

0 SOUTHWEST FWY

FOR SALE:
±0.63 ACRE DEVELOPMENT
OPPORTUNITY



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EXECUTIVE SUMMARY

Now available for acquisition, **0 Southwest Freeway** represents a compelling **land-based redevelopment opportunity** along one of Houston's most heavily trafficked corridors. Situated on approximately **0.63 acres**, the property features convenient easement access from **US-59**, offering strong accessibility and long-term redevelopment appeal.

The site includes a **10,844 SF former hotel structure**, currently in **near shell condition** and **to be sold ASIS**. The existing improvements offer **optional utility** for redevelopment, repositioning, or removal, allowing a buyer to fully capitalize on the **underlying land value** and tailor the site to a wide range of commercial or hospitality-oriented uses.

Located on Houston's southwest side near **Sugar Land**, the property benefits from connectivity to **Highway 59 and Beltway 8**, supporting steady commuter and regional traffic. With **high visibility, efficient ingress and egress, and limited infill land remaining along this corridor**, **0 Southwest Freeway** presents a rare opportunity to control a prominent redevelopment site in a high-demand submarket with durable long-term growth fundamentals.

For pricing, investment package, or to schedule a private tour, contact:

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ADDRESS:

0 SOUTHWEST FWY
HOUSTON, TX 77099



PRICE:

CALL BROKER



BUILDING SIZE:

10,844 SF



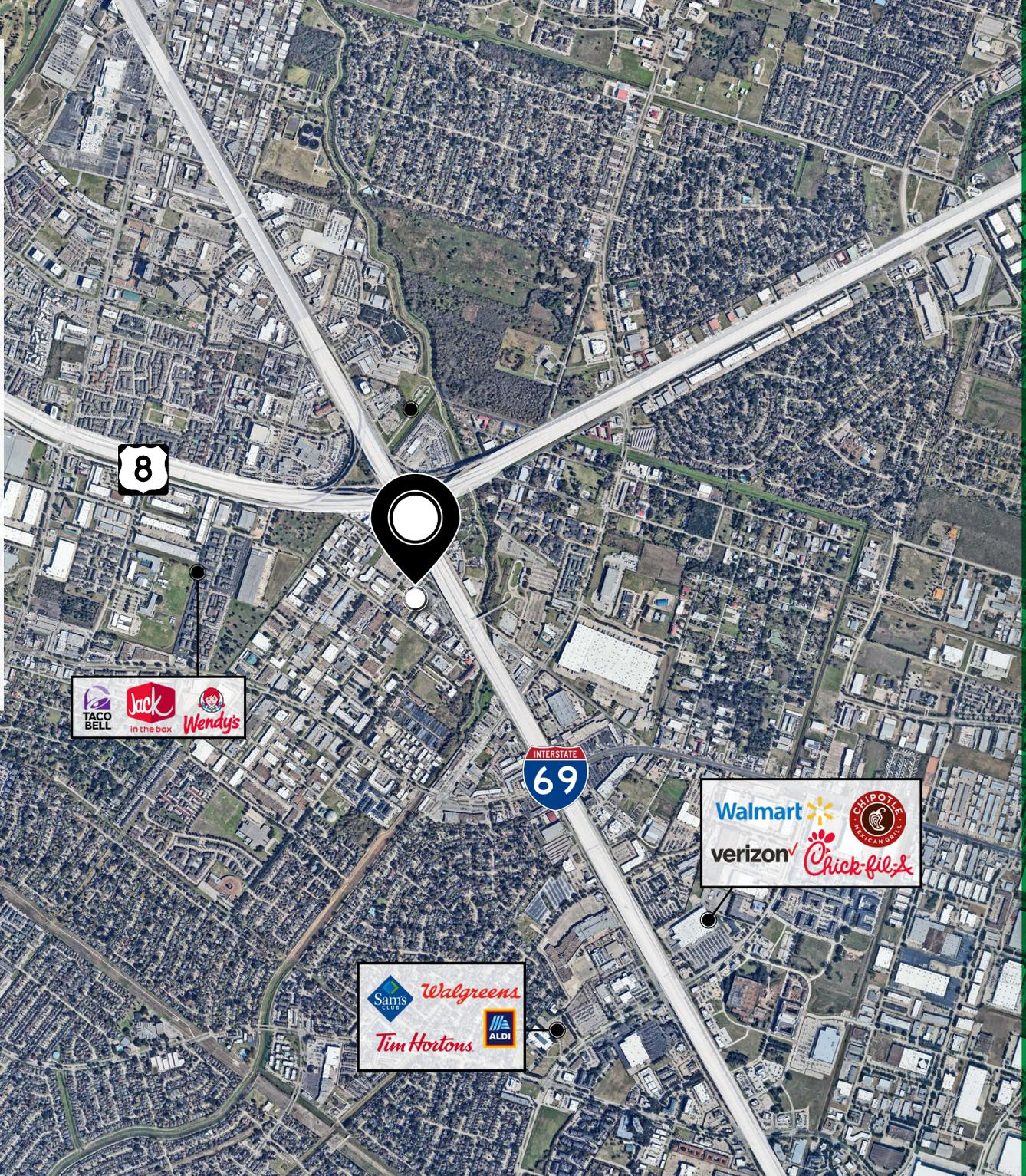
LOT SIZE:

