

# FOR LEASE

## 40,625 SF OF IMPROVED LAND



# PRIME FREEWAY FRONTAGE

**4727 GULF FREEWAY, HOUSTON, TX 77023**



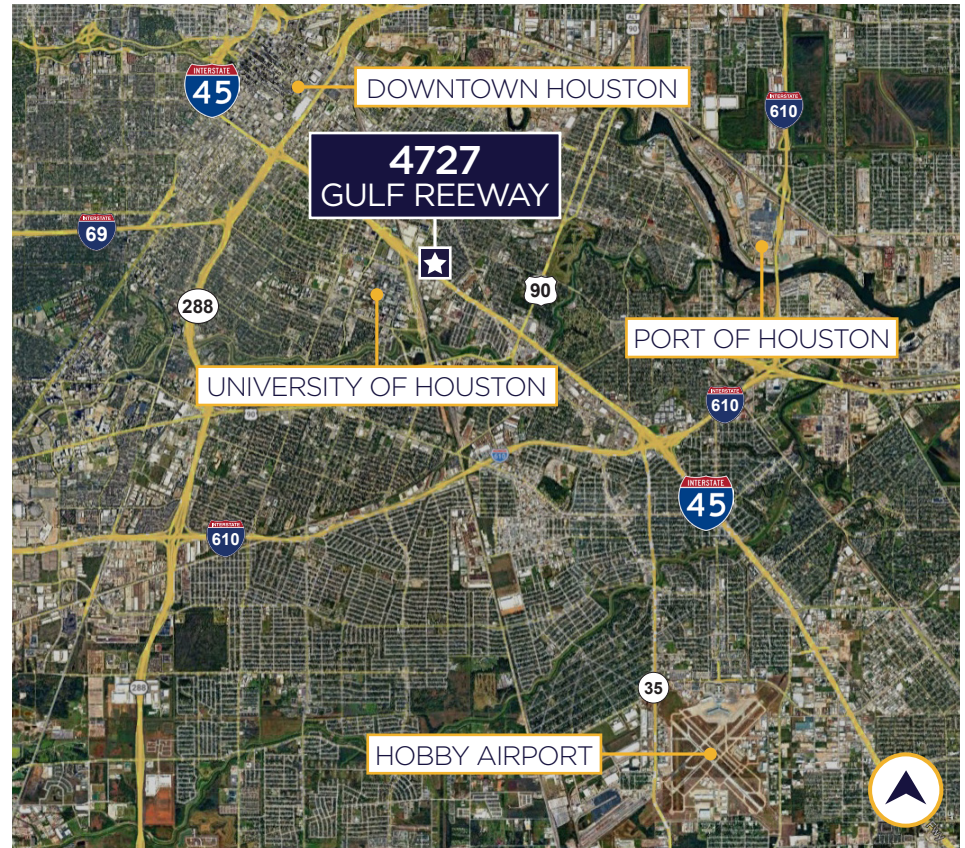
## 4727 GULF FREEWAY, HOUSTON, TX 77023

### STABILIZED, LIT, FENCED & GATED

Prime 40,625 SF land site with 325 feet of Gulf Freeway frontage, delivering exceptional visibility to northbound traffic entering Downtown Houston, EaDo, and the University of Houston. Ideal for fast food, drive-thru, retail, parking or automotive uses. All utilities on site; flexible lease terms available.

## PROPERTY HIGHLIGHTS

- 40,625 SF total land area
- Frontage along I-45 North with excellent visibility - 217,996 VPD
- Fenced and gated lot with two primary access points off frontage road
- Four additional road cut-outs on Lombardy Street
- On-site lighting & electrical outlet
- Existing ±1,000 SF office available
- All utilities available
- Not located in a floodplain
- High-demand infill location: Ideal for Fast Food; Drive-Thru Concepts; Retail; Automotive- Car Sales-Rentals; Contractor or Fleet Yard; Storage or Laydown Yard etc.
- Close proximity to Downtown, EaDo, University of Houston; Hobby Airport; and Port of Houston



For more information, please contact:

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