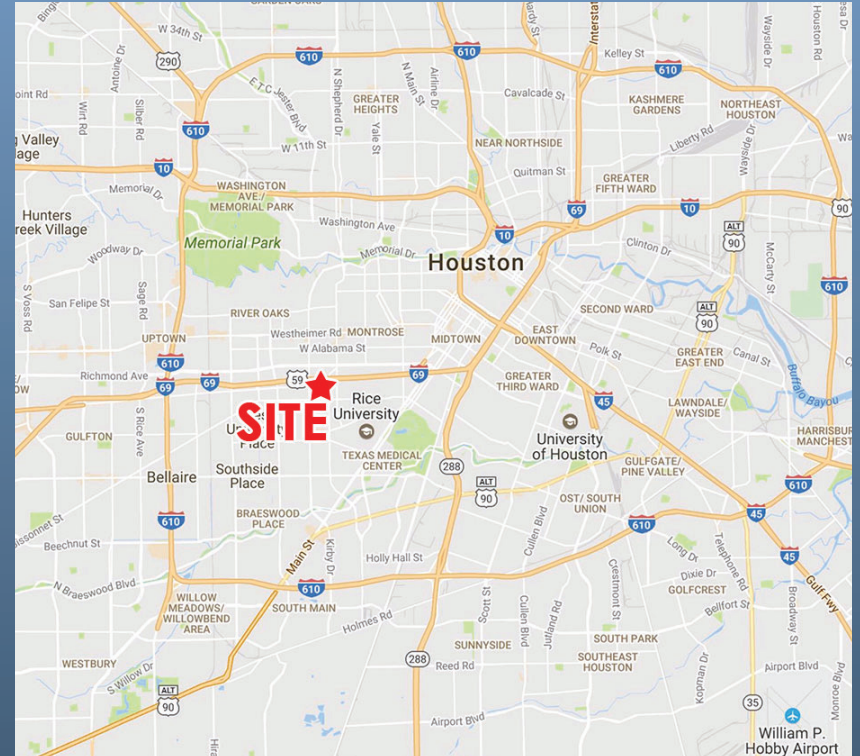


# FOR SALE

2327 Southwest Frwy (I-69), Houston, TX 77098



## PROPERTY DATA

- 20,115 SF freestanding building on 34,972 SF of land (per HCAD) with 197.72 feet of frontage on I-69
- Located between Greenbriar and Kirby with great I-69 visibility and access to high income trade area
- Potential to add additional parking
- DO NOT DISTURB OCCUPANT

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2025 Estimate	28,615	226,688	557,748
<b>Avg HH Income</b>			
2025 Estimate	\$221,967	\$190,953	\$164,838
<b>Traffic Counts</b>			
Southwest Frwy	241,476 cars per day		
Kirby Dr	48,827 cars per day		
Greenbriar Dr	22,378 cars per day		

