



**FOR SALE**

Houston

# For Sale

## 2 Story Retail / Office Building

4665 Southwest Freeway Houston, TX 77072





## PROPERTY HIGHLIGHTS

The property is currently used as a health & fitness center located in between the Greenway Plaza, West University and Bellaire submarkets. It comprises an approximately 27,000 square foot two-story building on 1.57 acres. It has approximately 305 feet of frontage on Southwest Freeway with a small strip of land extending from the rear of the property to Wild Indigo Street to afford alternate access. There are approximately 126 parking spaces of which 10 are covered.

- Inner Loop location near West University, Bellaire, River Oaks and Galleria
- Ample parking
- Frontage on Southwest Freeway with alternate access from Wild Indigo St.

**27,000 SF**

RSF

**Fitness & Health Center**

Current USF

**126**

Parking Spaces

**Metal & Brick**

Construction

**2**

Floors

**1.57 Acres**

Land Area

**267,561**

Daily Traffic Volume  
on US 59 S

### POPULATION

	2 Mile	5 Miles	10 Miles
2010 Population	81,647	448,986	1,545,777
2023 Population	94,072	520,248	1,705,345
2028 Population Projection	94,950	525,573	1,712,909
Annual Growth 2010-2023	1.2%	1.2%	0.8%
Annual Growth 2023-2028	0.2%	0.2%	0.1%











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