

FORMER BANK AVAILABLE FOR SALE



1629 SOUTH VOSS ROAD, HOUSTON, TX 77057







±3,835 SF BUILDING ON ±0.73 ACRES

Call For Offers
Due July 9th, 5:00pm



PROPERTY HIGHLIGHTS

1629 SOUTH VOSS ROAD, HOUSTON, TX 77057

-  ±3,835 SF Former Bank Branch on ±0.73 Acres
-  Drive-Thru Configured with 4-Covered Canopy Lanes
-  Strong visibility on hard corner of San Felipe St. (31,985 VPD) & Voss Road — (29,000 VPD)
-  Anchored by The Plaza on San Felipe – 1.7M Visits per year
-  Ample surface parking
-  Call broker for pricing



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	24,431	195,608	501,480
2025 DAYTIME POPULATION	24,759	297,330	753,179
2025 AVERAGE HOUSEHOLD INCOME	\$147,296	\$135,722	\$138,465

San Felipe St

31,985 VPD

29,000 VPD

SITE

Paramount Physical Therapy & Rehab



Methodist

myeyeDr.

Creekwood Dr

EoS FITNESS

Orangetheory FITNESS

Pizza Hut

S Voss Rd

Great Clips

Marble SLAB CREAMERY

HAND & STONE RESTAURANT & BAKERY

Middlewood St

Kroger





S. Voss Rd. 29,000 VPD

San Felipe St. 31,985 VPD

SAN FELIPE STREET — 31,985 VPD · S VOSS ROAD — 29,000 VPD



AERIAL



Memorial Park

Tanglewood

River Oaks

THE GALLERIA
A SIMON MALL

THE BRIARLY

Kroger

SITE

San Felipe St.

S. Voss Rd.

WHOLE
FOODS
MARKET

CVS
pharmacy

WELLS
FARGO

Comerica

WHATABURGER

EOs
FITNESS

Wild Fork

Methodist

Starbucks

MYEYEDR

AMERICAN SECURITY

American Security

Bellaire

THE
BRIARLY

Kroger

WHATABURGER

EoS
FITNESS

SITE

WELLS
FARGO

Methodist

Starbucks

CVS
pharmacy

San Felipe St.

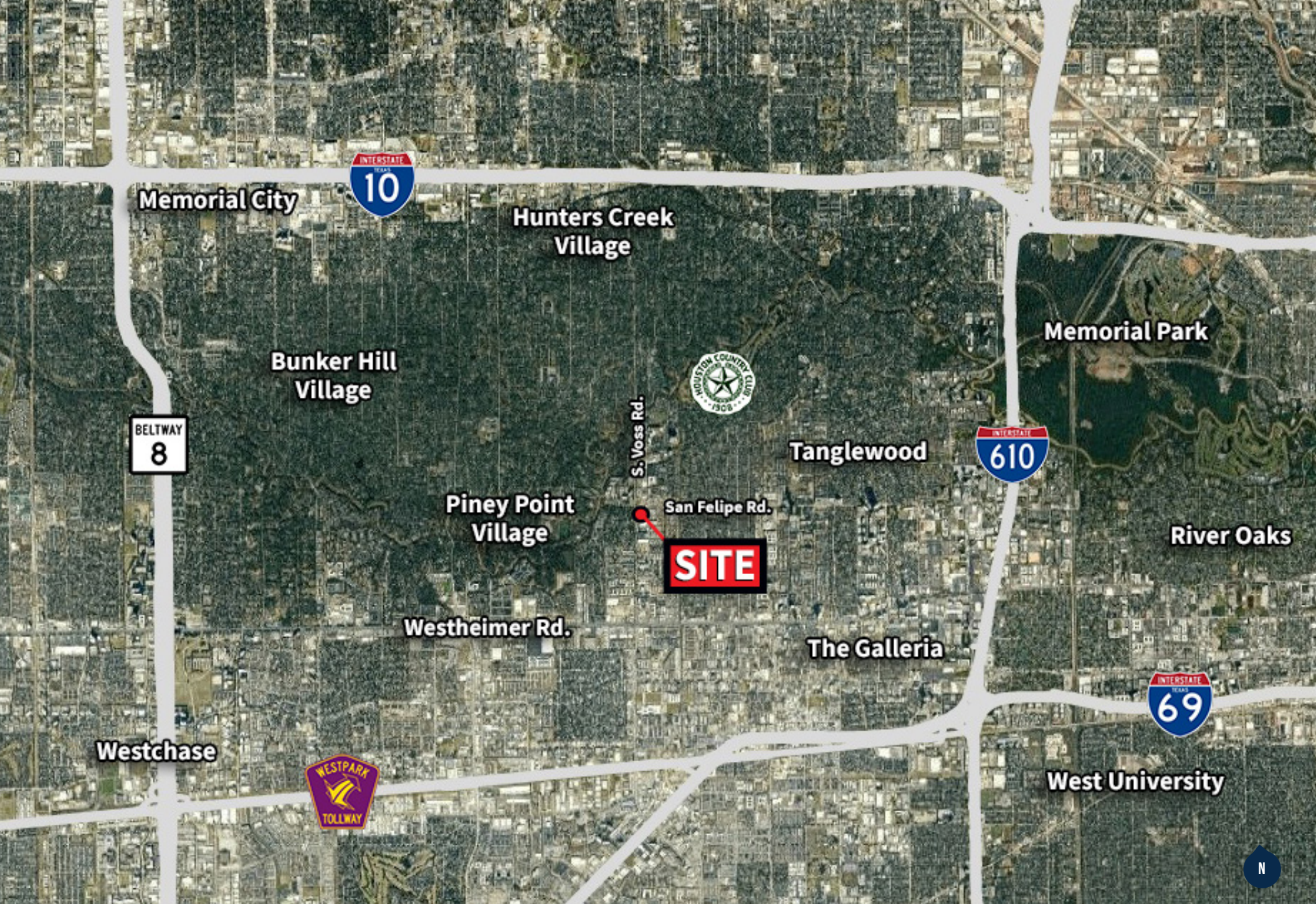
Wild Fork

San Jose St.

WHOLE
FOODS
MARKET

TRADER
JOE'S





Memorial City



Hunters Creek Village

Bunker Hill Village



Memorial Park

Tanglewood



River Oaks

Piney Point Village

S. Voss Rd.

San Felipe Rd.

SITE

Westheimer Rd.

The Galleria



Westchase



West University





DENSE RETAIL CORRIDOR

- Anchored by The Plaza at San Felipe with retailers including Kroger, Starbucks Coffee, Houston Methodist, and more.
- Less than 1 mile from Tanglewood Court, an H-E-B anchored center with national/credit retailers including Mattress Firm, La Madeleine, and Torchy's Tacos
- Surrounded by Whole Foods, Trader Joe's, Kroger, Starbucks, CVS, Walgreens, and Jersey Mike's
- Strong synergy with surrounding national and credit retailers



PROXIMITY TO LUXURY RETAIL

- Minutes from The Galleria, Houston's premier shopping destination featuring Macy's, Nordstrom, Neiman Marcus, and more
- Adjacent to Centre at Post Oak with Marshalls, HomeGoods, Nordstrom Rack, and Old Navy
- One of Houston's most recognized and trafficked retail corridors



EXTREMELY DENSE DEMOGRAPHICS

- More than 557,000 residents support the trade area
- \$141,038 average household income within 5 miles
- 424,000+ employees within the 5-mile trade area

CONTACT US



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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 dues 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 dues 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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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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