## CONTACT

**Katherine Wildman**  
 kwildman@wulfe.com  
 (713) 621-1220 (direct)  
 (713) 569-8990 (mobile)

**Wulfe & Co.**  
 1800 Post Oak Blvd., Suite 400  
 Houston, Texas 77056  
 (713) 621-1700  
 www.wulfe.com

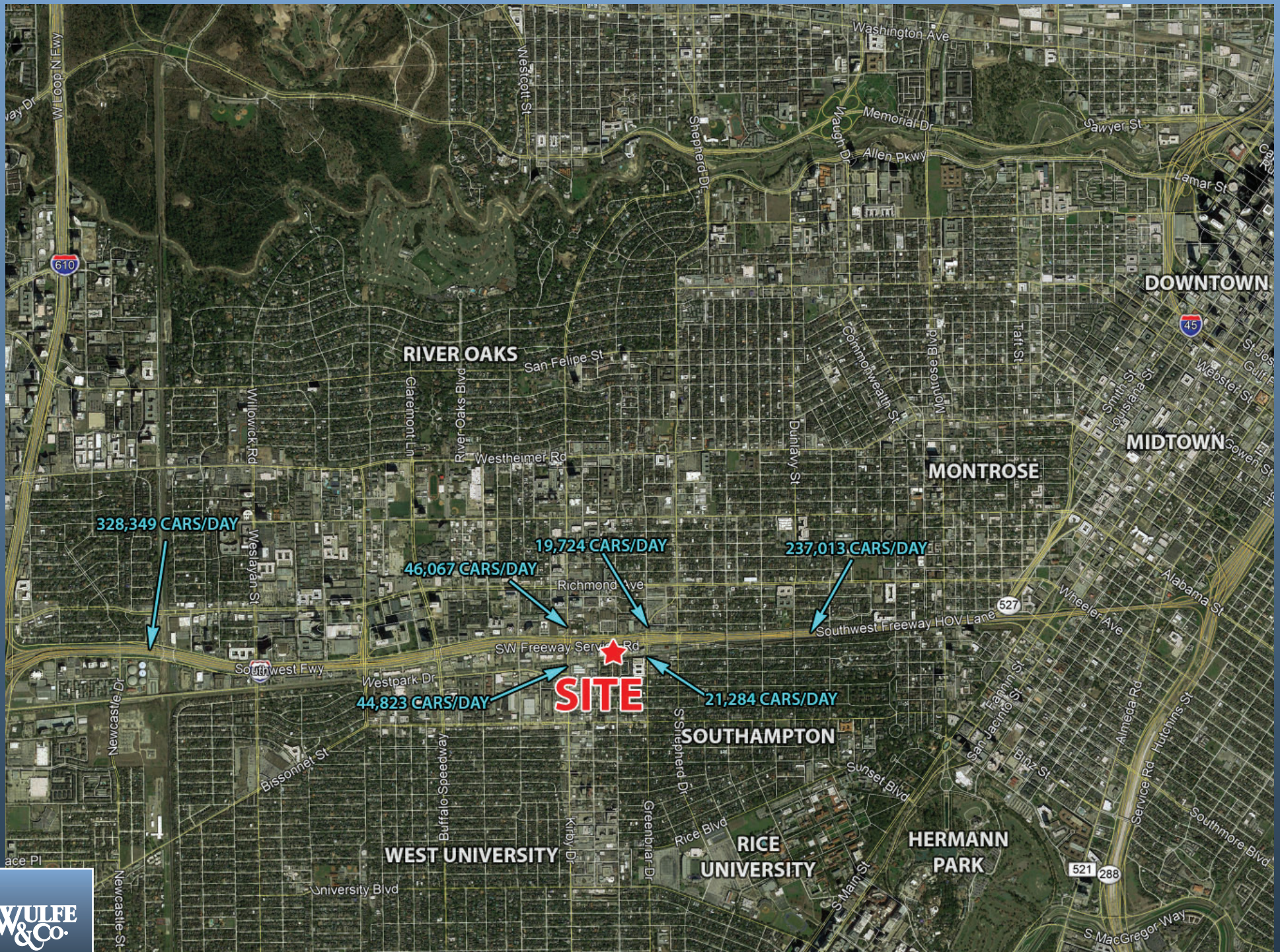


## PROPERTY OVERVIEW

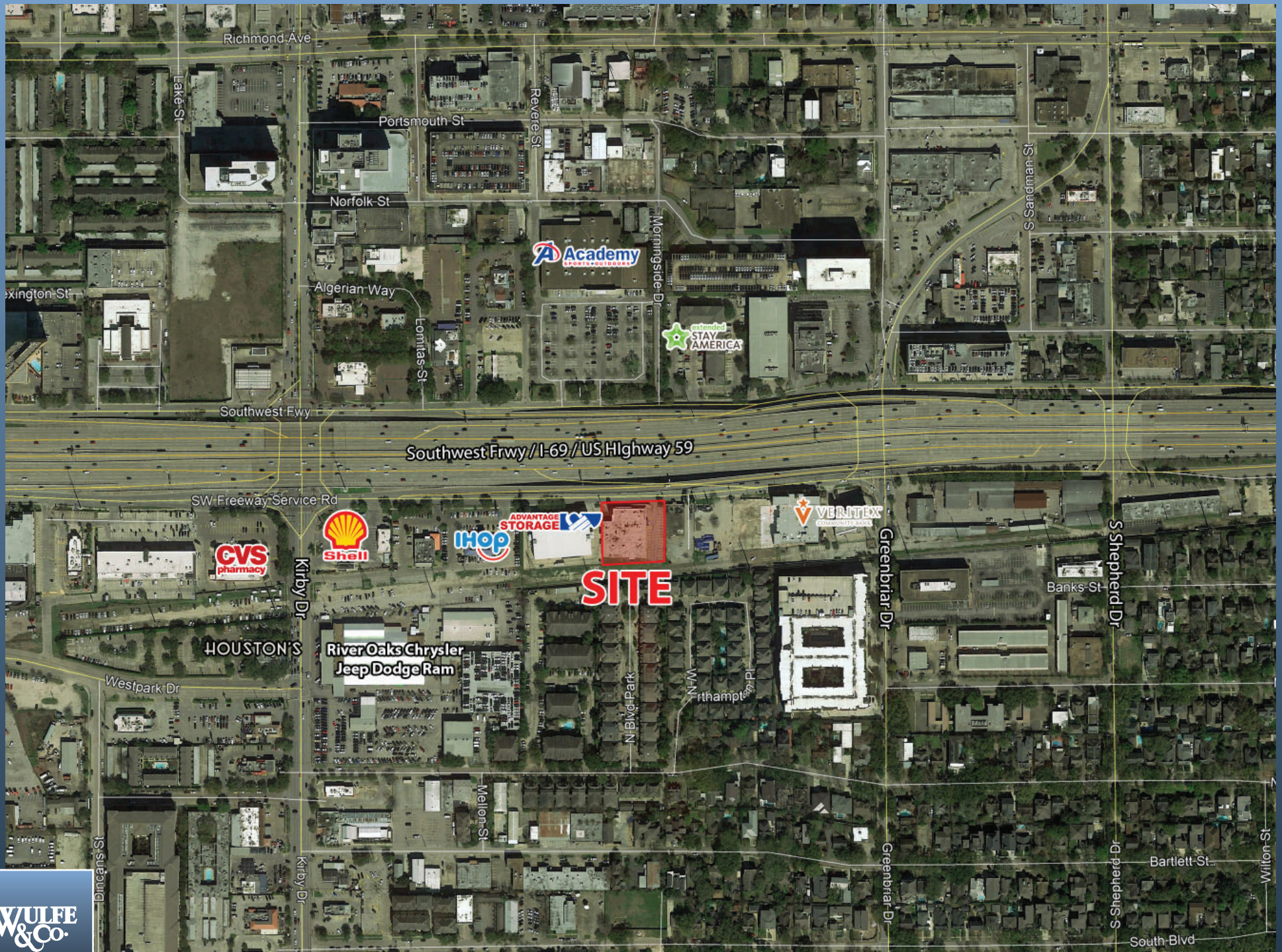
- 20,115 SF freestanding building on 34,972 SF of land (per HCAD) with 197.72 feet of frontage on I-69
- Strategically located between Greenbriar and Kirby with great I-69 visibility and access to high income trade area
- Approximately 17,558 SF of showroom/sales area plus stock room
- Dock high delivery
- Approximately 34 parking spaces with potential to add additional parking
- DO NOT DISTURB OCCUPANT













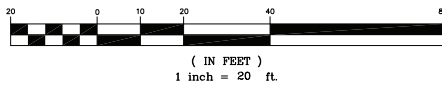








## GRAPHIC SCALE

SOUTHWEST FREEWAY  
(FEEDER ROAD)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	136.88'	3492.87'	2°14'49"	S 86°28'55" W
				136.97'

## LEGEND:

- AE - AERIAL EASEMENT
- BLD - BUILDING
