



**FOR SALE ±4,014 SF BUILDING
±41,639 SF (±0.96) ACRES**

17225 WESTHEIMER ROAD

HOUSTON, TX 77082



17225 WESTHEIMER ROAD

HOUSTON, TX 77082

Property Features

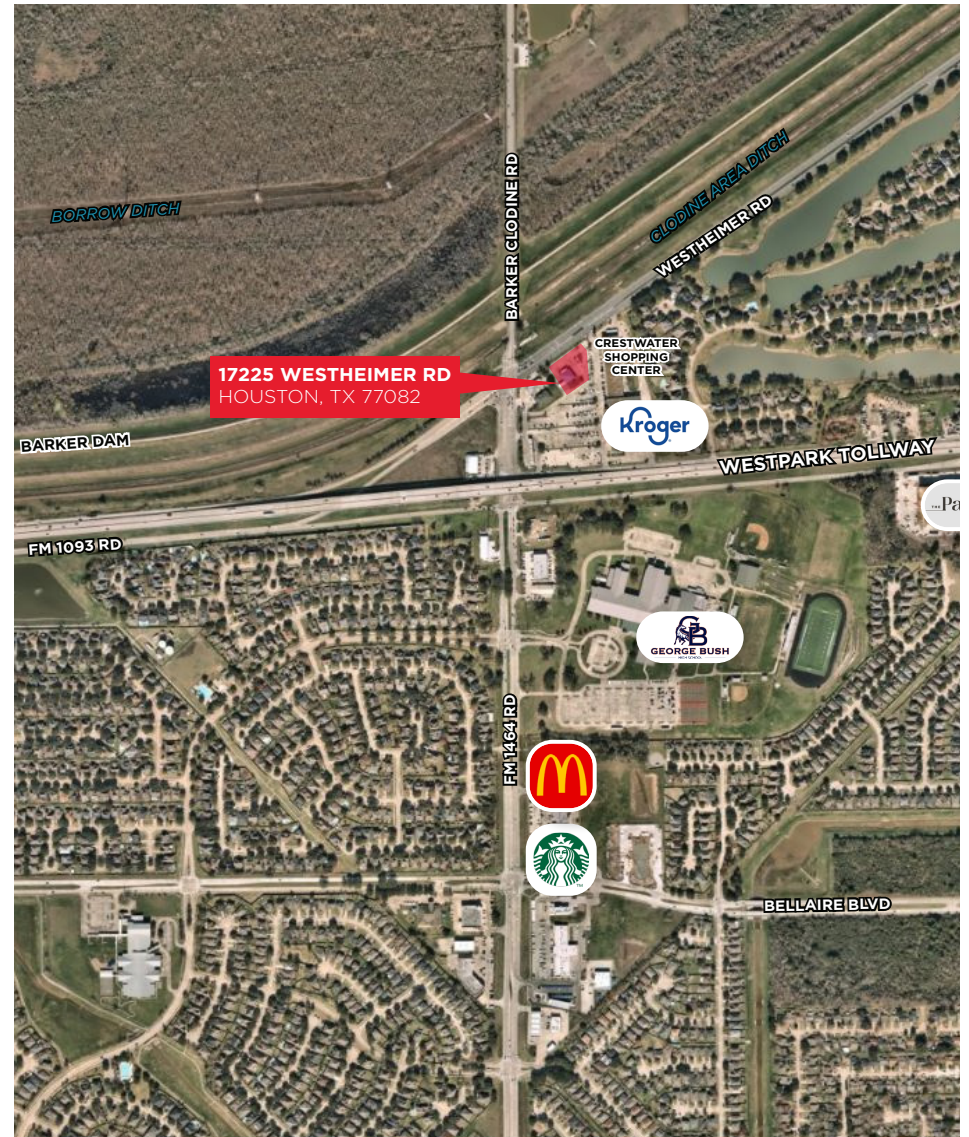
Cushman & Wakefield U.S. Inc. is excited to offer this unique opportunity to purchase the J.P. Morgan Chase building located 17225 Westheimer Rd., Houston, TX 77082. This strategically located space offers a blend of accessibility and potential, making it an ideal investment for those seeking a prominent address in a thriving area.

