

± 2.05 ACRES FOR SALE

4015 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77027



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DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. © 2021. Junction USA LLC. All rights reserved.

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OVERVIEW



± 2.05 TOTAL ACRES

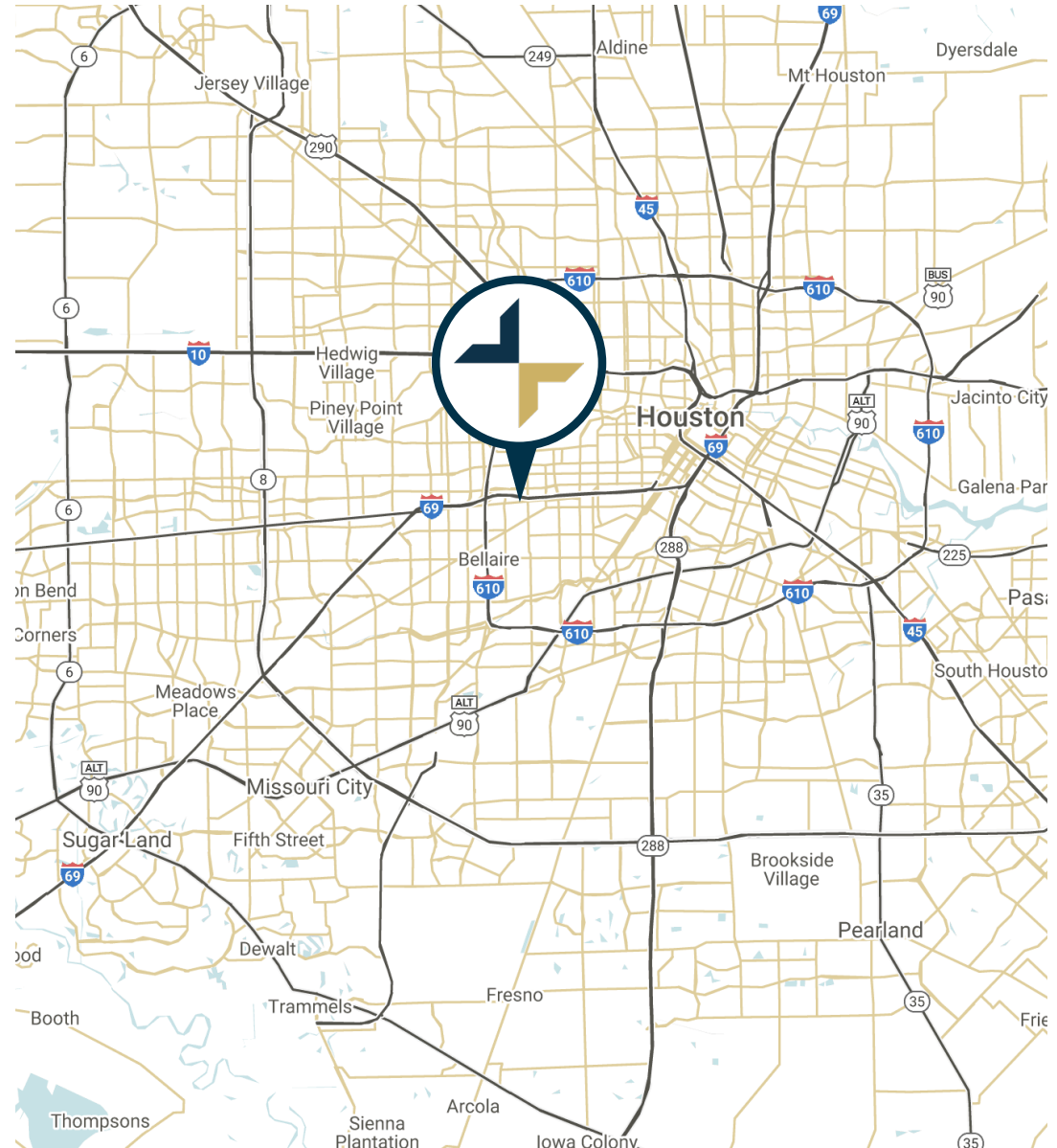


SALE PRICE

Call Broker for Information

HIGHLIGHTS

- » Prime Infill Development Opportunity
- » Excellent Access from Southwest Freeway (59) via Wesleyan Drive
- » Frontage Along Southwest Freeway & Westpark Drive
- » No Zoning
- » City Water & Sewer Available to the Site



