

CALL FOR MORE INFORMATION



FOR LEASE

\$23.00 PSF/yr Full Service

AVAILABLE SPACE

110	1,458 SF
201	783 SF
202	2,078 SF

PROPERTY HIGHLIGHTS

- Great access to Bwy 8 and IH 45
- 10 minutes to Hobby Airport
- Covered and surface parking
- Card key access
- Access to amenities and restaurants minutes from the building
- Within walking distance to Memorial Hermann Southeast Hospital

TRAFFIC COUNT

Scarsdale Boulevard: 22,536 VPD
Dixie Farm Road: 28,560 VPD
(TXDOT 2021)

AREA TRAFFIC GENERATORS

PROPERTY SNAPSHOT



71,937
2023 POPULATION
3 MILE RADIUS



45,879
2023 DAYTIME POPULATION
3 MILE RADIUS



\$99,485
2023 AVERAGE INCOME
3 MILE RADIUS



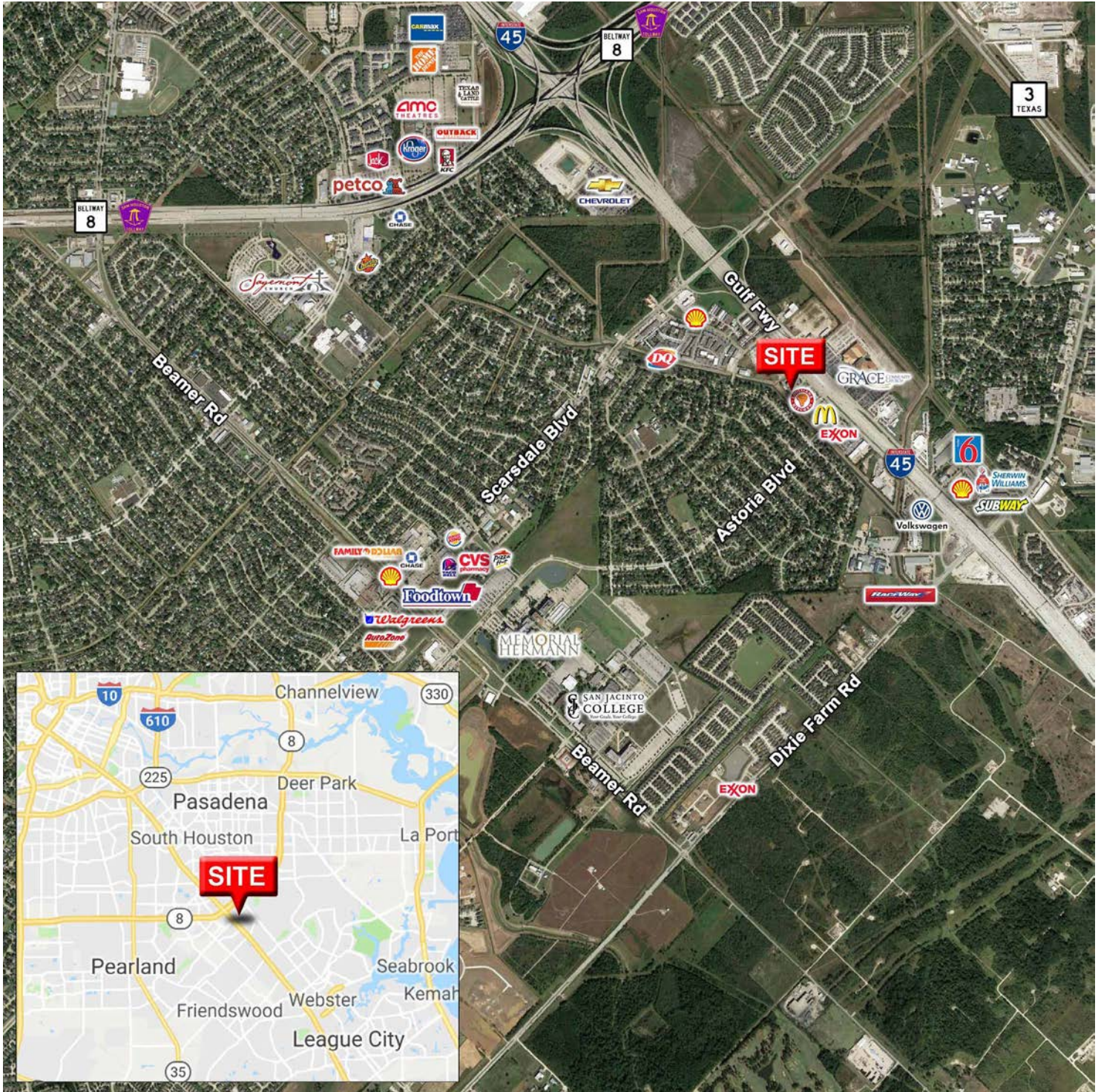
28,560 VPD
DIXIE FARM ROAD

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14200 Gulf Freeway

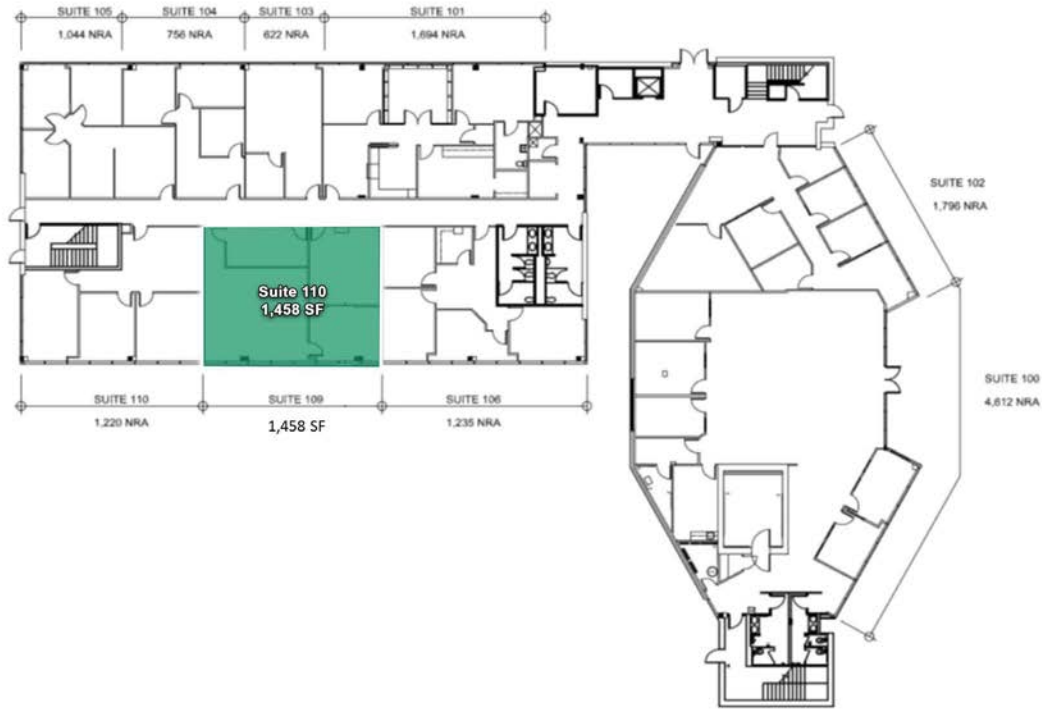
SWQ BWY 8 & IH 45, SOUTHEAST HOUSTON
14200 GULF FREEWAY | HOUSTON, TX 77034



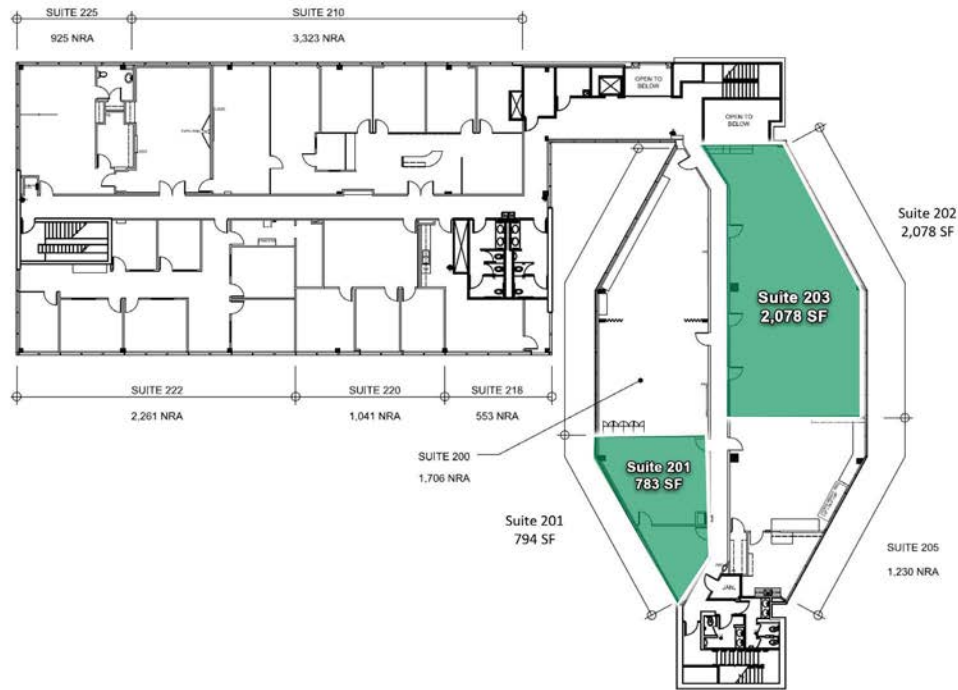
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Level 1



Level 2

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