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- HCCF - HARRIS COUNTY CLERKS FILE
- HCCR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- W - BARBED WIRE FENCE
- W - CHAIN LINK FENCE
- W - CONCRETE
- W - COVERED CONCRETE
- W - OVERHEAD ELECTRIC LINES
- W - WOOD FENCE
- W - WROUGHT IRON FENCE
- W - GUY WIRE
- W - CATCH BASIN
- W - CABLE BOX
- W - ELECTRIC BOX
- W - ELECTRIC MH
- W - FIRE HYDRANT
- W - FIBER OPTIC MARKER
- W - FLAG POLE
- W - GAS METER
- W - GAS VALVE
- W - CURB INLET
- W - LIGHT POLE
- W - MANHOLE
- W - MONITORING WELL
- W - PIPELINE MARKER
- W - POWER POLE
- W - SERVICE POLE
- W - SANITARY MANHOLE
- W - STORM MANHOLE
- W - TELEPHONE PEDESTAL
- W - TRANSFORMER
- W - TRAFFIC SIGNAL BOX
- W - TRAFFIC SIGNAL POLE
- W - UNDERGROUND CABLE MARKER
- W - WATER WELL
- W - WATER METER
- W - WATER VALVE
- W - BENCHMARK

CALLED 1.30 ACRES  
HCCF NO. K-497821

0.8029 ACRES  
(34,972 SQ. FT.)

ONE STORY  
BRICK & STEEL  
(20,088 SQ. FT.)  
BUILDING HEIGHT 17.45'

15'x25' AERIAL EASEMENT  
HCCF NO. S-464848  
FEET DOCUMENT, BUILDING IS ALLOWED UNDER A.E.