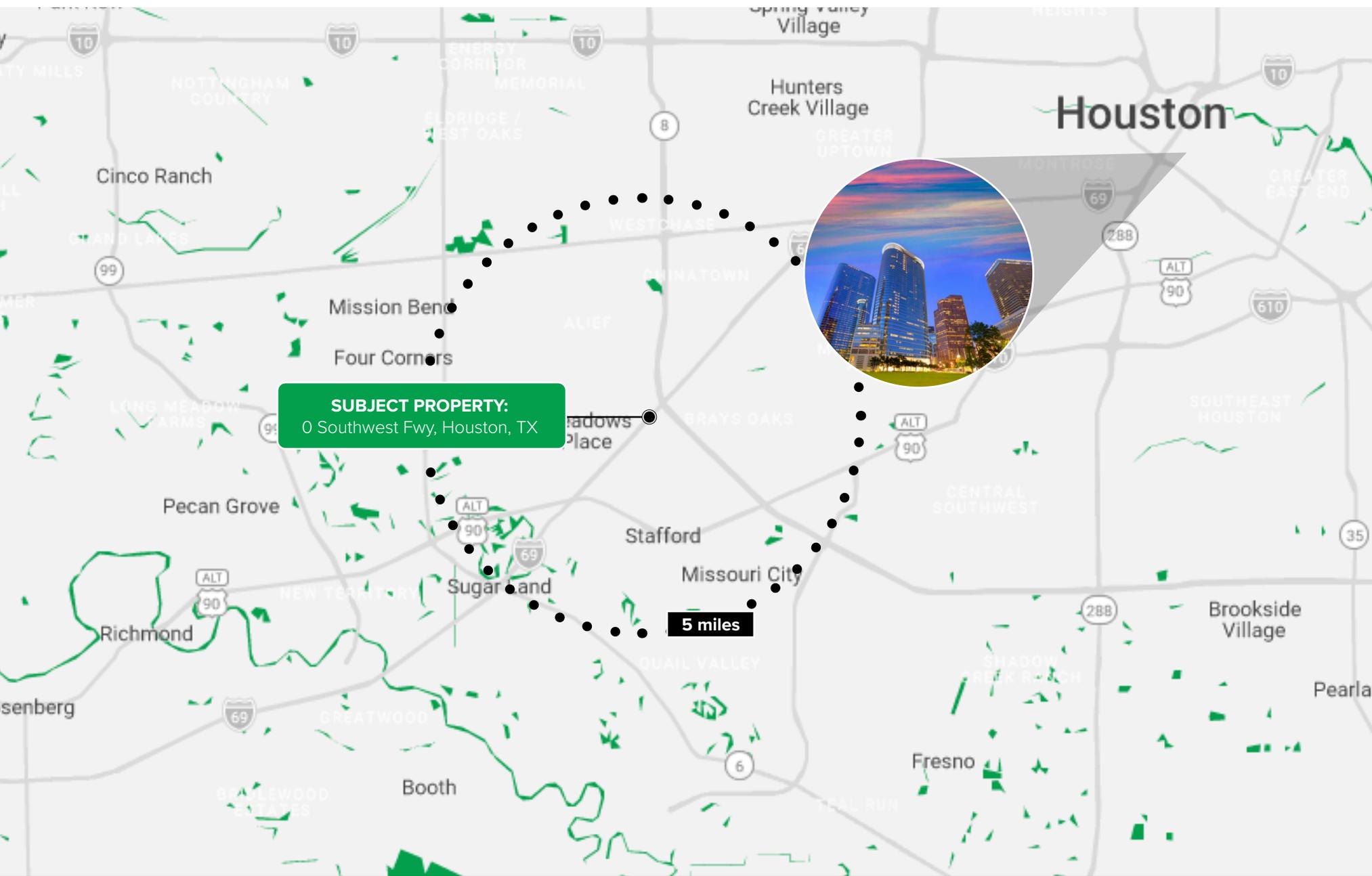
±0.63 ACRES



EASEMENT ACCESS:

