*For Lease*

# TULLY SHOPPING CENTER

12121-12191 KATY FREEWAY , HOUSTON, TX 77079

SILVESTRI
INVESTMENTS

## OFFERING SUMMARY

| | |
|---|---|
| Available SF: | 13,650 SF |
| Lease Rate: | Call For Rates |
| Lot Size: | 9.56 Acres |
| Building Size: | 127,116 SF |
| Renovated: | 2008 |

## PROPERTY OVERVIEW

The Tully Shopping Center is located on Katy Freeway between Dairy Ashford and North Kirkwood in the West Memorial/Energy Corridor of Houston Texas. The center has clear visibility from I-10 with direct access from Dairy Ashford.

## PROPERTY HIGHLIGHTS

- I-10 Frontage
- Close Proximity to City Centre & Memorial City.
- Large space available on Pylon
- Approximately 529 Parking Spaces
- National Tenants presence
- Dense Commercial area: Retail, Hotel, Office Buildings

FOR INFORMATION CALL

P:713.785.6272 or Email
Frontdesk@silvestriusa.com

**Silvestri Investments**
1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

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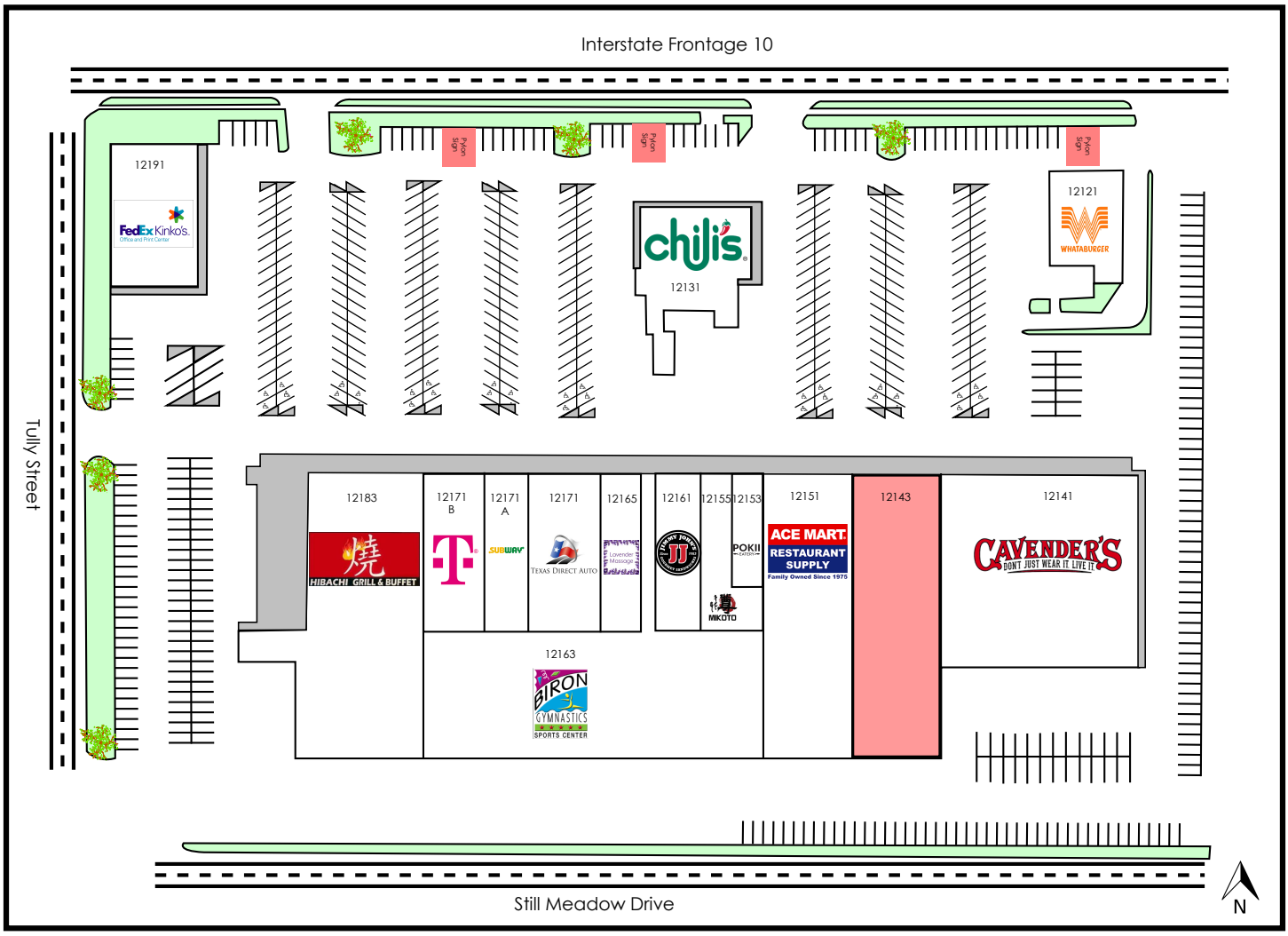