CALLED 0.1288 ACRES  
VOL. 2365, PG. 540 HCCR

T. & NO. (S.A. & A.P.) RAIL ROAD

## NOTES:

- ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING SETBACK LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. C1A1201707RH OF CHICAGO TITLE INSURANCE COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE TRANSACTION.

THIS FLOOD ZONE "X" IS SHOWN ACCORDING TO F.I.R.M. MAP NO. 08-18-07, BY GRAPHING PLOTTING ONLY. WE ASSUME NO RESPONSIBILITY FOR EXACT DETERMINATION.

IF PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY COUNCILS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

## CERTIFICATION

TO: BRITISH REALTY, L.P.; COMPASS BANK, ALABAMA BANKING ASSOCIATION, AND ITS SUCCESSORS AND/OR ASSIGNS; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7A, 7B1, 8-9, 11A, 13-14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2012.

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



## LEGAL DESCRIPTION

34,972 SQUARE FEET OF LAND OUT OF A 36,629 SQUARE FEET OF LAND IN THE A. C. REYNOLDS SURVEY IN HARRIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN TRACT CONVEYED BY WESLEY WEST TO DICK STEDMAN BY DEED DATED MAY 24, 1961 RECORDED IN VOLUME 4386, PAGE 476 OF THE HARRIS COUNTY DEED RECORDS, SAID 34,972 SQUARE FEET BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOUND SOUTH 02 DEGREES 07 MINUTES 00 SECONDS EAST 6.33 FEET FROM A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTHWEST FREEWAY AT ITS INTERSECTION WITH THE EAST LINE OF A TRACT OF 4.8403 ACRES CONVEYED BY FRANK W. SHAW ET AL TO WESLEY W. WEST BY DEED DATED APRIL 22, 1947, OF RECORD IN VOLUME 1595, PAGE 521 OF THE HARRIS COUNTY DEED RECORDS, SAID POINT ALSO BEING FURTHER IDENTIFIED AS BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF 2.7459 ACRES CONVEYED BY WESLEY W. WEST TO THE STATE OF TEXAS FOR RIGHT-OF-WAY FOR SAID FREEWAY AS EVIDENCED BY DEED DATED OCTOBER 31, 1958, OF RECORD IN VOLUME 3587, PAGE 422 OF THE HARRIS COUNTY DEED RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD FOUND BEARS SOUTH 28 DEGREES 16 MINUTES WEST, 1.44 FEET;

THENCE ALONG THE CALLED SOUTH LINE OF SAID FREEWAY IN A NORTHWESTERLY DIRECTION ALONG A CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 49 SECONDS, A RADIUS OF 3,492.87 FEET, A CHORD DISTANCE OF 136.97 FEET, A DISTANCE OF 136.98 FEET TO A 5/8 INCH IRON ROD SET FOR A POINT OF TANGENCY;

THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF SAID FREEWAY SOUTH 87 DEGREES 38 MINUTES 19 SECONDS WEST, A DISTANCE OF 60.08 FEET TO A "X" IN CONCRETE FOUND FOR CORNER BEING SOUTH 02 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.04 FEET FROM A 3 INCH STEEL PIPE FOUND;

THENCE PARALLEL WITH THE EAST LINE OF SAID 4.8403 ACRE TRACT ON A COURSE OF SOUTH 02 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 184.88 FEET TO A 5/8 INCH IRON ROD FOUND ALONG THE NORTH LINE OF A TRACT OF 0.1288 ACRES CONVEYED BY WESLEY W. WEST TO HOUSTON LIGHTING & POWER COMPANY BY DEED DATED MARCH 10, 1951, OF RECORD IN VOLUME 2365, PAGE 540 OF THE HARRIS COUNTY DEED RECORDS;

THENCE ALONG THE NORTH LINE OF SAID 0.1288 ACRE TRACT ON A COURSE OF NORTH 82 DEGREES 58 MINUTES 53 SECONDS EAST, WHICH COURSE IS PARALLEL WITH AND 37.5 FEET FROM THE CENTER LINE OF THE T. & NO. (S.A. & A.P.) RAILROAD RIGHT-OF-WAY, A DISTANCE OF 197.72 FEET TO A 5/8 INCH IRON ROD SET ALONG THE EAST LINE OF SAID 4.8403 ACRE TRACT; AND

THENCE ALONG THE EAST LINE OF SAID 4.8403 ACRE TRACT ON A COURSE OF NORTH 02 DEGREES 07 MINUTES 00 SECONDS WEST, 171.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8029 ACRE (34,972 SQUARE FEET) OF LAND, MORE OR LESS.