SOUTHWEST FWY





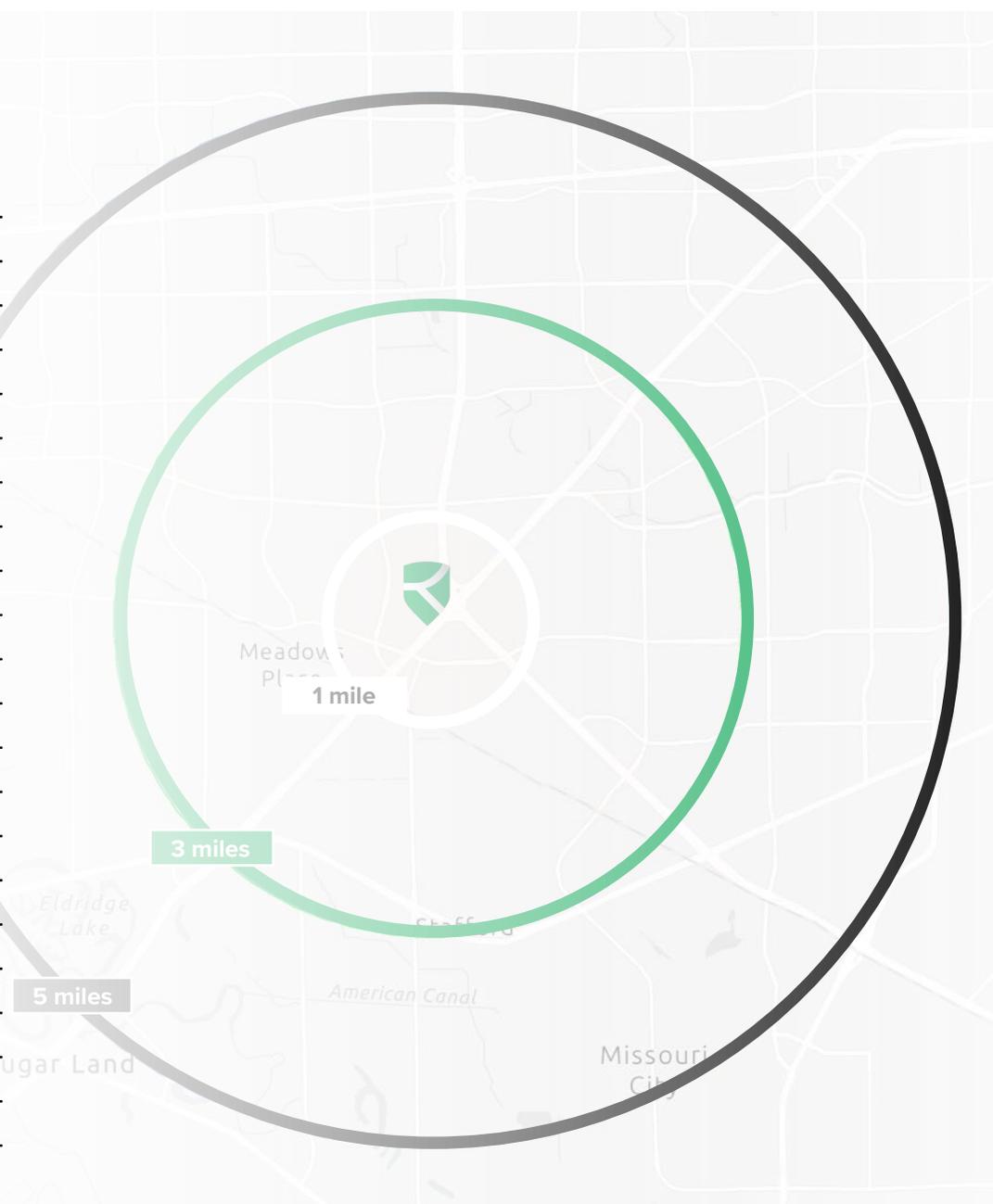
\$82,855 average household income within 5 miles

Population within 5 miles total **446,323**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	17,185	165,046	446,323
Households	6,292	60,301	162,803
Families	4,144	39,641	108,432
Average Household Size	2.72	2.73	2.73
Owner Occupied Housing Units	1,520	21,771	68,697
Renter Occupied Housing Units	4,772	38,530	94,106
Median Age	32.0	34.7	35.9
Median Household Income	\$42,953	\$52,363	\$57,247
Average Household Income	\$53,163	\$72,536	\$82,855

2030 Summary	1 Mile	3 Miles	5 Miles
Population	17,462	166,386	452,265
Households	6,512	62,202	168,262
Families	4,268	40,515	111,358
Average Household Size	2.67	2.67	2.68
Owner Occupied Housing Units	1,678	23,132	73,523
Renter Occupied Housing Units	4,834	39,071	94,739
Median Age	31.8	35.4	36.7
Median Household Income	\$47,337	\$58,073	\$63,539
Average Household Income	\$57,827	\$80,287	\$91,573



PRESENTED BY

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