

FOR SALE OR LEASE

2-Story 7,500 SF Building Located in the Heart of West University

2506 SOUTH BOULEVARD | HOUSTON, TX 77098



Simmi Jaggi
EVP, Managing Director
+1 713 888 4048
simmi.jaggi@jll.com

Karina Weathers
Associate
+1 713-212-6702
karina.weathers@jll.com

Matthew Nemry
Associate
+1 713 779 6129
matthew.nemry@jll.com



The Offering

2

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase or lease this 2-story $\pm 7,500$ SF building situated in the coveted West University neighborhood. Centrally located, this property presents an ideal investment for businesses or owner-occupiers looking to serve one of Houston's most affluent communities. Boasting ample space, the building stands on a generous ± 0.15 -acre lot with convenient on-site parking, offering convenience and accessibility to visitors. Moreover, the property's enviable location ensures easy access to a range of retail stores, restaurants, and the esteemed Rice University, enhancing its appeal and potential for a variety of uses.

Kirby Dr | 40,127 VPD

South Blvd

- $\pm 52.29'$ -

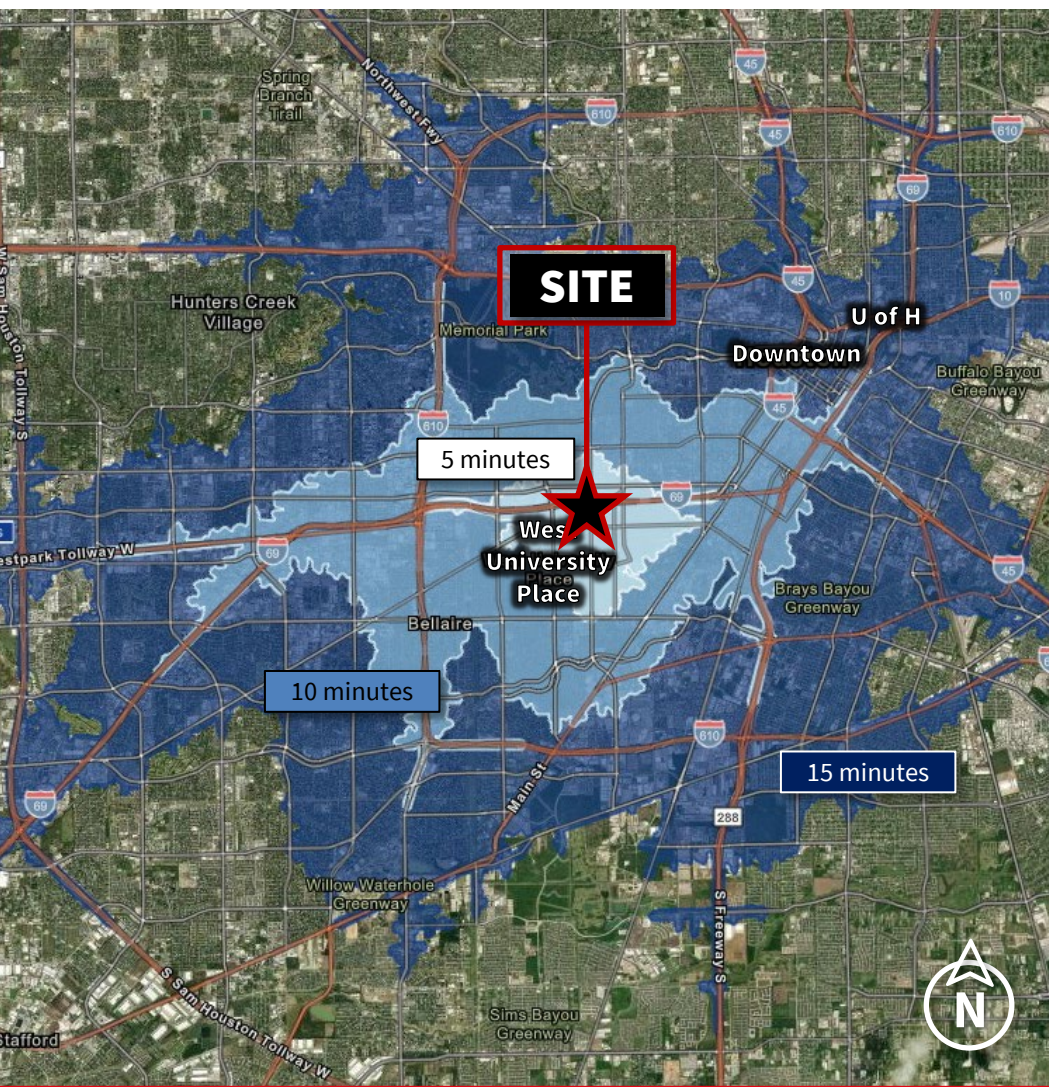
- $\pm 130.6'$ -

- $\pm 130.8'$ -

- $\pm 53.14'$ -



Around the Area



Location

Located in the heart of West University, this site offers close proximity to Upper Kirby District, Greenway Plaza, Rice University and The Texas Medical Center.

Size

2-Story ±7,500 SF Building

Property Information

- Situated on ±0.15 AC of land
- 6 parking spaces
- Premier West University location
- Densely populated high income submarket Minutes from 610 and I69

Surrounding Area

- West University Place: A vibrant and affluent community known for its beautiful homes, excellent schools, and close proximity to the city's amenities
- Downtown Houston: The central business hub for the nation's fourth largest city and home to the Houston Rockets , Astros, and the renowned Houston Theater District
- Texas Medical Center: A 1,345-acre medical district and neighborhood in south-central Houston and the largest medical complex in the world

Price

Contact broker for pricing



Demographics

Drive Times	Minutes
Rice University	5
The Museum District / Texas Medical Center	10
The Galleria / Uptown	10
William P. Hobby Airport (HOU)	15

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	24,297	211,205	521,574
2024 Median Age	37.3	35.2	34.7
2024 Average Household Income	\$189,927	\$165,811	\$147,016
Average Home Value	\$1,054,958	\$849,997	\$710,041
Educational Attainment - College Degree or Higher	86.7%	80.9%	66.5%

Trade Area Aerial



Around the Area

5



WEST UNIVERSITY PLACE

Sandwiched between Highway 59 and the 610 Loop, West University Place is an upscale residential neighborhood recognized for its charming tree-lined streets, beautiful parks, and well-maintained homes. Known for its sense of community and highly ranked public schools, West University Place offers residents a family-friendly atmosphere with convenient access to Houston's cultural, dining, and commercial attractions. With a variety of housing options, including elegant traditional homes and modern luxury properties, West University Place appeals to individuals seeking an affluent and sophisticated lifestyle.

RICE UNIVERSITY

Boasting a 300-acre tree-lined campus in Houston, Rice University is a prestigious private research university known for its rigorous academic programs and beautiful campus. With a strong focus on undergraduate education, Rice offers a wide range of disciplines and fosters a tight-knit and collaborative learning environment. Its world-class faculty, innovative research initiatives, and vibrant campus life make Rice University a highly regarded institution in the United States.



Contact

Simmi Jaggi

EVP, Managing Director

+1 713 888 4048

simmi.jaggi@jll.com

Karina Weathers

Associate

+1 713-212-6702

karina.weathers@jll.com

Matthew Nemry

Associate

+1 713 779 6129

matthew.nemry@jll.com



4200 Westheimer Rd | Houston, TX 77027 | +1713 888 4048

Copyright © Jones Lang LaSalle IP, Inc. 2024

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



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