

Braes Oaks Center

5401 S Braeswood Blvd, Houston, TX 77096

FOR LEASE



Ali Eskan

Phone: (281) 846-5081

Email: ali@sevenct.com

AVAILABLE UNITS

- 24,500 SF - Former HEB box
- 2,500 SF pad building w/ drive-thru
- 2,200 SF in-line space
- 1,837 SF 2'nd gen dental office



HIGHLIGHTS

- Signalized hard corner
- 41,000 vehicle per day traffic
S Braeswood Blvd – 22,676 VPD
Chimney Rock - 18,049 VPD
- High population, high income
- 4 parking space/1000sqft
- Full renovation under way

DEMOGRAPHICS

MEYERLAND

There are approximately 2,300 homes nestled within the deed-restricted neighborhood, with roughly 73 currently under construction. Over the last 5 years, significant capital has been invested by developers and both new and established residents, with more than 270 new homes built and 136 more elevated. Meyerland home values average \$475,000, nearly 40% above the Houston metro average, but more affordable than the neighboring communities of West University and Bellaire, which average \$1,125,000 and \$923,000, respectively.



2,300

HOMES WITHIN MEYERLAND



\$475,000

AVERAGE HOME VALUE



270

NEW HOMES BUILT IN THE
LAST FIVE YEARS



136

HOMES ELEVATED IN THE
LAST FIVE YEARS



\$132,635

1-MILE AVG. HOUSEHOLD INCOME



599,822

5-MILE DAYTIME POPULATION



194,685

3-MILE RESIDENTS



\$16 BILLION

5-MILE ANNUAL CONSUMER
EXPENDITURES

Ali Eskan

Phone: (281) 846-5081

Email: ali@sevenct.com