CURRENT TENANTS

Building 1

| | | | | | |
|---|---|---|---|---|---|
| 12121 | Whataburger | 4,820 SF | 12171 | Texas Direct Auto | 4,000 SF |
| 12131 | Chili's | 5,785 SF | 12171-A | Subway | 1,500 SF |
| 12141 | Cavender's Boot City | 20,000 SF | 12171-B | T-Mobile | 3,093 SF |
| 12143 | AVAILABLE | 13,650 SF | 12183 | Hibachi Grill & Buffet | 17,890 SF |
| 12151 | Ace Mart | 17,695 SF | 12191 | Fed Ex Kinko's | 6,000 SF |
| 12153 | Pokii Eatery | 1,385 SF | | | |
| 12155 | Mikoto Ramen & Sushi | 3,000 SF | | | |
| 12161 | Jimmy Johns | 1,688 SF | | | |
| 12163 | Biron Gymnastics | 31,552 SF | | | |
| 12165 | Lavender Massage | 2,075 SF | | | |


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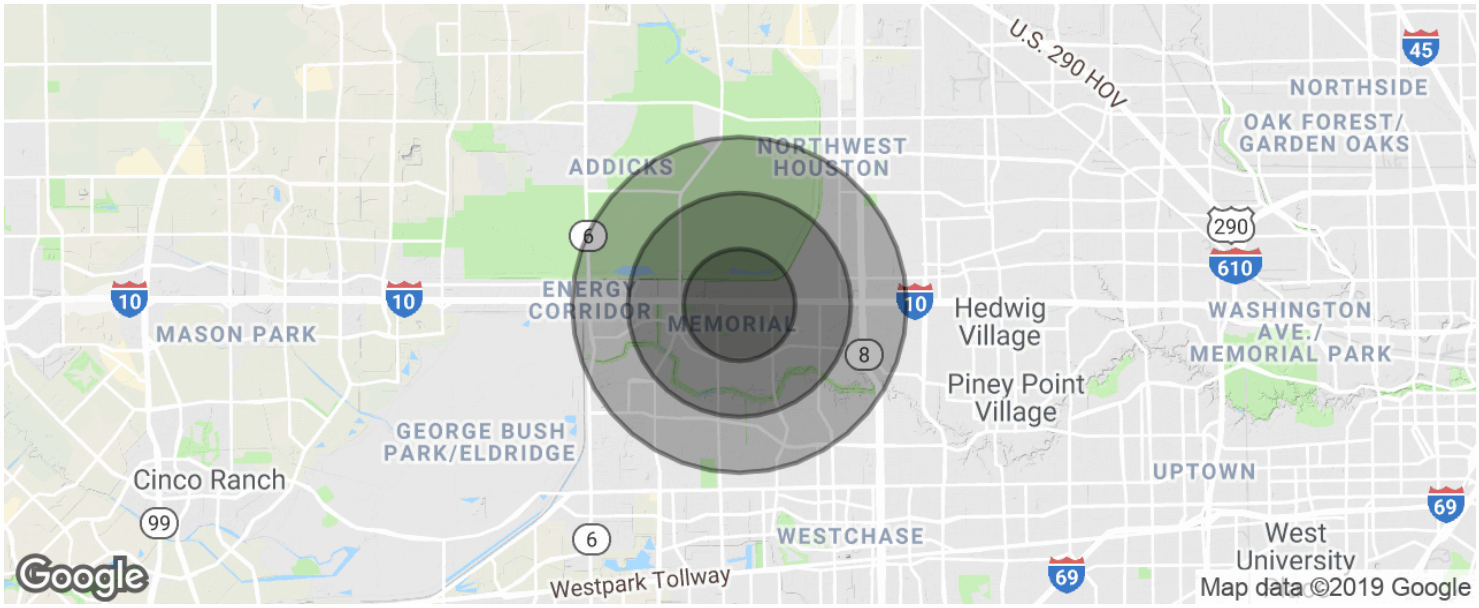


| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| Total population | 12,173 | 36,403 | 81,387 |
| Median age | 35.4 | 38.3 | 39.2 |
| Median age (Male) | 35.0 | 38.2 | 39.4 |
| Median age (Female) | 35.4 | 38.2 | 39.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| Total households | 4,580 | 14,460 | 34,614 |
| # of persons per HH | 2.7 | 2.5 | 2.4 |
| Average HH income | $82,377 | $115,718 | $105,455 |
| Average house value | $179,566 | $309,713 | $289,716 |

