

# 2727

SOUTHWEST FREEWAY

38,000 SF Showroom + 18,000 SF Warehouse  
on 2.22 Acres in Upper Kirby  
FOR SALE







# 2727

## SOUTHWEST FREEWAY

This property boasts a beautiful existing showroom and warehouse, strategically located on the Southwest Freeway with incredible frontage between Kirby Drive and Buffalo Speedway. Its prime position offers easy access to the Freeway and Westpark Toll Rd, making it highly convenient for both customers and logistics operations. The location's close proximity to densely populated, high-income areas such as West University and River Oaks further enhances its appeal, providing access to an affluent customer base and a prestigious business environment.

**Please contact brokers for more information and pricing.**



### PROPERTY BREAKDOWN

38,000 SF Showroom + 18,000 SF Warehouse on 2.22 Acres



### LOCATION HIGHLIGHTS

Located on Southwest Freeway, directly in between River Oaks and West University

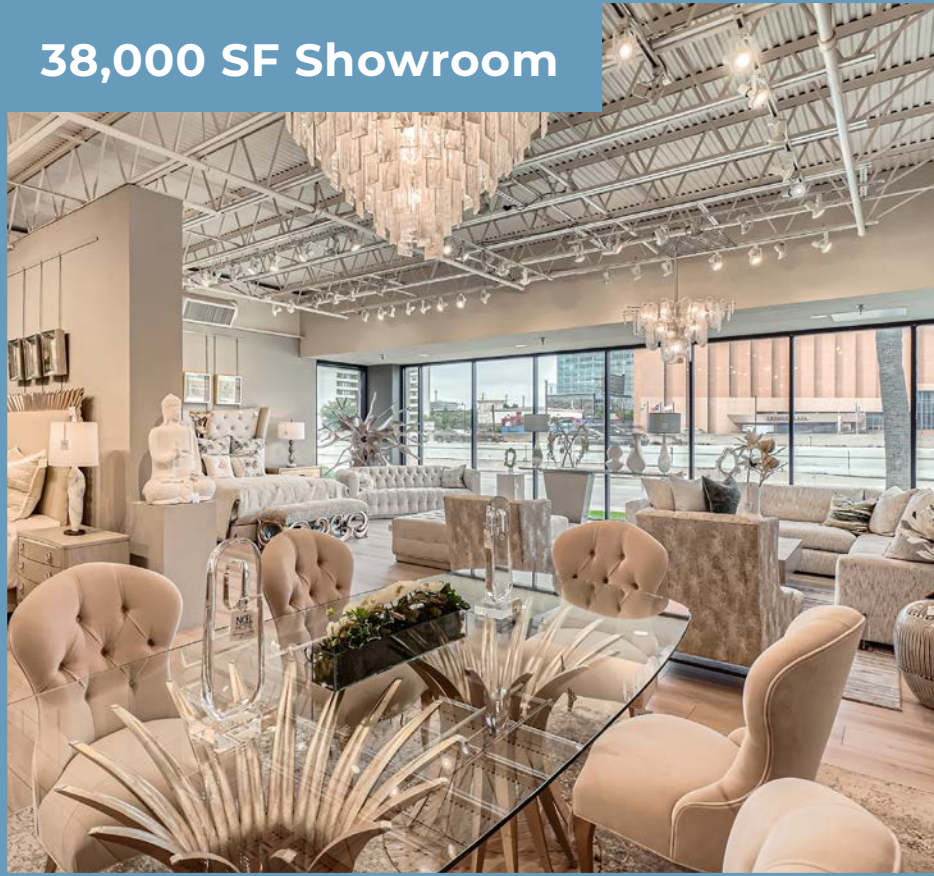


### VISIBILITY

High visibility with prominent freeway frontage and signage opportunity along the Southwest Freeway

