

HIGH PROFILE SALE OPPORTUNITY



3625 SOUTHWEST FREEWAY

HOUSTON, TX

±1.21 ACRES | 20,500 SF BUILDING

RARE SIGNAGE OPPORTUNITY

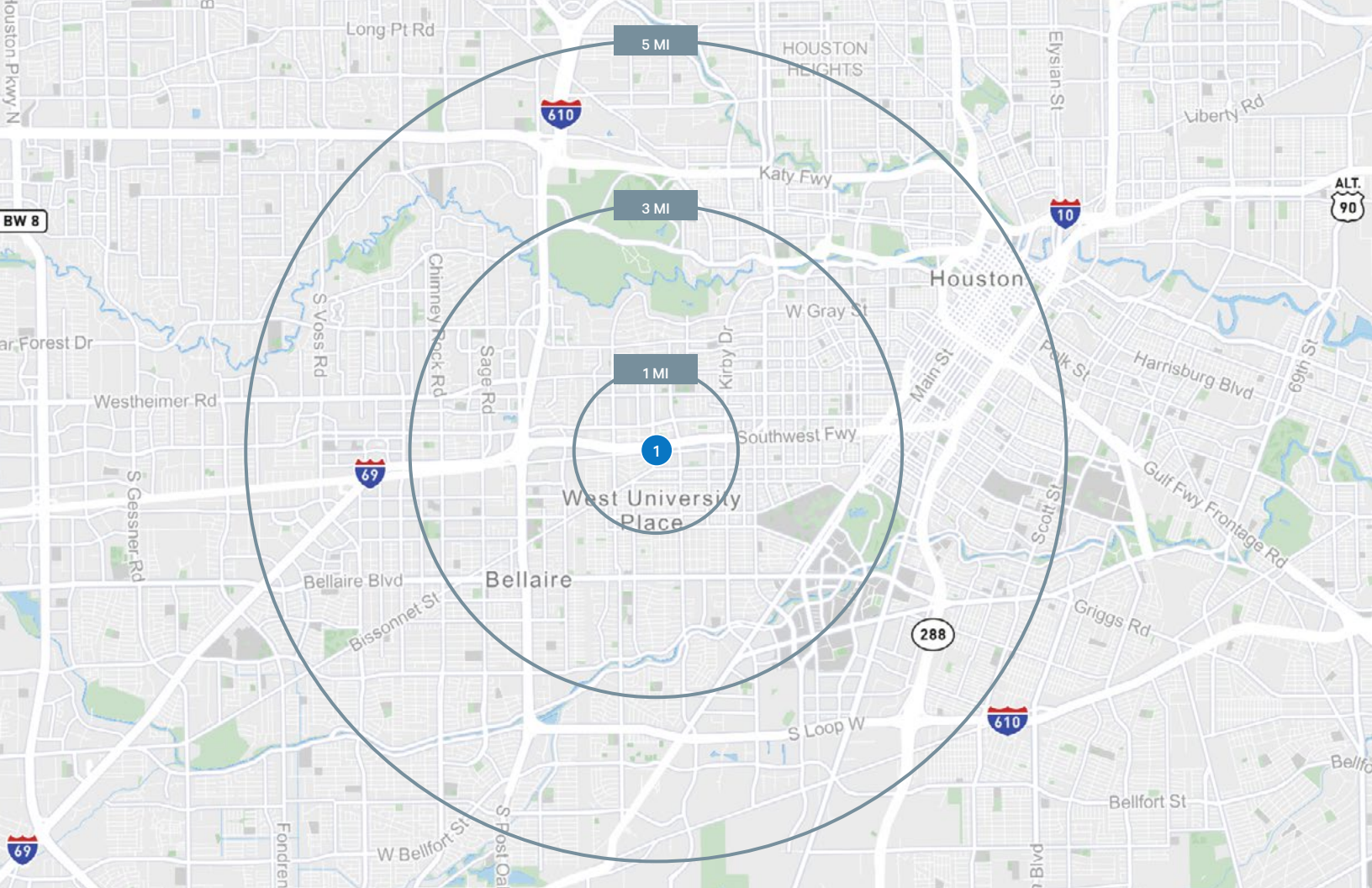
CALL FOR PRICING

FOR MORE
INFORMATION,
PLEASE CONTACT:

