work in Carpool	10.2%	11.1%	10.8%
2023 Travel to Work by Public Transportation	2.3%	1.8%	1.6%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.1%	1.8%	1.7%
2023 Other Means	1.6%	2.2%	2.0%
2023 Work at Home	7.0%	11.7%	13.2%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	16.3%	19.9%	21.4%
2023 Travel to Work in 15 to 29 Minutes	42.4%	38.1%	36.0%
2023 Travel to Work in 30 to 59 Minutes	35.2%	34.6%	35.0%
2023 Travel to Work in 60 Minutes or More	6.1%	7.4%	7.6%
2023 Average Travel Time to Work	25.4	24.8	24.7
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$288.62 M	\$2.75 B	\$6.36 B
2023 Est. Apparel	\$10.14 M	\$98.2 M	\$227.45 M
2023 Est. Contributions, Gifts	\$15.42 M	\$153.93 M	\$367.35 M
2023 Est. Education, Reading	\$8.52 M	\$89.01 M	\$213.67 M
2023 Est. Entertainment	\$15.93 M	\$155.59 M	\$362.12 M
2023 Est. Food, Beverages, Tobacco	\$45.1 M	\$424.51 M	\$972.17 M
2023 Est. Furnishings, Equipment	\$9.92 M	\$96.39 M	\$224.11 M
2023 Est. Health Care, Insurance	\$26.46 M	\$248.84 M	\$571.63 M
2023 Est. Household Operations, Shelter, Utilities	\$94.82 M	\$893.14 M	\$2.05 B
2023 Est. Miscellaneous Expenses	\$5.41 M	\$51.66 M	\$119.77 M
2023 Est. Personal Care	\$3.87 M	\$36.88 M	\$85.12 M
2023 Est. Transportation	\$53.04 M	\$504.14 M	\$1.16 B

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# 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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date