- $\pm 4,014$ SF of building on $\pm 41,639$ SF (± 0.96) acres of land
- Frontage on Westheimer Rd: $\pm 240'$
- This site offers excellent frontage on Westheimer Road with easy access to FM 1464 and Westpark Tollway.
- 6 minutes west of Highway 6
- 7 minutes east of Highway 99
- 2 miles from George Bush Park



17225 WESTHEIMER ROAD HOUSTON, TX 77082

Aerial Map



17225 WESTHEIMER ROAD HOUSTON, TX 77082



INFOGRAPHICS



102,100

2024 Total Population



31,417

2024 Total Households



3.25

2024 Average Household Size



97,805

2024 Average Household Income



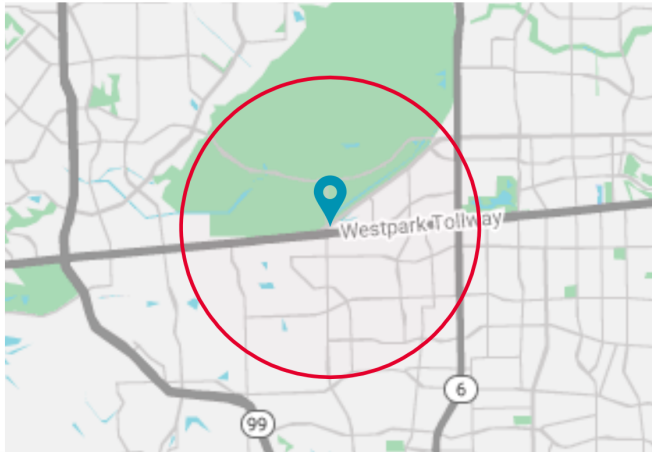
35.5

2024 Median Age



328,176

2024 Average Home Value



EMPLOYMENT



67,852

2024 Total Daytime Population



26%

2024 Daytime Population: Workers



74%

2024 Daytime Population: Residents



2,400.3

2024 Daytime Population Density (Pop/sq mi)



1,869

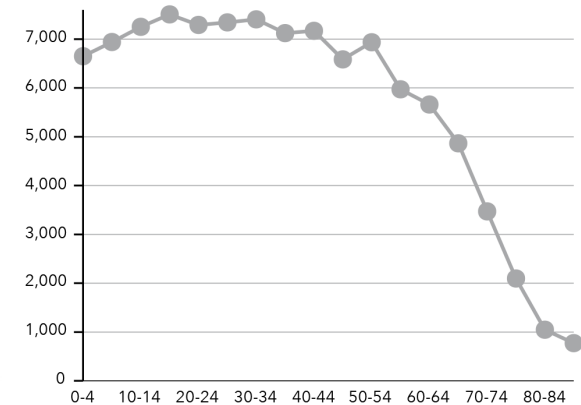
2024 Total (SIC01-99) Businesses



12,480

2024 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

19%

High School Diploma

4%

GED/Alternative Credential

19%

Some College/No Degree

8%

Associate's Degree

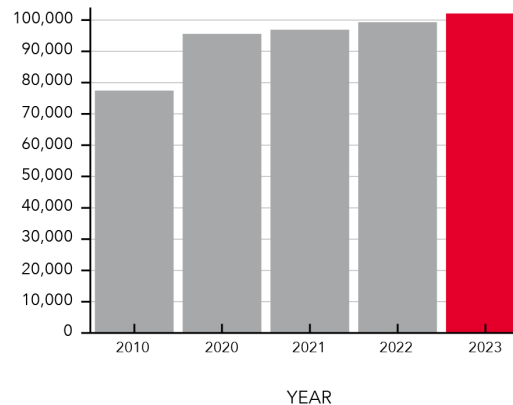
25%

Bachelor's Degree

13%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2023



49%
Male Population (%)

