



THE COMMERCIAL
PROFESSIONALS

GABE RODARTE

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2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

**1,275 SF RETAIL/SERVICE
OPPORTUNITY FOR SALE**

3725 REED ROAD | HOUSTON, TX 77051



OFFERING SUMMARY

SALE PRICE

\$450,000

PROPERTY TYPE

SPECIAL PURPOSE

YEAR BUILT

1955

BUILDING SIZE

1,275 SF

LOT SIZE

0.97 ACRES

PROPERTY HIGHLIGHTS

- Located in South Houston near the Sunnyside / Medical Center South area
- Minutes from TX-288, I-610, and the Texas Medical Center
- Approximately 10 miles to Downtown Houston
- Positioned on a 4-lane divided road with strong accessibility and visibility
- Surrounded by residential neighborhoods with nearby schools, transit, and community services

3725 REED ROAD | FOR SALE

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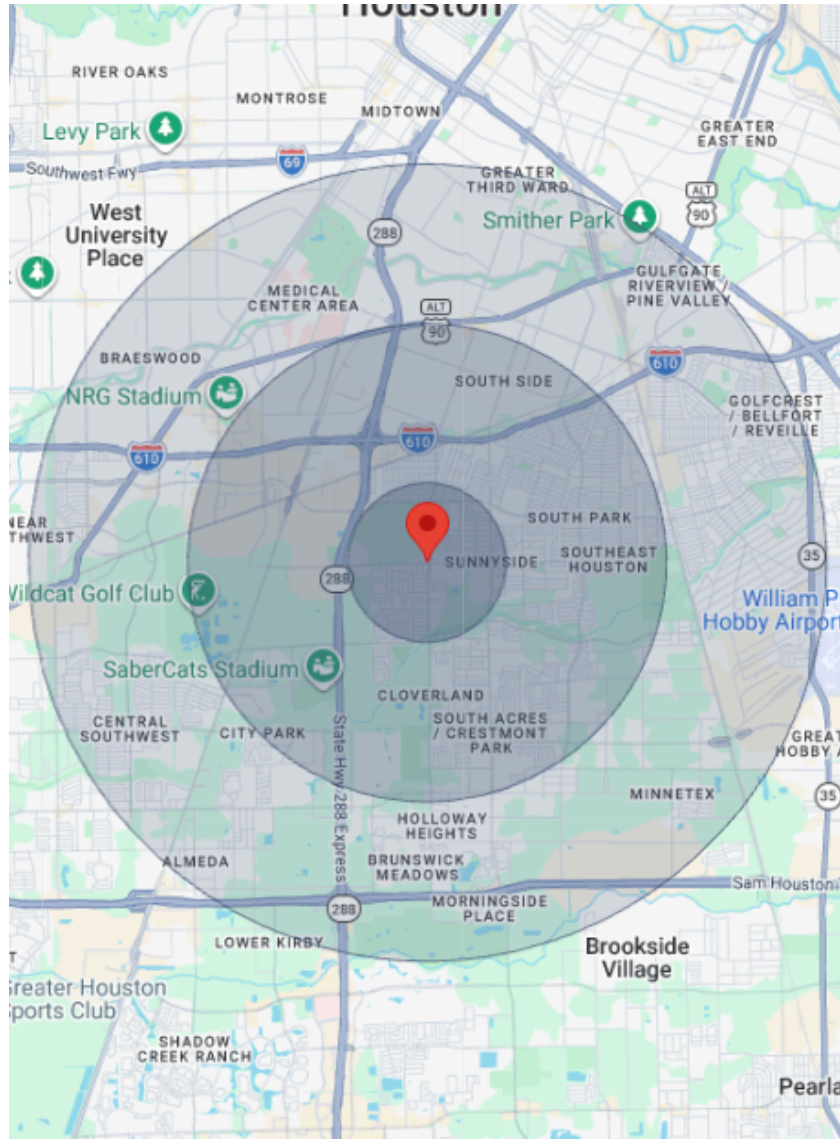
Aerial Map



Property Photos



Demographics



Located along Reed Road in South Houston, this site offers direct access to major corridors including TX-288 and I-610, with close proximity to the Texas Medical Center and Downtown Houston.

The property is positioned within a dense residential area, providing a strong customer base and consistent traffic flow, with nearby schools, transit routes, and neighborhood-serving businesses supporting commercial activity.

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|----------|----------|----------|
| Total population | 12,554 | 98,971 | 286,549 |
| Workday Population | 3,390 | 41,836 | 131,917 |
| Total household | 4,356 | 39,341 | 114,903 |
| Average household income | \$44,291 | \$62,060 | \$92,023 |
| Average age | 31.5 | 34.8 | 34.9 |
| Male Population | 5,843 | 45,264 | 133,656 |
| Female Population | 6,717 | 53,720 | 152,925 |

Demographics data derived from AlphaMap

Market Overview

Houston, Texas is one of the largest and most diverse metropolitan economies in the United States, serving as a major center for energy, healthcare, manufacturing, logistics, aerospace, and international trade. As the fourth-largest city in the country, Houston benefits from a broad economic base, a growing population, and a business-friendly environment that continues to attract corporate investment, talent, and new development.

Houston's extensive transportation infrastructure—including multiple interstate highways, two major airports, one of the nation's busiest ports, and a vast rail network—provides exceptional regional, national, and global connectivity. This infrastructure supports strong demand across industrial, distribution, office, retail, and multifamily sectors, and positions Houston as a critical logistics and commercial hub for the southern United States and international markets.

From a real estate perspective, Houston offers a wide range of investment and owner-user opportunities supported by strong demographics, diverse industry drivers, and consistent tenant demand. While supply varies by submarket and property type, Houston's scale, affordability, and economic diversity support long-term resilience and value creation. As one of the nation's most dynamic and business-friendly metros, Houston remains well-positioned for sustained growth and stable long-term investment performance.



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