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CBRE



FRONTAGE ON US 69
WITH 315,900 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 in close proximity to four major employment centers: Greenway Plaza (12M SF office | 21K employees), Galleria/Uptown (33M SF office | 55K employees), CBD (42M SF office | 158K employees) and Texas Medical Center (106K employees) - over 700K employees located within 5 miles.

APPEAL AND ACCESSIBILITY

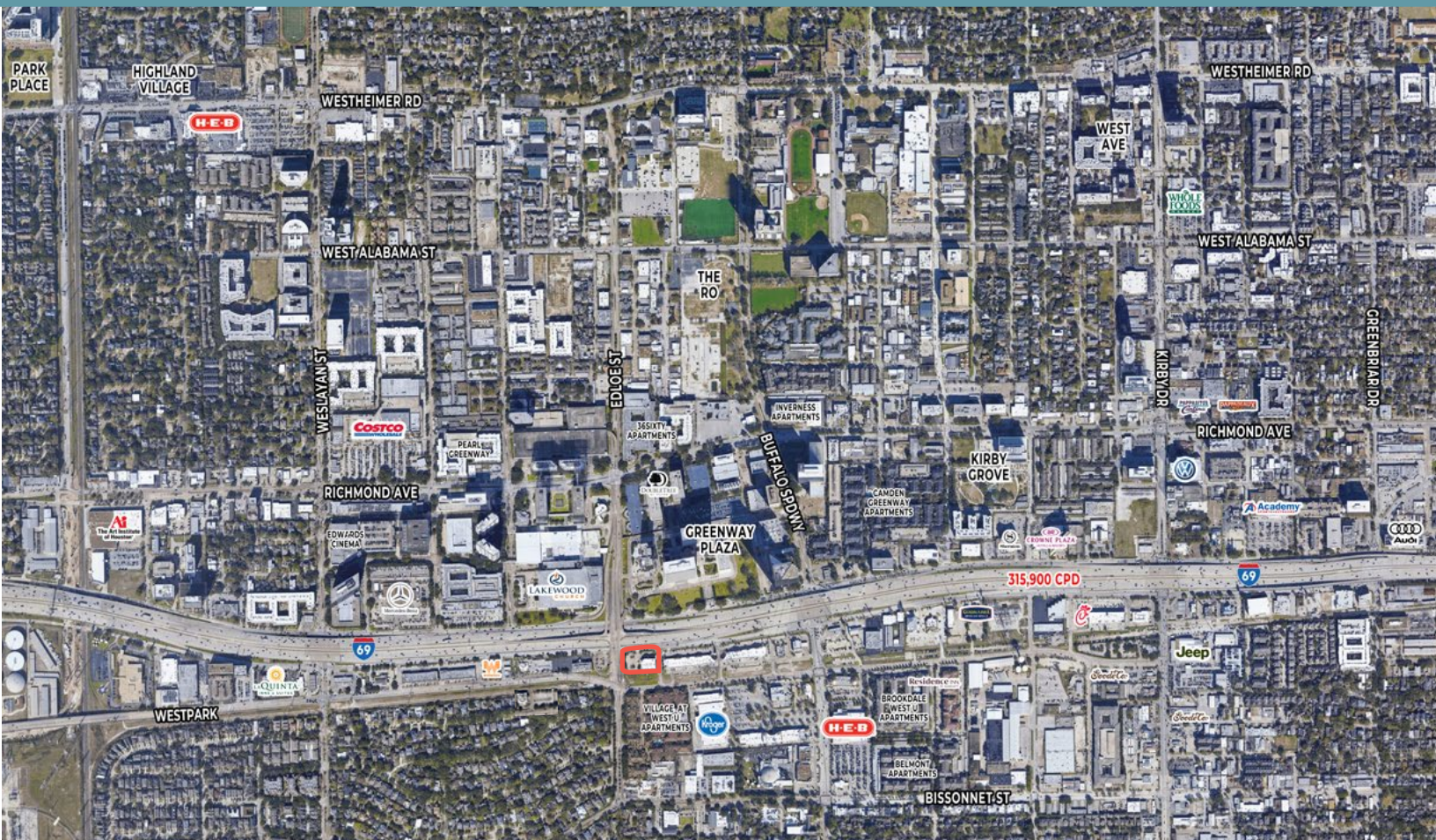
With ready access and visibility to many of Houston's major traffic corridors (US 69, Loop 610, Westpark Tollway), which feed the nearby Upper Kirby District, Rice Village, River Oaks District, Galleria, Museum District, Texas Medical Center, and Central Business District, the exceptional demographics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