51%
Female Population (%)

1.36%
2023-2028 Population: Compound Annual Growth Rate

GIS TECHNOLOGIES

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17225 WESTHEIMER ROAD HOUSTON, TX 77082



INFOGRAPHICS



332,992

2024 Total Population



108,938

2024 Total Households



3.04

2024 Average Household Size



117,069

2024 Average Household Income



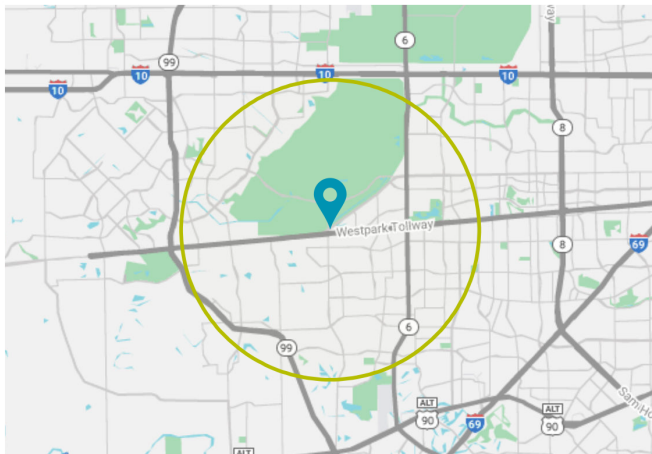
36.4

2024 Median Age



380,713

2024 Average Home Value



EMPLOYMENT



235,726

2024 Total Daytime Population



28%

2024 Daytime Population: Workers



72%

2024 Daytime Population: Residents



3,001.8

2024 Daytime Population Density (Pop/sq mi)



7,060

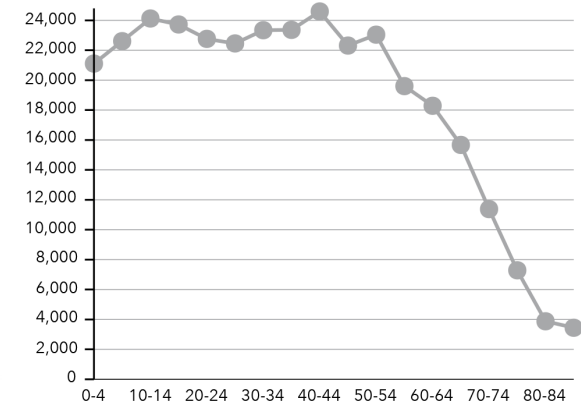
2024 Total (SIC01-99) Businesses



49,504

2024 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

16%

High School Diploma

3%

GED/Alternative Credential

16%

Some College/No Degree

8%

Associate's Degree

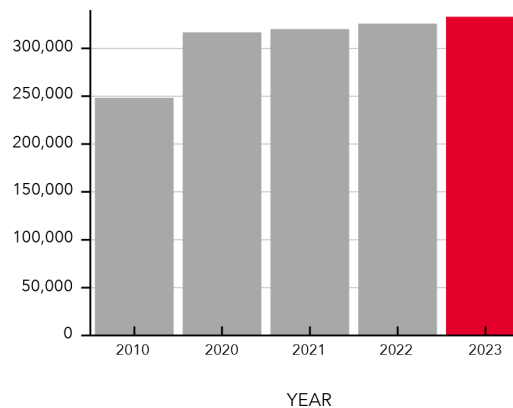
29%

Bachelor's Degree

17%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2023



49%

Male Population (%)



