

HIGH PROFILE INNER LOOP PROPERTY

FOR SALE OR LEASE

±1.284 ACRES | 8,191 SF BUILDING

3773 SOUTHWEST FREEWAY, HOUSTON, TX



3773
SOUTHWEST
FREEWAY

GALLERIA/UPTOWN

RIVER
OAKS

GREENWAY
PLAZA

UPPER
KIRBY

EDLOE ST

BUFFALO SPEEDWAY

WESTPARK DR



WAKEFOREST AVE

BISSONNET ST

WEST
UNIVERSITY

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE



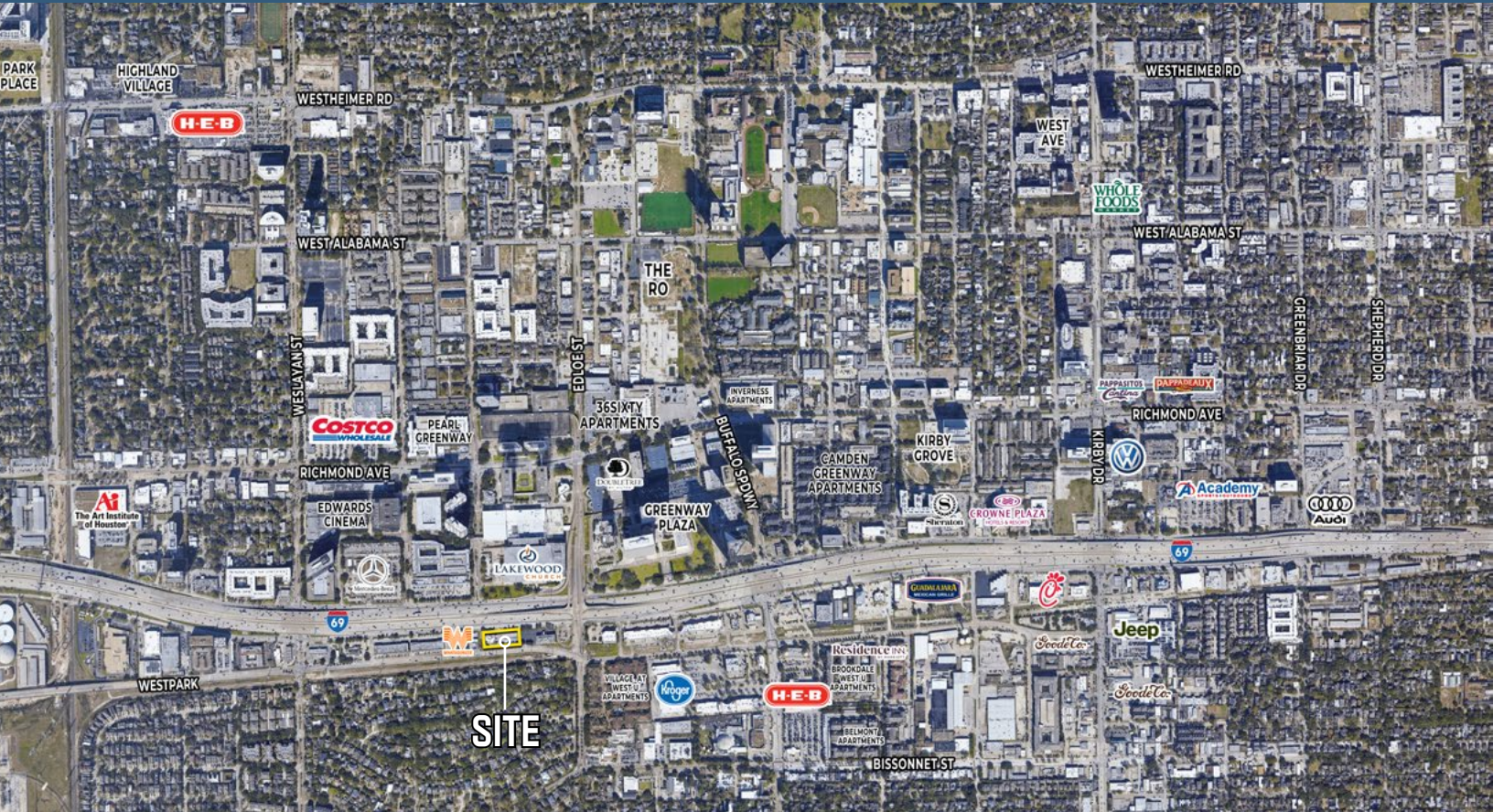
**FRONTAGE ON I-69
WITH 265,276
CARS PER DAY**



**CENTRALLY LOCATED
BETWEEN GALLERIA
AND DOWNTOWN**



**HIGHLY DESIRABLE
AND AFFLUENT
DEMOGRAPHICS**



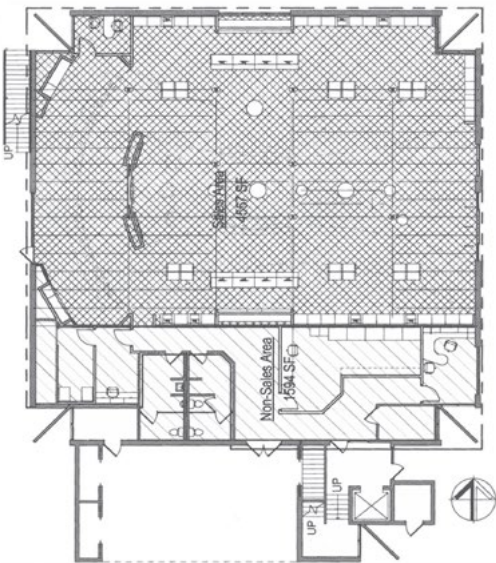
LOCATION

The Property is centrally located in Houston among the most enviable and prestigious neighborhoods, complemented by Houston's major employment centers, the finest of urban living and walkable environments, exceptional retail shopping, recreational and cultural amenities.