## SCHEDULE B

100. A TWENTY FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES ALONG THE EASTERLY PROPERTY LINE GRANTED TO THE CITY OF HOUSTON IN INSTRUMENT RECORDED IN VOLUME 1940, PAGE 368 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON.

101. AN AERIAL EASEMENT FIFTEEN FEET WIDE FROM A PLANE 25 FEET ABOVE THE GROUND UPWARD ALONG THE SOUTHERLY PROPERTY LINE, GRANTED TO HOUSTON LIGHTING & POWER COMPANY IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER 546484, AS SHOWN HEREON.

## ALTA/ACSM LAND TITLE SURVEY OF

34,972 SQUARE FEET OF LAND OUT OF A 36,629 SQUARE FEET OF LAND IN THE A. C. REYNOLDS SURVEY IN HARRIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN TRACT CONVEYED BY WESLEY WEST TO DICK STEDMAN BY DEED DATED MAY 24, 1961 RECORDED IN VOLUME 4386, PAGE 476 OF THE HARRIS COUNTY DEED RECORDS.

ADDRESS: 2327 SOUTHWEST FREEWAY  
HOUSTON, TEXAS 77098

PURCHASER: BARISH REALTY, L.P.

JOB NO.: 1442-12 SCALE: 1" = 20'

REVISION: 11-13-12

REVISION: REVISE TO ALTA. SPEC.

REVISION: 10-5-12 TITLE

DATE: 09-19-12

SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082

TEL. (281) 556-6918 FAX (281) 556-9331

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K:\COMRES 2012\1442-12.DWG (8P)

WULFE & CO.



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.73/-95.4154

2327 Southwest Fwy Houston, TX 77098	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	28,615	226,822	557,748
2030 Projected Population	27,879	226,688	561,963
2020 Census Population	24,716	195,881	491,921
2010 Census Population	21,194	166,563	426,143
Projected Annual Growth 2025 to 2030	-0.5%	-	0.2%
Historical Annual Growth 2010 to 2025	2.3%	2.4%	2.1%
2025 Median Age	39.2	37.0	35.8
<b>Households</b>			
2025 Estimated Households	14,932	116,008	261,667
2030 Projected Households	15,042	120,198	273,782
2020 Census Households	14,077	106,331	233,551
2010 Census Households	11,697	86,375	192,199
Projected Annual Growth 2025 to 2030	0.1%	0.7%	0.9%
Historical Annual Growth 2010 to 2025	1.8%	2.3%	2.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	63.9%	55.2%	45.9%
2025 Estimated Black or African American	7.2%	12.1%	19.0%
2025 Estimated Asian or Pacific Islander	13.0%	15.7%	12.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.7%
2025 Estimated Other Races	15.6%	16.6%	22.0%
2025 Estimated Hispanic	22.5%	22.7%	29.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$221,967	\$190,953	\$164,838
2025 Estimated Median Household Income	\$146,768	\$125,182	\$110,899
2025 Estimated Per Capita Income	\$115,830	\$97,940	\$77,627
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.7%	5.4%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.0%	2.9%
2025 Estimated High School Graduate	5.6%	7.3%	12.7%
2025 Estimated Some College	6.1%	9.7%	11.9%
2025 Estimated Associates Degree Only	4.1%	4.5%	5.1%
2025 Estimated Bachelors Degree Only	32.2%	34.6%	30.4%
2025 Estimated Graduate Degree	49.1%	41.3%	31.5%
<b>Business</b>			
2025 Estimated Total Businesses	5,854	27,855	59,012
2025 Estimated Total Employees	46,224	265,481	599,134
2025 Estimated Employee Population per Business	7.9	9.5	10.2
2025 Estimated Residential Population per Business	4.9	8.1	9.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Wulfe &amp; Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>713-621-1700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date