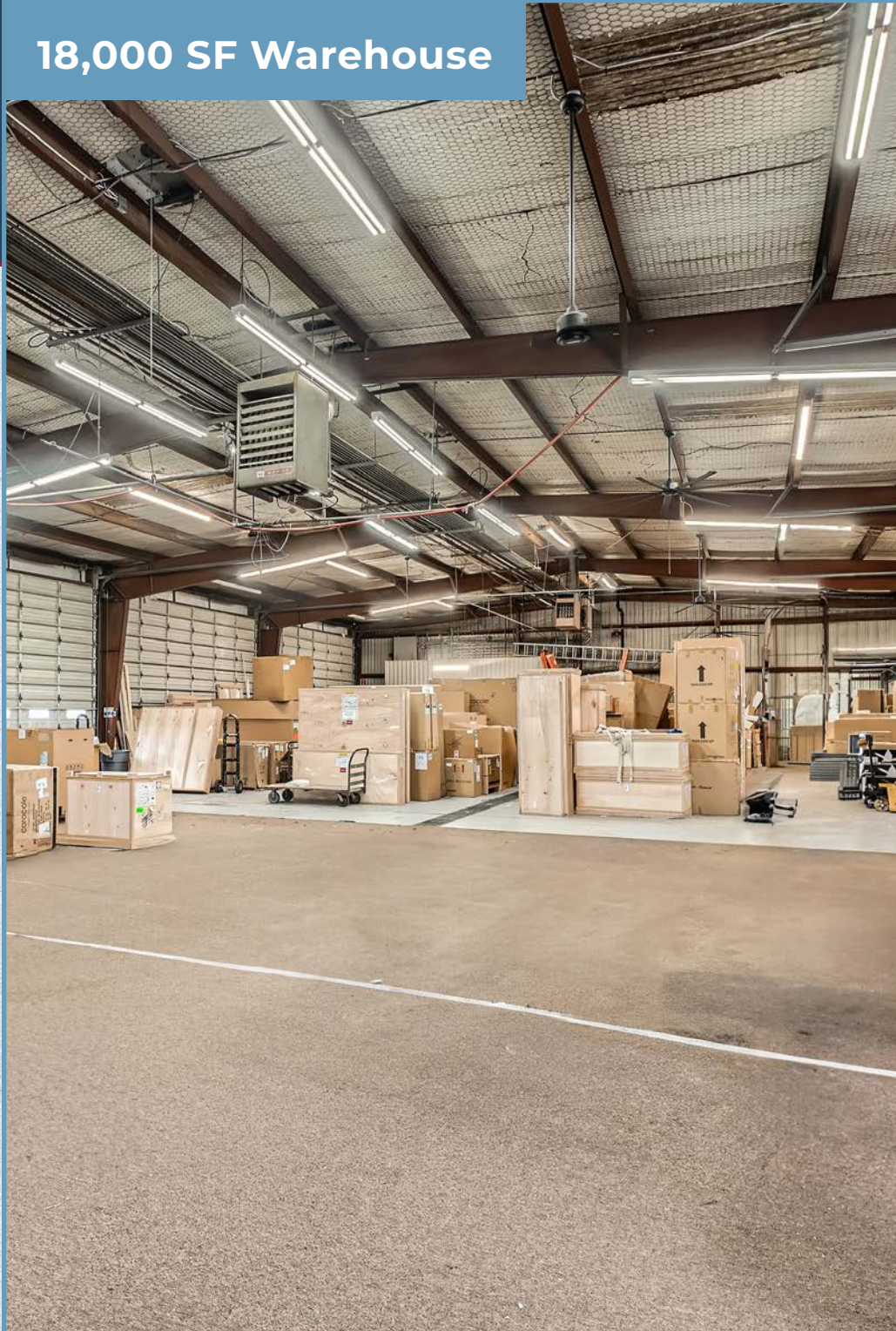


## 38,000 SF Showroom



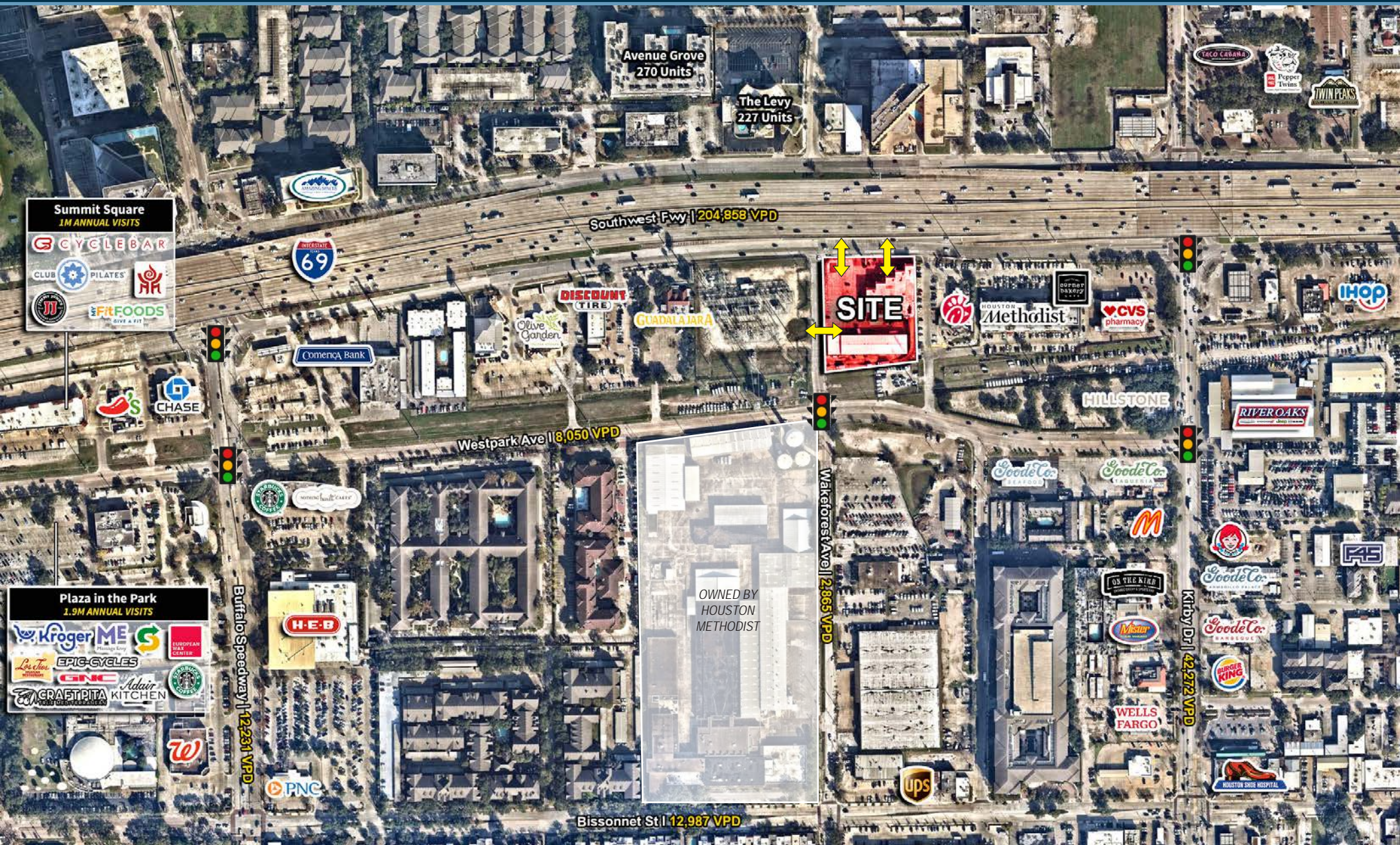


## 18,000 SF Warehouse





**2727 Southwest Freeway is situated within a vibrant business ecosystem characterized by a diverse mix of retail, office, and commercial spaces**





**2727 Southwest Freeway** offers exceptional access to a wealthy and concentrated consumer base. The property benefits from a substantial daytime population exceeding 1 million within a 5-mile radius, ensuring a steady flow of potential customers and a robust workforce. Additionally, the immediate 1-mile radius boasts an average home value of over \$1 million, indicative of the area's affluence and high purchasing power.



