



ADAM OLSEN

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

HIGH-VISIBILITY REED ROAD COMMERCIAL DEVELOPMENT OPPORTUNITY

3725 REED ROAD | HOUSTON, TX 77051



OFFERING SUMMARY

SALE PRICE

\$425,000

PROPERTY TYPE

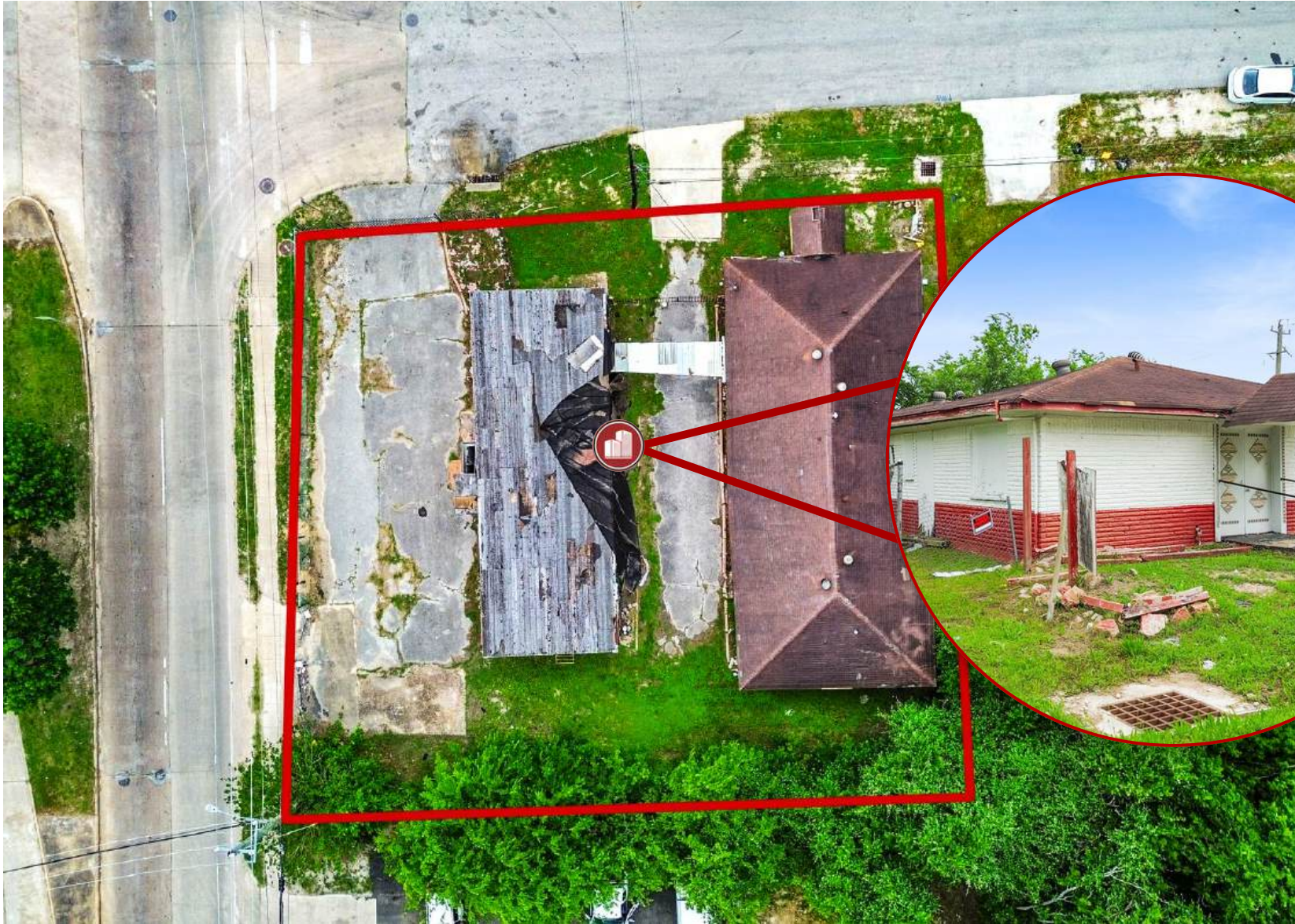
SPECIAL PURPOSE

BUILDING SIZE

1,275 SF

PROPERTY HIGHLIGHTS

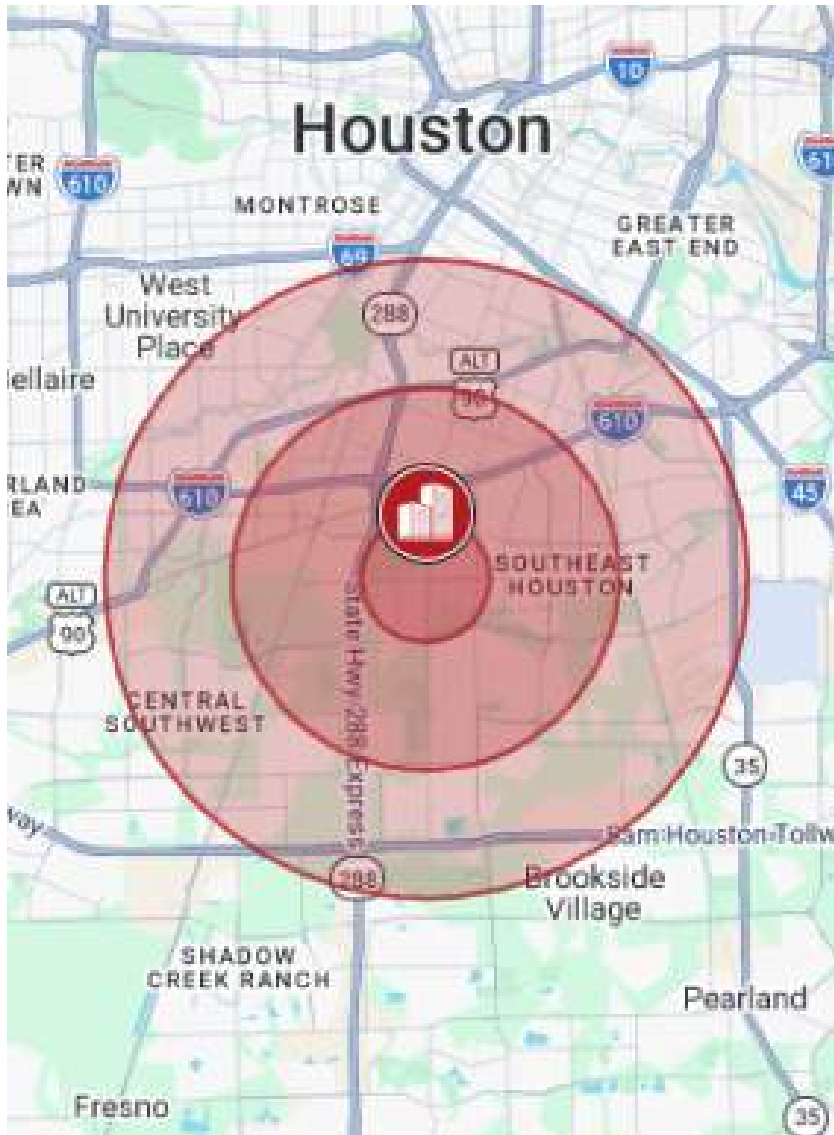
- Located in South Houston near the Sunnyside / Medical Center South area
- Minutes from TX-288, I-610, and the Texas Medical Center
- Approximately 10 miles to Downtown Houston
- Positioned on a 4-lane divided road with strong accessibility and visibility
- Surrounded by residential neighborhoods with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



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
Persons per household	2.9	2.5	2.5
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
Average age male	29.4	34.6	34.6
Average age female	32.7	35.2	35.5

Demographics data derived from AlphaMap

Market Overview

3725 Reed Road is positioned along a well-traveled corridor in South Houston, benefiting from approximately $\pm 15,000$ vehicles per day and access to a dense surrounding residential population. Its proximity to TX-288, I-610, the Texas Medical Center, and Downtown Houston supports connectivity to major employment and activity centers.

The area's combination of residential density, nearby schools, transit routes, and neighborhood-serving businesses creates a steady base of local traffic and commercial demand. With flexible redevelopment potential, the property may be well suited for retail, QSR, service-oriented, or mixed-use concepts.



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