

4040 W FUQUA ST | HOUSTON, TX 77045

SEALED BID/OFFERS DUE: MARCH 17TH, 2026 / 3:00PM (CST)

*CONTACT BROKERS FOR BID PACKAGE



KRISTEN MCDADE

Managing Director

+1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

+1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

melissa.elizondo@cushwake.com

2026

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms



ENERGY CAPITAL
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST
MEDICAL CENTER



NASA



HOUSTON
DYNAMO FC



HOUSTON
TEXANS



HOUSTON
ROCKETS



HOUSTON
DASH

DEMOGRAPHICS

(within 5 miles of 4040 W Fuqua St. Houston, TX 77045)



258,550

2025 Total Population



\$102,683

2025 Average Household Income



\$317,441

2025 Average Home Value

GLOBAL TRADE CITY

4040 W FUQUA ST



PROPERTY HIGHLIGHTS

- ±3.3 acres of land ±30,645 sq.ft of improvements
- 250' of frontage along W Fuqua St
- Located in the Central Southwest neighborhood, specifically within Super Neighborhood 40, a designated geographic area recognized by the City of Houston



KRISTEN MCDADE

Managing Director

+ 1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

+ 1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

+ 1 346 396 4008

melissa.elizondo@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.