**7 mins**  
to  
The Galleria  
Mall



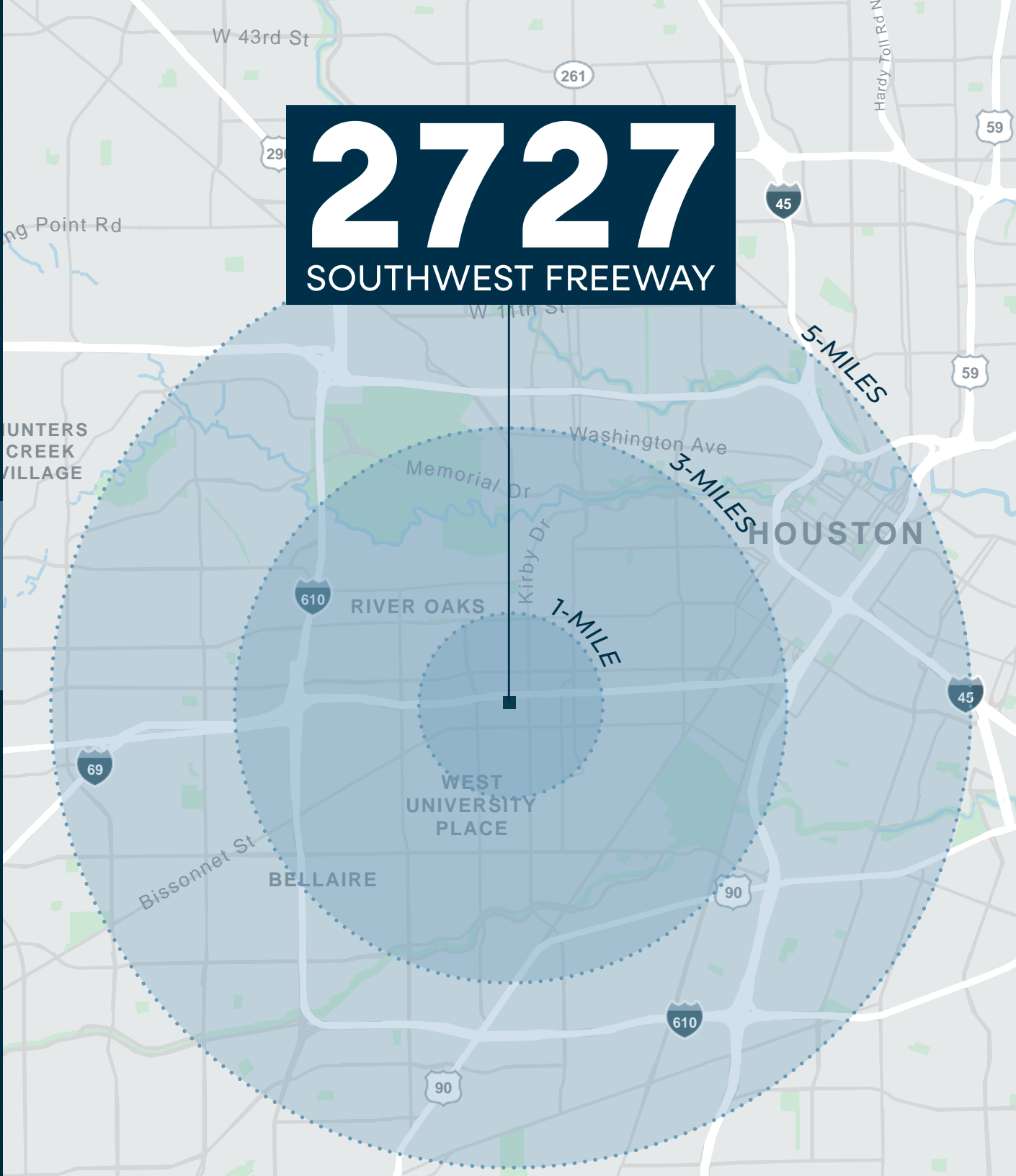
**12 mins**  
to  
Downtown  
Houston



**26 mins**  
to  
IAH  
Airport

**AREA DEMOGRAPHICS**

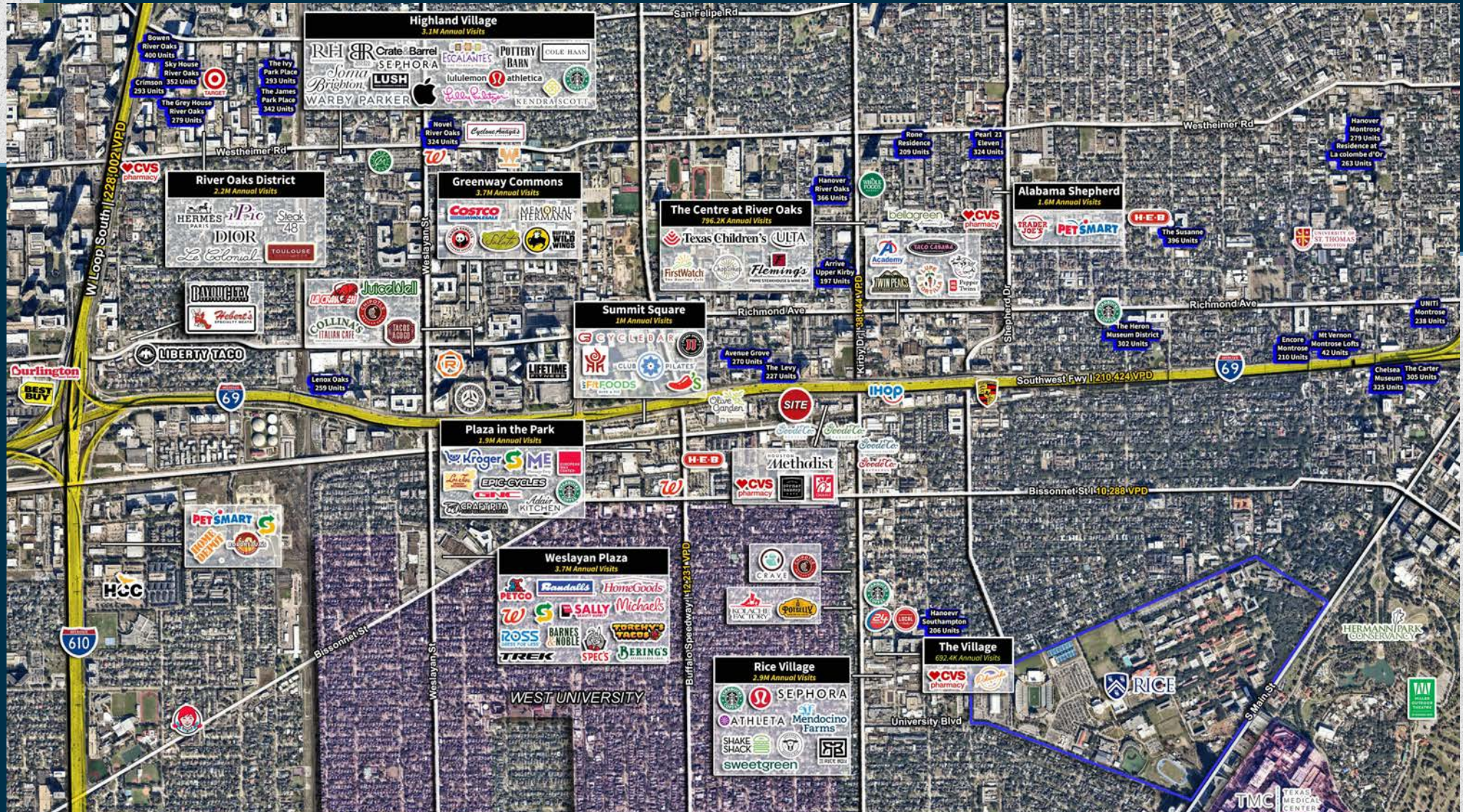
	1-mile	3-mile	5-mile
POPULATION	27,980	208,814	535,255
DAYTIME POPULATION	60,451	501,016	1,015,774
MEDIAN AGE	36.6	35.8	34.7
AVG. HOUSEHOLD INCOME	\$174,693	\$174,469	\$147,549
AVG. HOME VALUE	\$1,018,459	\$863,865	\$712,867





Proximity to Houston's elite neighborhoods, large daytime population, and surrounding high-value real estate creates an ideal environment for businesses seeking to tap into a lucrative market

AREA AMENITIES WITHIN 3-MILES





## TEXAS MEDICAL CENTER

TMC is the largest medical center in the world and the 8th largest business district in the nation. It consists of 60+ medical institutions across 50 million square feet and generates \$25 billion in GDP annually. Significant development pipeline including TMC3 and Levit Green.

RICE UNIVERSITY

WINDSOR  
425 UNITS

DISTRICT AT  
**greenbriar**  
319 UNITS

PORSCHE  
Porsche River Oaks

IHOP

CVS  
pharmacy

**2727**  
SOUTHWEST FREEWAY

Chick-fil-A

WESTPARK DR

WAKEFOREST AVE

SOUTHWEST Fwy | 220,096 VPD





## GREENWAY PLAZA

Greenway Plaza is a pioneering example of mixed-use development and the first infill business district in Houston. The area is anchored by its 52-acre, 11-building, 5 million square foot namesake.

## DOWNTOWN HOUSTON

Downtown Houston is the city's largest employment center and center of commerce. It is home to 10 of Houston's 25 Fortune 500 companies. Over \$8.6 billion has been spent on new development since 2000.

INSTRATA  
UPPER KIRBY  
203 UNITS

Academy  
SPORTS & OUTDOORS

# 2727

SOUTHWEST FREEWAY

CROWNE PLAZA  
BY IHG

CVS  
pharmacy

HOUSTON  
Methodist  
LEADING MEDICINE

Chick-fil-A

RIVER OAKS  
Jeep RAM

SOUTHWEST FWY | 220,096 VPD

WAKEFOREST AVE

WESTPARK DR





# 2727

SOUTHWEST FREEWAY



**FOR MORE INFORMATION, PLEASE CONTACT:**

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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date