** Demographic data derived from 2010 US Census*


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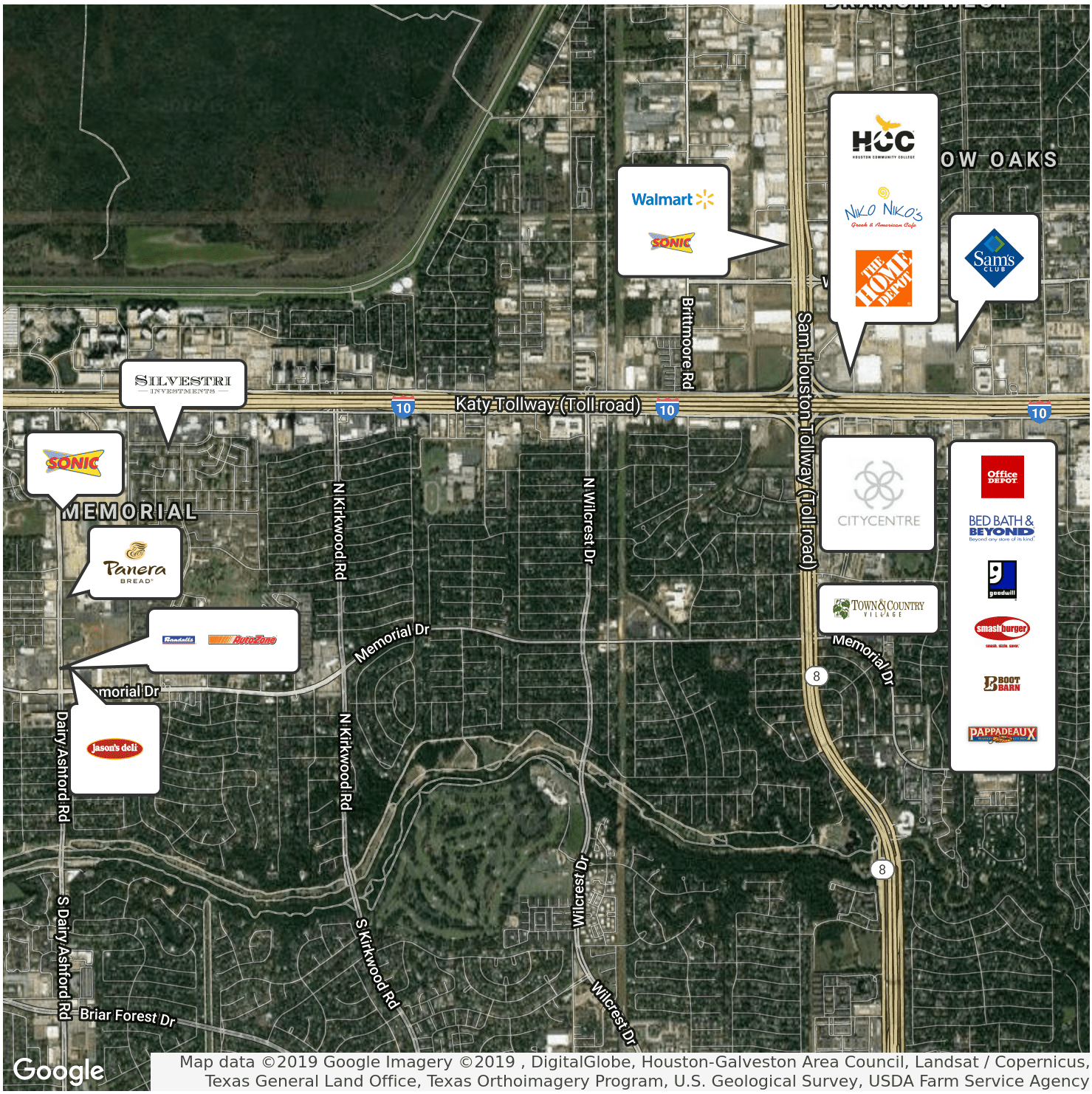



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