EST. 2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	25,653	195,286	518,750
Average Income	\$165,372	\$160,921	\$128,903
Average Home Value	\$1,006,195	\$879,724	\$684,946
Employee Count	16,062	120,260	317,359

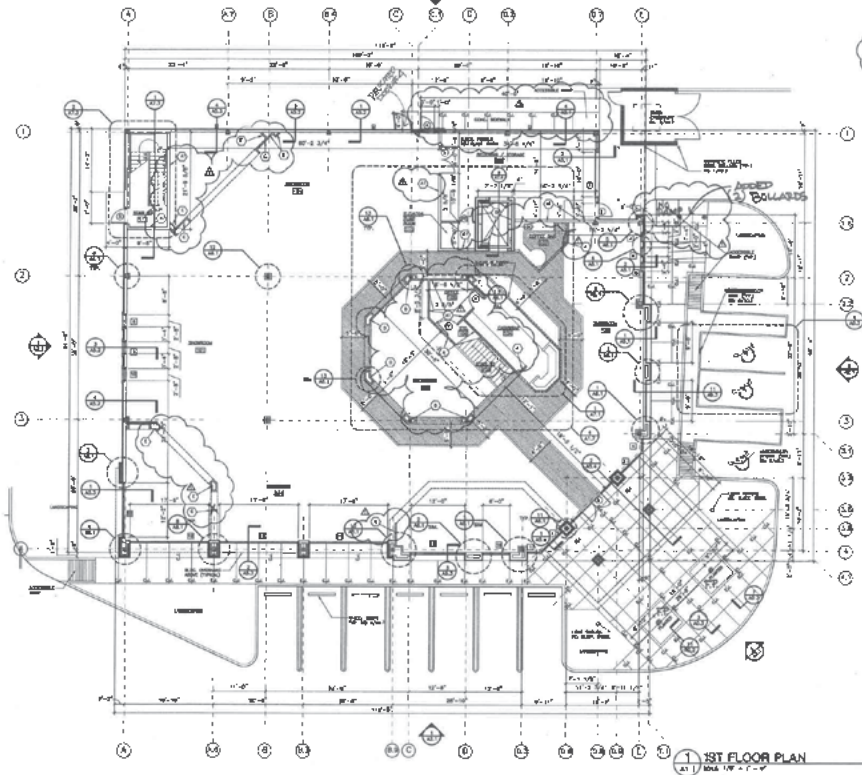
EST. 2021 TAX RATE

Houston ISD	\$1.09
Harris County Entities	\$0.38
Houston Community College	\$0.10
Harris County	\$0.38
Harris County Flood Control	\$0.03
Harris County Education Department	\$0.004
Harris County Hospital District	\$0.16
HC ID 3	\$0.16
City of Houston	\$0.55
Total (\$ per \$100 AV)	\$2.85



