

For Sale

# 4113 Willowbend Blvd

±5.64 acres

Houston, TX 77025

EXECUTE CONFIDENTIALITY AGREEMENT



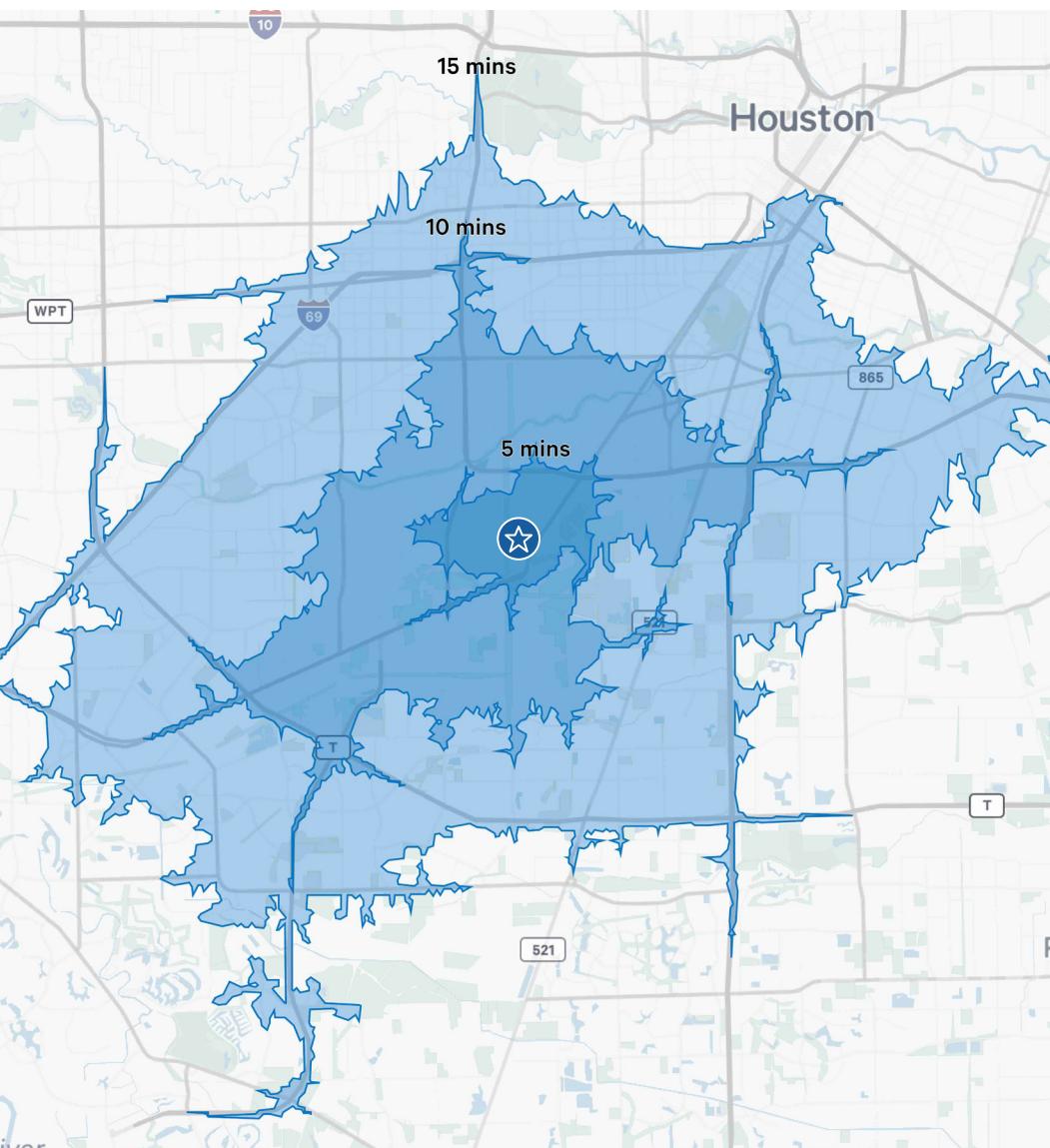
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# Commute & Demographics



## Property Information

### Location

- 4113 Willowbend Blvd Houston, TX 77025

### Property Information

- ± 5.64 acres
- Outside of floodplain
- No pipelines through the tract
- Utilities via City of Houston
- Frontage on Willowbend Blvd and Craighead Dr
- Total tax rate: \$2.092362 (2024)
- HISD (Red Elementary, Pershing Middle, Westbury High)

### Price

Call Broker for Pricing

## Commute

Traffic Counts	Vehicles Per Day
Willowbend	8,871
S Main	72,911
Stella Link	14,628
S Post Oak	53,831

## 2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	10,266	122,818	414,443
Median Age	38.8	36.7	34.5
Average Household Income	\$117,378	\$139,580	\$118,160
Average Home Value	\$433,874	\$528,760	\$526,804
College Degree or Higher	57.7%	55.2%	46.4%

# Property Aerial



# Property Aerial



# For Sale

# 4113 Willowbend Blvd

# Houston, TX 77015

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[www.cbre.com](http://www.cbre.com)

## Contact Us

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