This strategic location is near four major employment centers with access to over 700K employees within five miles:

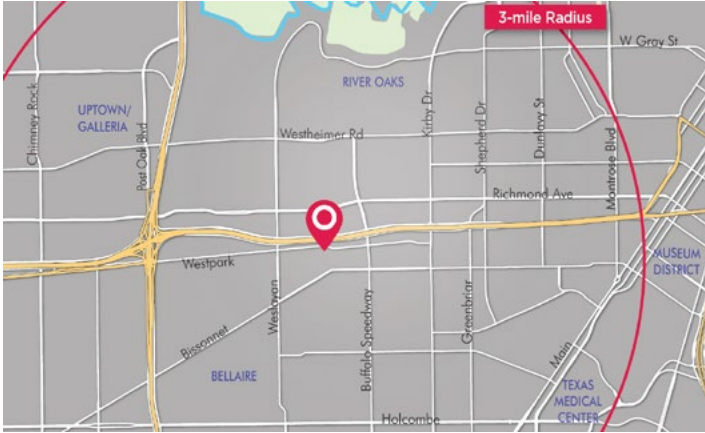
- Greenway Plaza (12M SF office | 21K employees)
- Galleria/Uptown (33M SF office | 55K employees)
- Houston CBD (42M SF office | 158K employees)
- Texas Medical Center (106K employees)

BUILDING PLAN



2024 TAX RATE

	<i>Estimated</i>
Houston ISD	\$0.87
Harris County	\$0.39
Hosuton Community College	\$0.09
City of Houston	\$0.52
TOTAL (\$ per \$100 AV)	\$1.87



2024 DEMOGRAPHICS

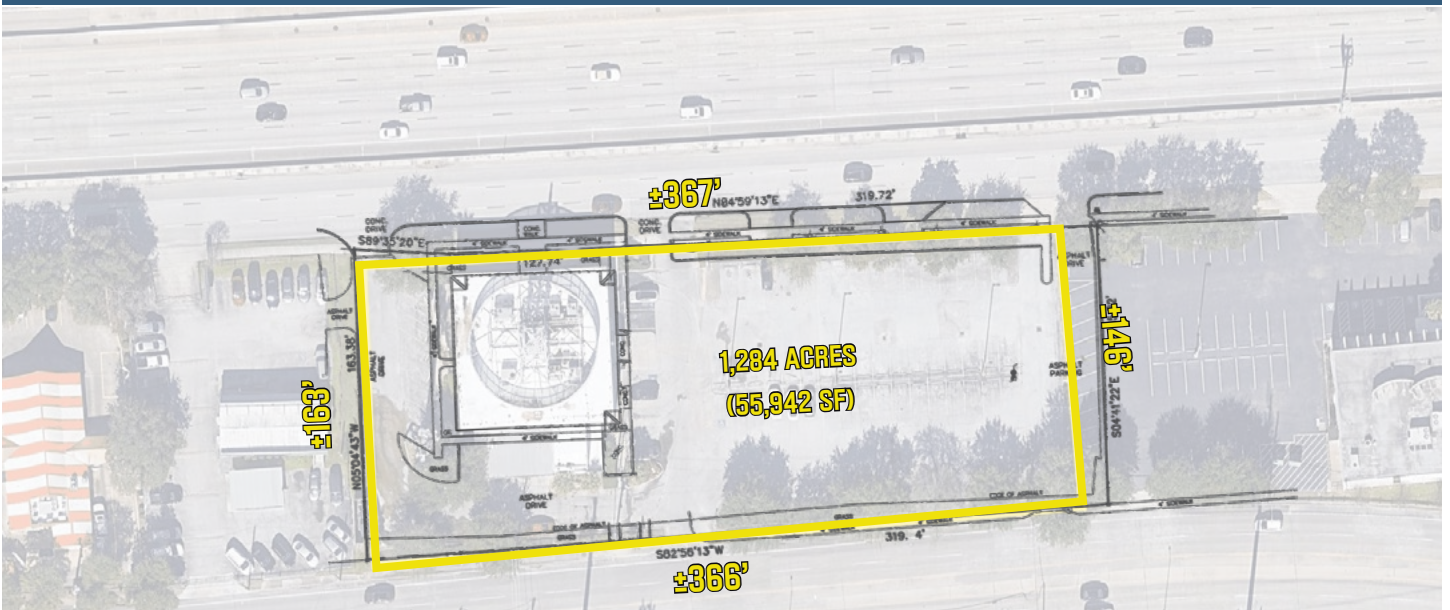
	1 MILE	3 MILES	5 MILES
Population	27,245	198,775	530,083
Average Income	\$172,695	\$173,028	\$146,411
Average Home Value	\$1,061,321	\$922,866	\$724,107
Employee Count	46,397	409,623	775,474

APPEAL AND ACCESSIBILITY

With ready access and visibility to many of Houston's major traffic corridors (US 59/I-69, Loop 610, Westpark Tollway), which feed the nearby Upper Kirby District, Rice Village, River Oaks District, Galleria, Museum District, Texas Medical Center, and Central Business District, the exceptional demographics illuminate this as a landmark address.



SITE PLAN



3773 SOUTHWEST FREEWAY, HOUSTON, TX

DOWNTOWN HOUSTON

**UPPER
KIRBY**

**GREENWAY
PLAZA**

RICHMOND AVE

EDLOE ST

WESTPARK DR

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CBRE

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Information About Brokerage Services

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

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date