51%

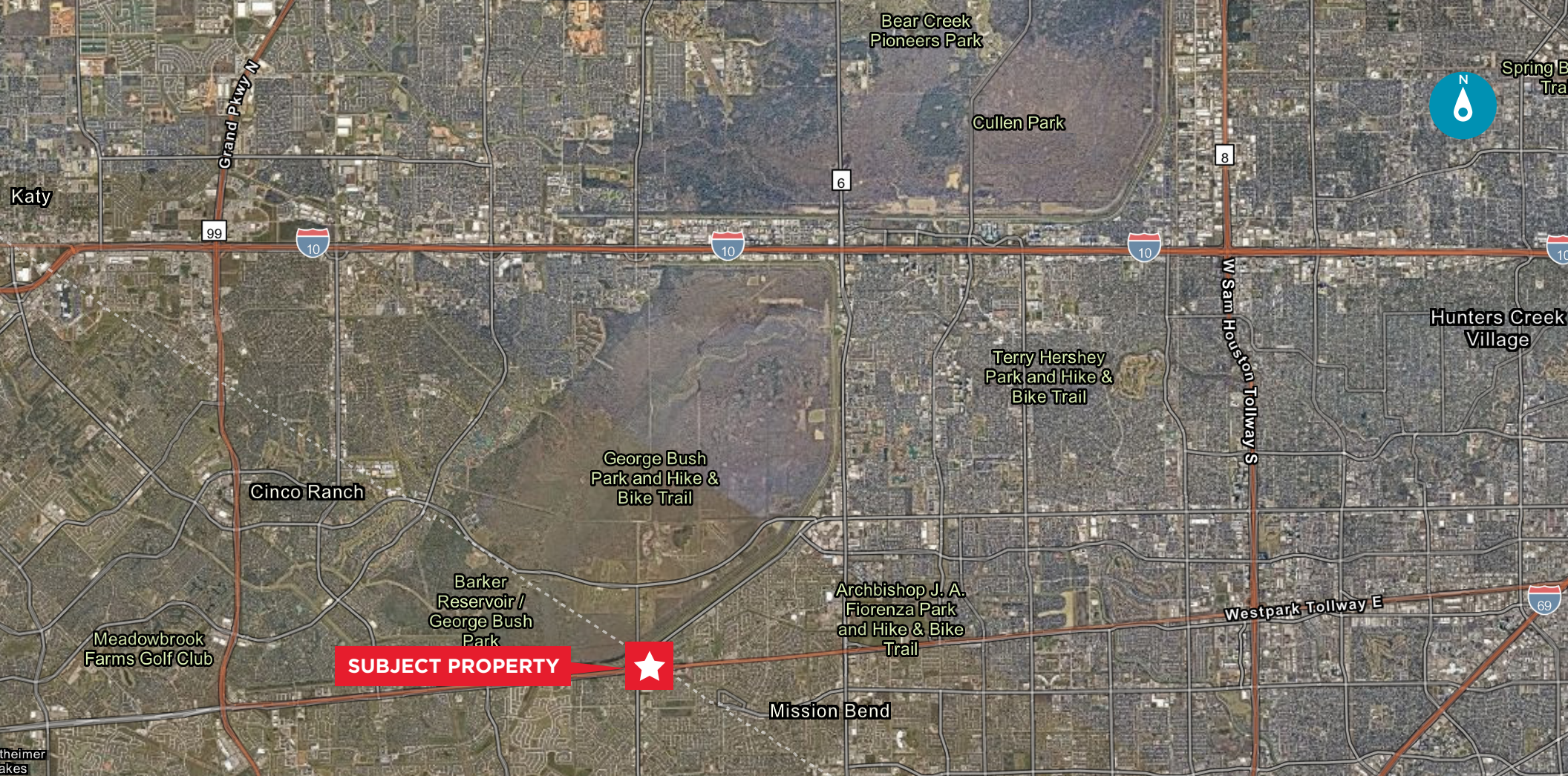
Female Population (%)

1.07%

2023-2028 Population: Compound Annual Growth Rate

GIS TECHNOLOGIES

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SUBJECT PROPERTY



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