HIGH PROFILE SALE

First Floor



PROPERTY DETAILS

First Floor

10,564 SF

Second Floor

9,936 SF

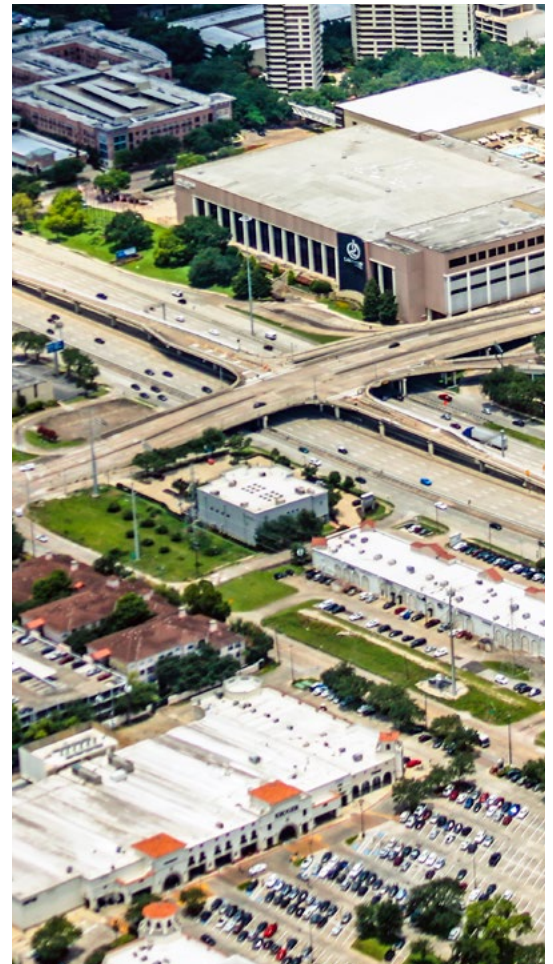
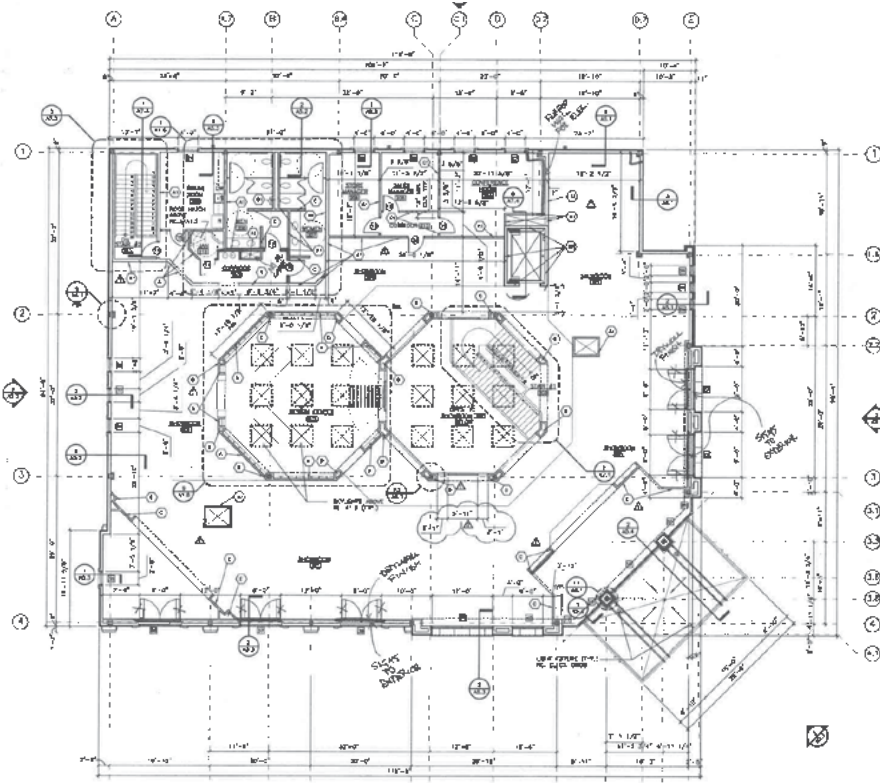
Total Building Size

20,500 SF

Total Parking Spaces

61 spaces (3 per 1000 SF)