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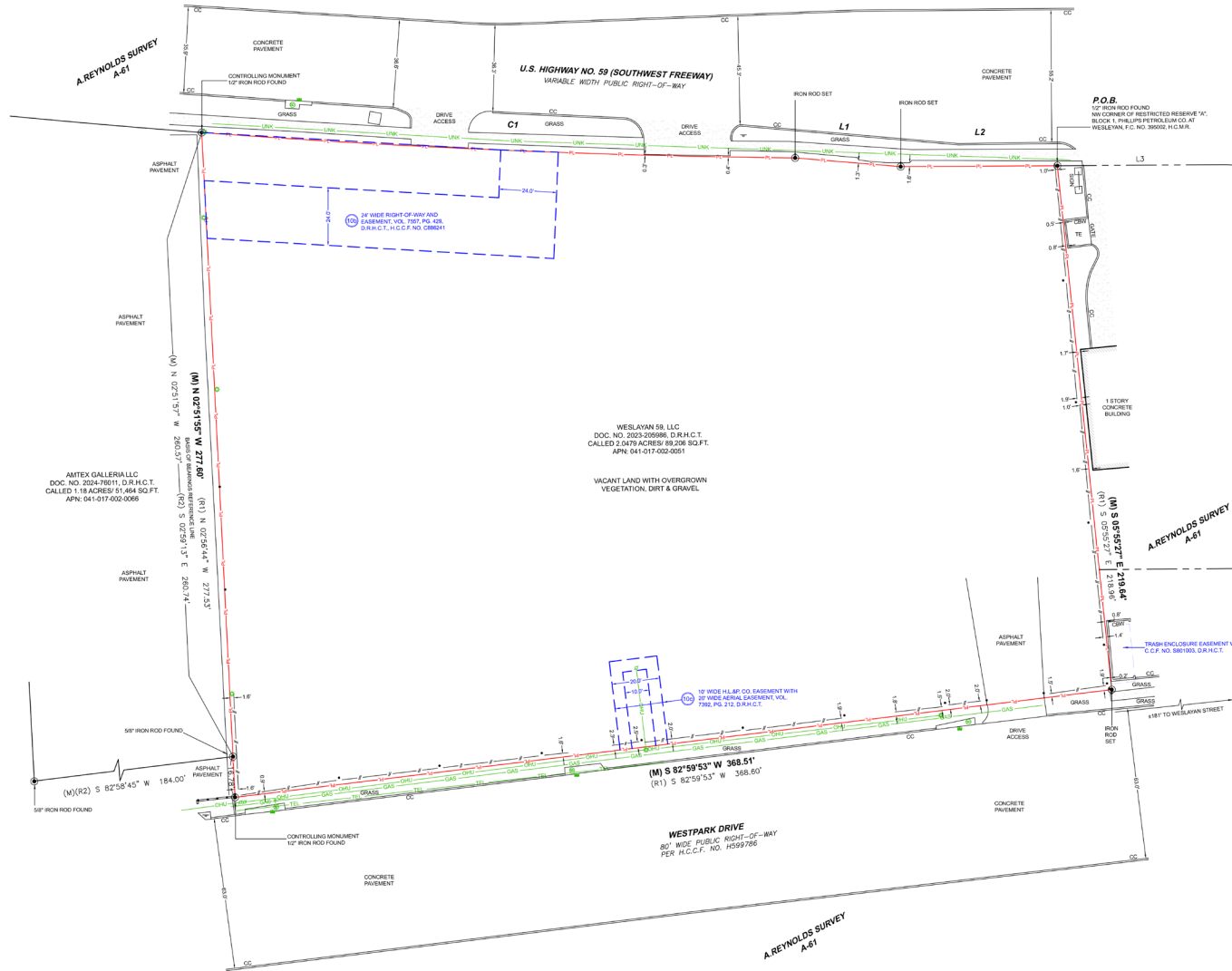
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PROPERTY SURVEY



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WEST UNIVERSITY PLACE

ABOUT THE NEIGHBORHOOD



WEST UNIVERSITY PLACE, known to locals as “West U,” is one of Houston’s most desirable neighborhoods. The independent city, tucked just inside the 610 Loop, has a strong sense of community, top-tier schools, and some of the most affluent households in Texas. The average income in West U exceeds \$400,000 annually, and home values hover near the \$1.75 M dollar mark, creating a customer base with significant spending power.

The neighborhood’s location is unmatched. Just minutes from West U, is the Texas Medical Center, widely revered as largest medical complex in the world, anchors more than 21 hospitals and eight research institutions, bringing hundreds of thousands of professionals, patients, and visitors through its doors daily, widely revered as . This creates not only a large influx of daytime traffic but also a highly educated and health-conscious population looking for amenities close to home. Rice University adds another layer of opportunity, with its 5,000 undergraduate and 4,000 graduate students, plus faculty, staff, and visiting scholars who contribute to the area’s energy and demand for gathering spaces, dining options, and cultural touch points.

West U’s community-driven identity also works in favor of new commercial development. With its walkable streets, family-friendly parks, and tradition of local businesses, like neighborhood cafés, boutiques, and family-owned restaurants, residents are inclined to support businesses that feel tailored to their lifestyle. A project that reflects the neighborhood’s emphasis on quality and connection, while providing the convenience today’s professionals and families expect, has the potential to become a cornerstone of the community.

Positioned between some of Houston’s most powerful economic and cultural engines, West University Place is more than just a neighborhood, it’s a high-value market with enduring appeal. For developers, it represents the chance to bring new life and opportunity to an area where demand is strong, household incomes are high, and location simply cannot be beat.



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JUNCTION

COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

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Information About Brokerage Services

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

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.

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.

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>Junction Brokerage, LLC</u>	<u>9010568</u>	<u>Admin@JuncitonUSA.com</u>	<u>(713)930-2001</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Reed Vestal, SIOR, CCIM</u>	<u>597329</u>	<u>Reed.Vestal@JunctionUSA.com</u>	<u>(281)687-7580</u>
Designated Broker of Firm	License No.	Email	Phone
<u>JP Hayes</u>	<u>680236</u>	<u>JP.Hayes@JunctionUSA.com</u>	<u>(713)210-9875</u>
Licensed Supervisor of Sales Agent/ Associate Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Spring Cypress -