

# FOR SALE

## 2-Story 7,500 SF Building Located in the Heart of West University

2506 SOUTH BOULEVARD | HOUSTON, TX 77098



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 **JLL**  
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# The Offering

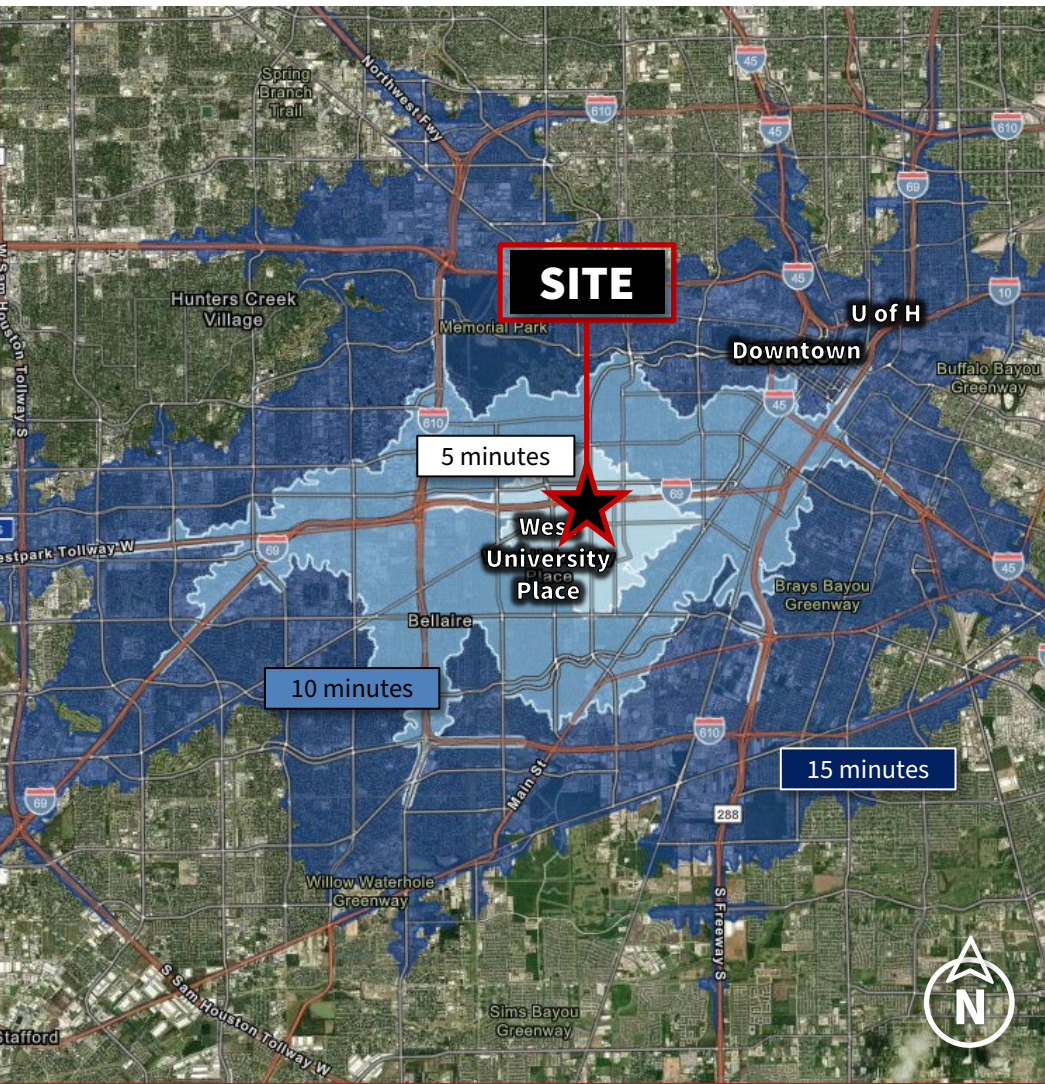
Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase this 2-story ±7,500 SF building situated in the coveted West University neighborhood. Centrally located, this property presents an ideal investment for businesses or owner-occupiers looking to serve one of Houston's most affluent communities. Boasting ample space, the building stands on a generous ±0.15-acre lot with convenient on-site parking, offering convenience and accessibility to visitors. Moreover, the property's enviable location ensures easy access to a range of retail stores, restaurants, and the esteemed Rice University, enhancing its appeal and potential for a variety of uses.

Kirby Dr | 40,127 VPD

South Blvd



# Around the Area



## Location

Located in the heart of West University, this site offers close proximity to Upper Kirby District, Greenway Plaza, Rice University and The Texas Medical Center.

## Size

2-Story ±7,500 SF Building

## Property Information

- Situated on ±0.15 AC of land
- 6 parking spaces
- Premier West University location
- Densely populated high income submarket Minutes from 610 and I69

## Surrounding Area

- West University Place: A vibrant and affluent community known for its beautiful homes, excellent schools, and close proximity to the city's amenities
- Downtown Houston: The central business hub for the nation's fourth largest city and home to the Houston Rockets, Astros, and the renowned Houston Theater District
- Texas Medical Center: A 1,345-acre medical district and neighborhood in south-central Houston and the largest medical complex in the world

## Price

Contact broker for pricing



## Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	24,297	211,205	521,574
2024 Median Age	37.3	35.2	34.7
2024 Average Household Income	\$189,927	\$165,811	\$147,016
Average Home Value	\$1,054,958	\$849,997	\$710,041
Educational Attainment - College Degree or Higher	86.7%	80.9%	66.5%

Drive Times	Minutes
Rice University	5
The Museum District / Texas Medical Center	10
The Galleria / Uptown	10
William P. Hobby Airport (HOU)	15

# Trade Area Aerial



# Around the Area



WEST UNIVERSITY PLACE/RICE UNIVERSITY

## WEST UNIVERSITY PLACE

Sandwiched between Highway 59 and the 610 Loop, West University Place is an upscale residential neighborhood recognized for its charming tree-lined streets, beautiful parks, and well-maintained homes. Known for its sense of community and highly ranked public schools, West University Place offers residents a family-friendly atmosphere with convenient access to Houston's cultural, dining, and commercial attractions. With a variety of housing options, including elegant traditional homes and modern luxury properties, West University Place appeals to individuals seeking an affluent and sophisticated lifestyle.

## RICE UNIVERSITY

Boasting a 300-acre tree-lined campus in Houston, Rice University is a prestigious private research university known for its rigorous academic programs and beautiful campus. With a strong focus on undergraduate education, Rice offers a wide range of disciplines and fosters a tight-knit and collaborative learning environment. Its world-class faculty, innovative research initiatives, and vibrant campus life make Rice University a highly regarded institution in the United States.



MUSEUM DISTRICT



TEXAS MEDICAL CENTER



RICE VILLAGE

# Contact

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