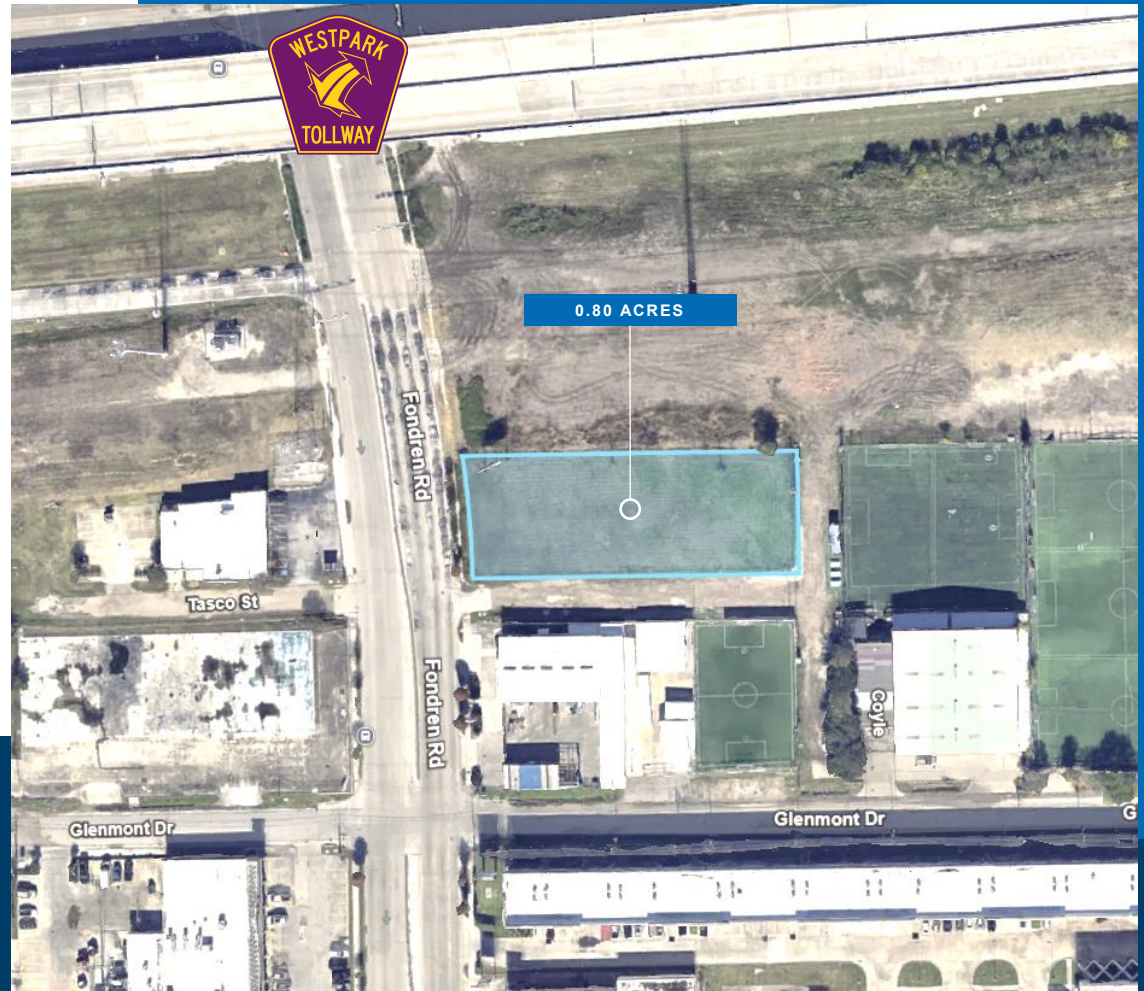


NEWMARK

Commercial Land Opportunity

SEQ WESTPARK DR & FONDREN RD

+/- 0.80 AC



Meredith Cullen

Senior Managing Director

713-444-7979

meredith.cullen@nmrk.com

David Claros






Executive Managing Director

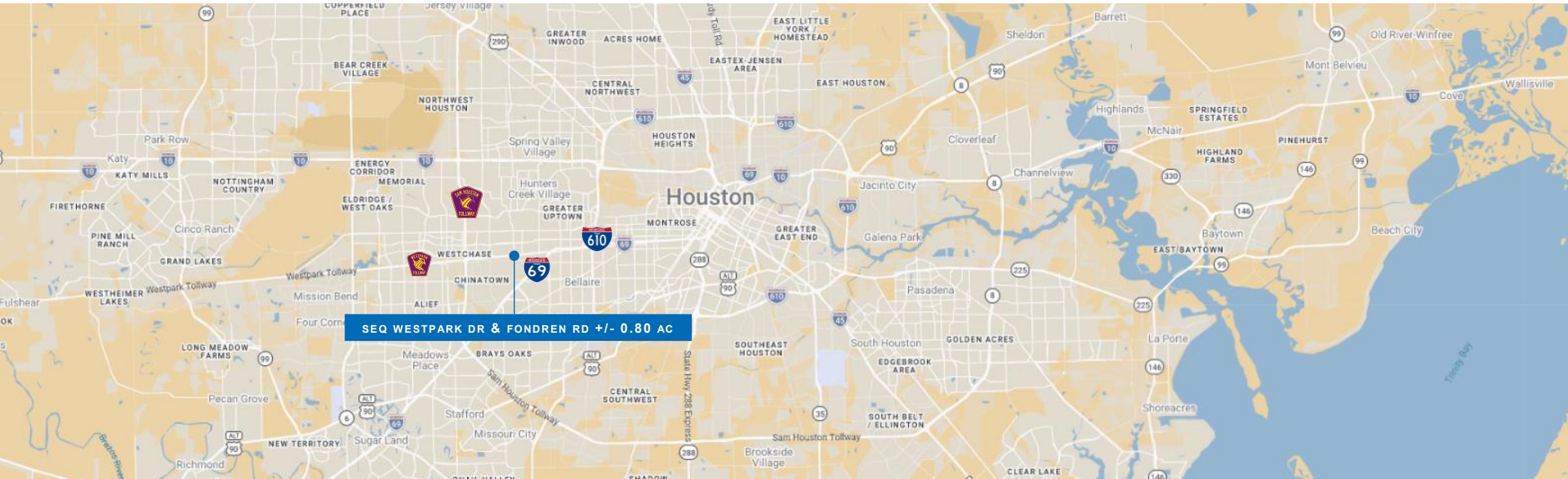
713-851-8033

david.claros@nmrk.com

NMRK.COM

SEQ Westpark Dr & Fondren Rd +/- 0.80 AC

High-Visibility Infill Site	Flexible Commercial Potential	
 Located at Fondren Rd & Westpark Tollway, a major Southwest Houston commercial corridor.	 Suitable for retail service, flex industrial, distribution, or corridor commercial uses.	
Strong Traffic Exposure	Dense Daytime Population	Established Urban Trade Area
 ±49,500 VPD on Westpark Tollway with ±26,000–35,000 VPD on Fondren Rd.	 Approximately 35,000 daytime population within one mile, driven by nearby employment.	 Fully built-out corridor with long-term commercial and industrial presence.





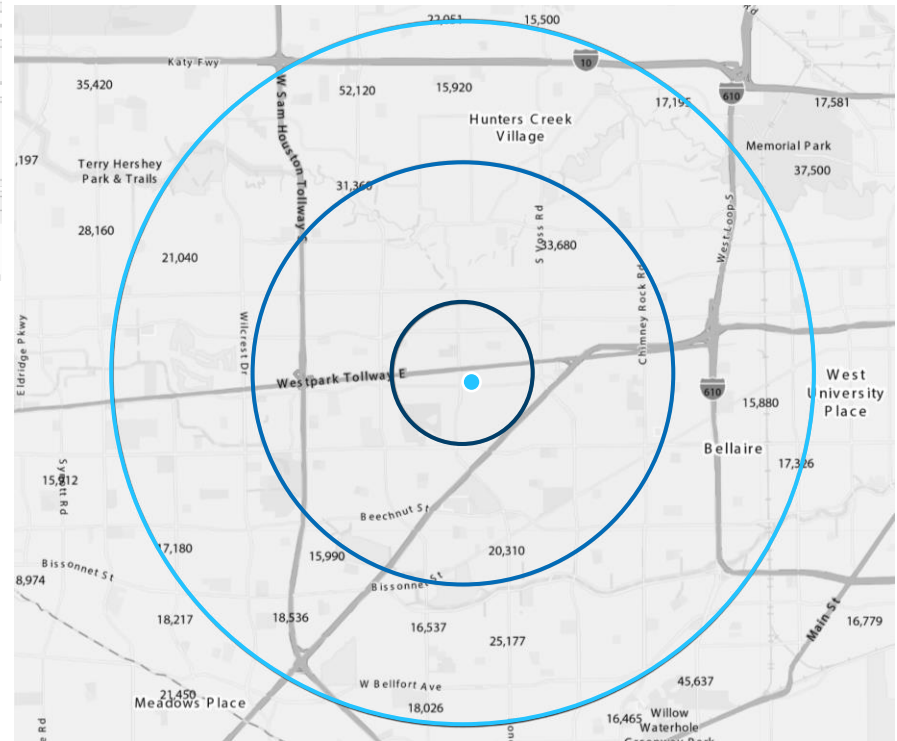
DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	25,776	239,493	549,595
Population Projection (2030)	25,561	238,990	551,553
Households (2025)	10,947	102,077	233,277
Average Household Income (2025)	\$64,809	\$83,719	\$119,486
Median Age (2025)	35.1	34.2	35.7
Bachelor's Degree or Higher (2025)	27.00%	35.00%	45.90%

TRAFFIC

- Strong arterial exposure with approximately 49,500 VPD on Westpark Tollway and 26,000–35,000 VPD along Fondren Road.
- Steady local circulation supported by surrounding collector roads carrying 21,000+ VPD, reinforcing daily activity.
- Consistent regional flow enhancing long-term visibility, access, and development potential.



CONTACT BROKERS FOR MORE INFORMATION

Meredith Cullen

Senior Managing Director

713-444-7979

meredith.cullen@nmrk.com

David Claros

Executive Managing Director

713-851-8033

david.claros@nmrk.com

Houston

1700 Post Oak Blvd

2 BLVD Place

Houston, TX 77056

t 713-626-8888

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NMRK.COM