

LOVETT

GREENWAY



PROPERTY

- 1.03 Acres available for ground lease
- Located near intersection of US-59 and Wesleyan Street
- Highly visible from US-59 and Westpark
- High Traffic and Workplace Employee Counts, Dense Residential Population and Numerous National Retailers
- Surrounding Areas include Galleria, Greenway Plaza, Upper Kirby, Rice Village and Uptown Park
- Situated between highly affluent neighborhoods - River Oaks, West University and Bellaire

CONTACT

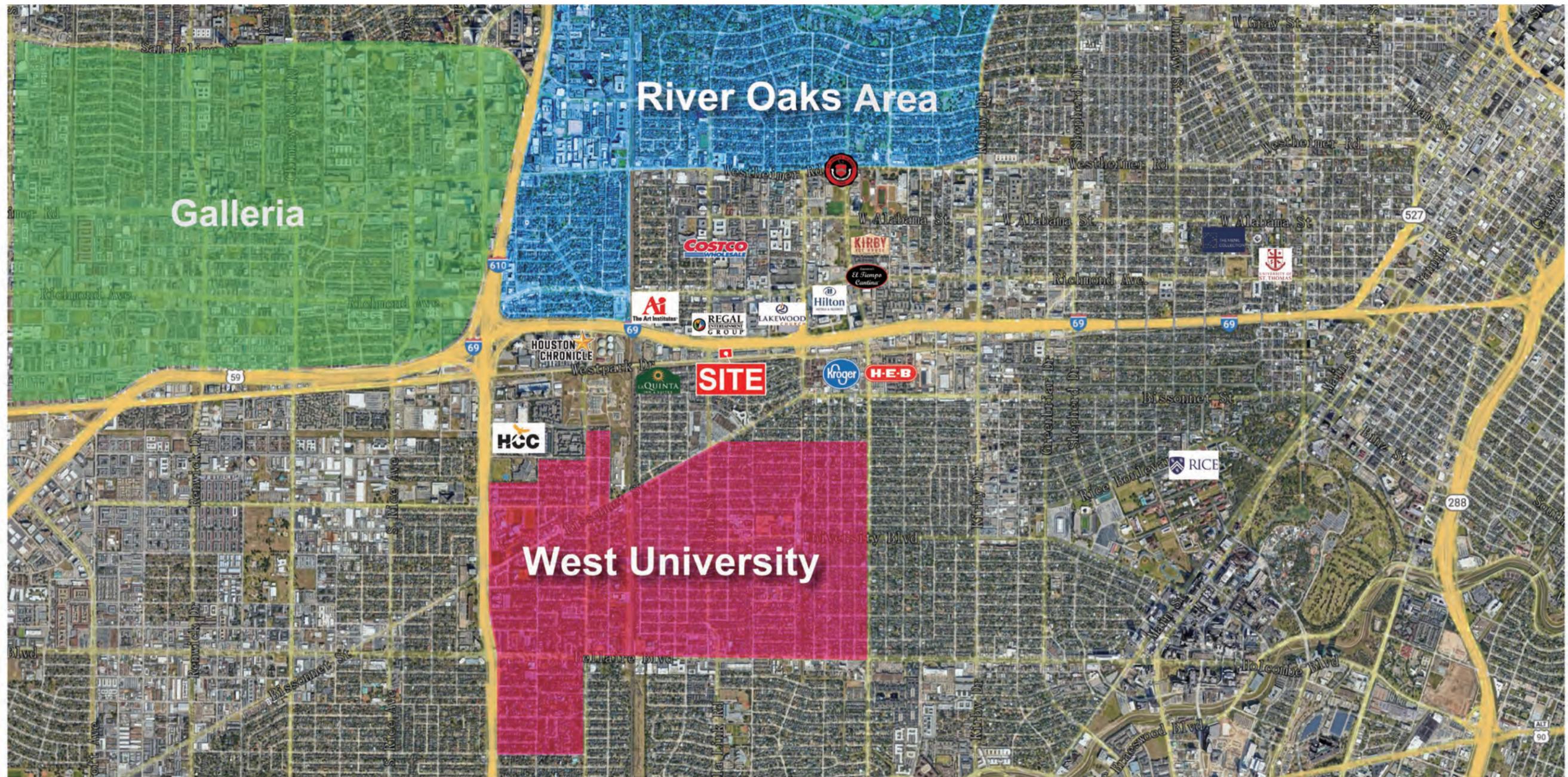
Hattie Parker
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ADDRESS

3929 Southwest Fwy.
Houston, TX 77027

LOCATION





DEMOGRAPHICS '21

| Radius | Population | Median Age | \$/Household | Workplace Employment |
|---------|------------|------------|--------------|----------------------|
| 1 mile | 24,363 | 13.86 | \$162,650 | 30,571 |
| 3 miles | 215,006 | 33.6 | \$150,348 | 251,439 |
| 5 miles | 523,331 | 34.3 | \$127,591 | 520,506 |

