

For Sale 4113 Willowbend Blvd

Houston, TX 77025

±5.64 acres

EXECUTE CONFIDENTIALITY AGREEMENT



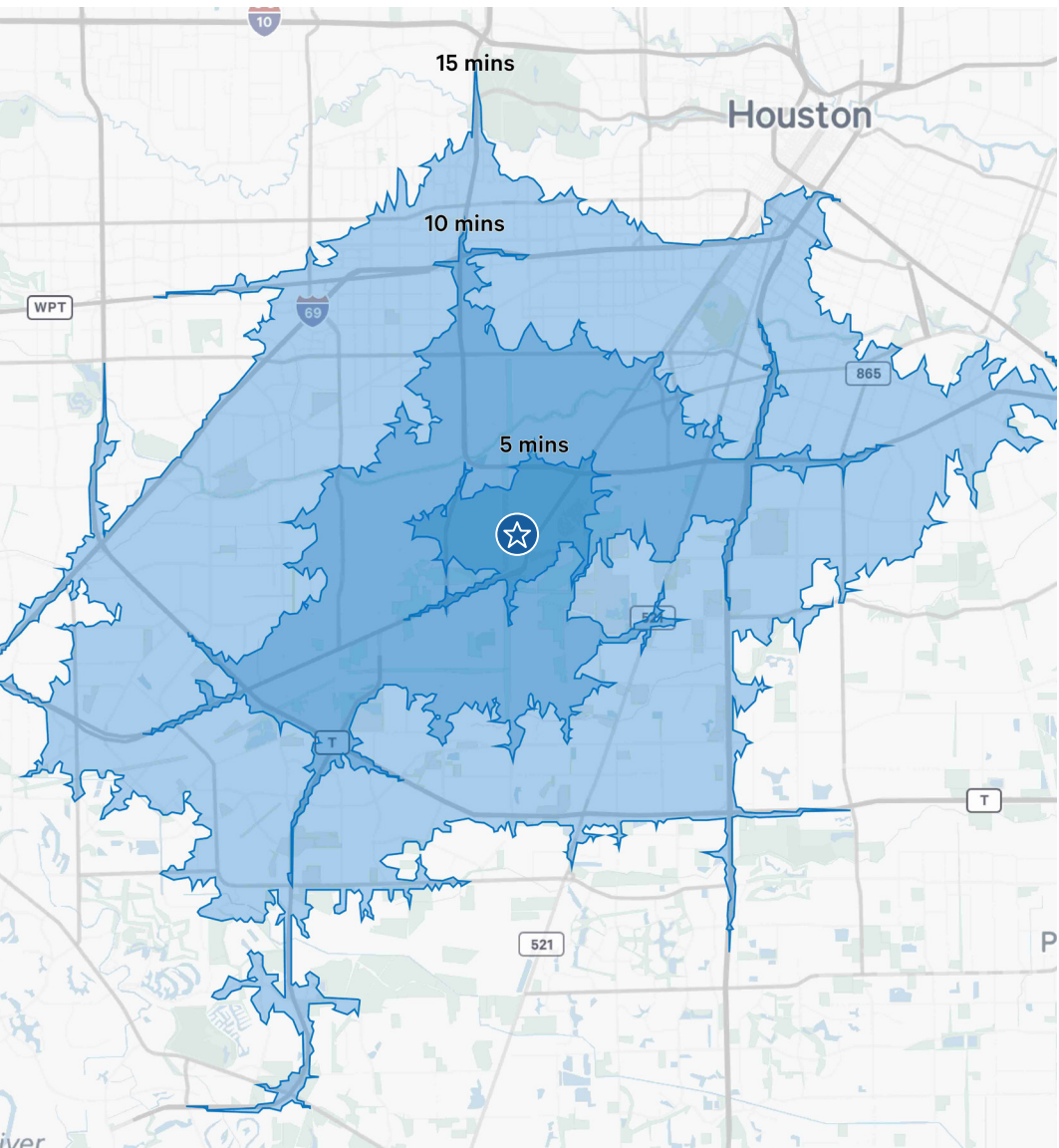
Barrett Von Blon
First Vice President
T +1 713 577 1777
barrett.vonblon@cbre.com

Chris Bergmann Jr.
Executive Vice President
T +1 713 577 3847
chris.bergmann@cbre.com

CBRE

CAPITAL MARKETS | LAND SERVICES

Commute & Demographics



Drive Times	Minutes
TMC	10
Downtown Houston	16
Galleria/Uptown	12

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



[illegible]

For Sale

4113 Willowbend Blvd Houston, TX 77015

EXECUTE CONFIDENTIALITY AGREEMENT

www.cbre.com

Contact Us

Barrett Von Blon

First Vice President

T +1 713 577 1777

barrett.vonblon@cbre.com

Chris Bergmann Jr.

Executive Vice President

T +1 713 577 3847

chris.bergmann@cbre.com

CAPITAL MARKETS | LAND SERVICES

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.