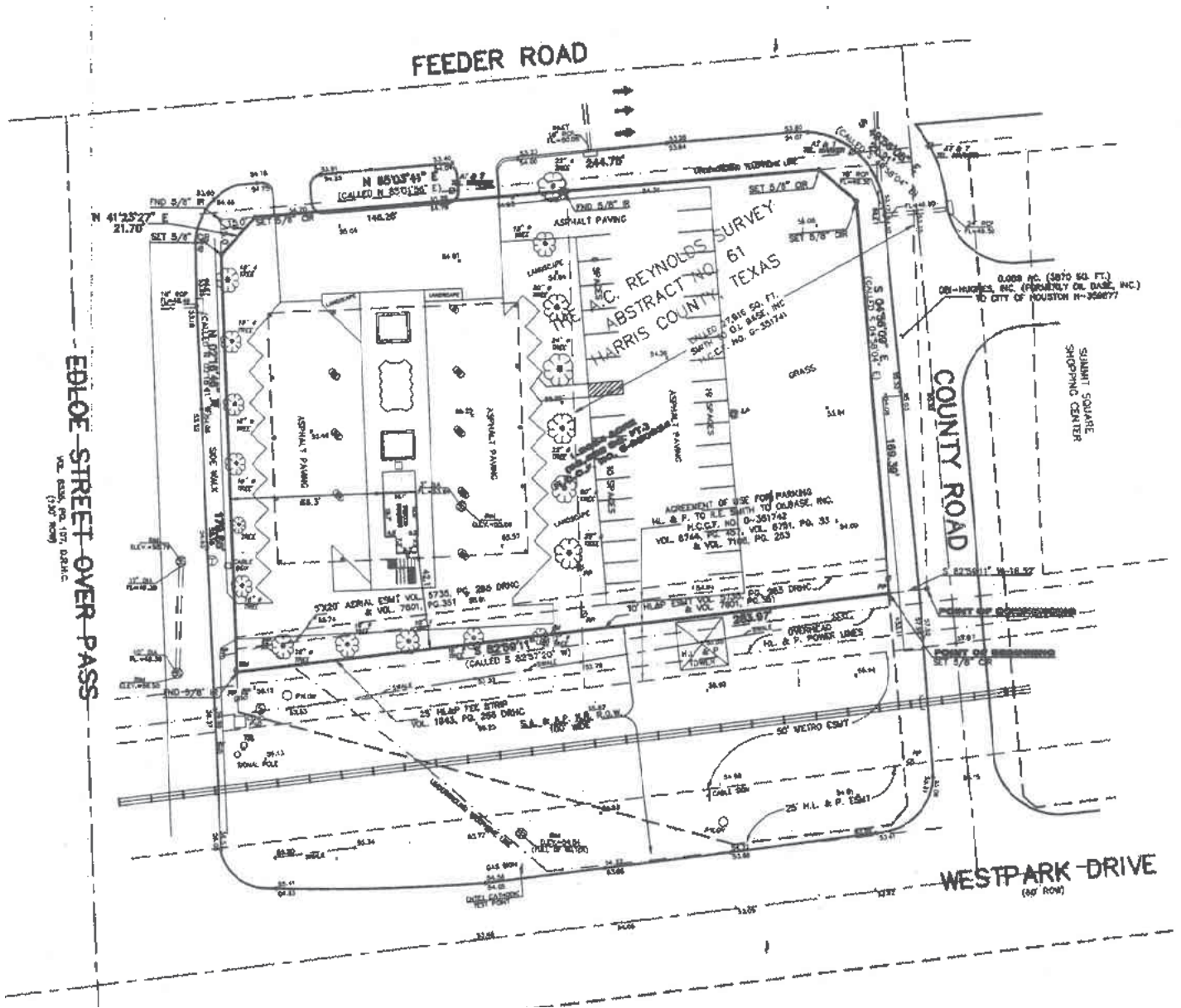
Second Floor



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HOUSTON, TX

Site Survey



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CBRE



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.



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.

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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Zeplain	635343	andrew.zeplain@cbre.com	713-881-0918
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date