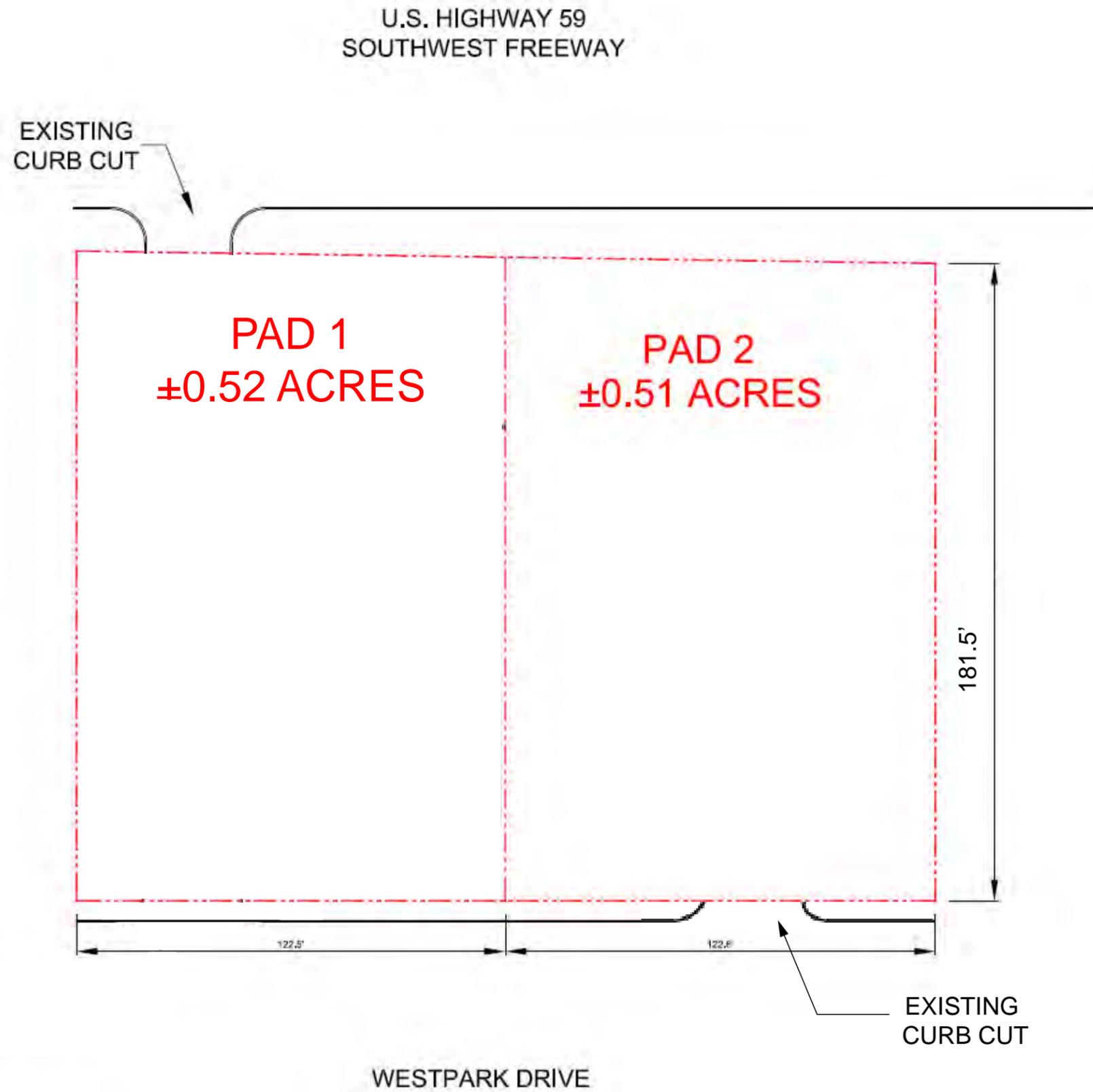
TRAFFIC COUNT '19 &'20

| | |
|-------------|-------------|
| US-59 | 305,363 VPD |
| BISSONNET S | 25,950 VPD |

AREA AMENITIES

| | |
|----------------------|-------------------------------|
| Costco | Houston Chronicle |
| Kroger | Houston Community College |
| El Tiempo Cantina | University St. Thomas Houston |
| Kirby Ice House | Regal Entertainment Group |
| H-E-B | West University |
| St. John School | Lakewood Church |
| Rice University | Hilton Hotel |
| The Menil Collection | Episcopal High School |
| The Art Institute | River Oaks |

SITE PLAN





SW Freeway Service Rd

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PAD 1
.52 ACRES

PAD 2
.51 ACRES

125

69

59

Wesleyan St

Westpark Dr

Westpark Dr

Westpark Dr

Wesley

