



949 Wakefield Dr

Positioned in the heart of Oak Forest/Garden Oaks, 949 Wakefield Drive offers exceptional connectivity and access to one of Houston's most sought-after neighborhoods. The property benefits from proximity to major transportation corridors, a growing customer base, and continued investment throughout the surrounding area, making it an attractive opportunity for a wide range of occupiers or investors.

For Sale or Lease

7,200 SF

Available Immediately

3.06/1,000 SF

Parking Ratio

Price/Rate

Call Broker

Area Overview

Oak Forest/Garden Oaks is one of Houston's most established and sought-after neighborhoods, known for its strong community feel, and convenient central location. The area offers a unique blend of residential charm and urban accessibility. Residents and businesses benefit from a growing mix of dining, retail, healthcare, and entertainment options, as well as proximity to The Heights, Downtown Houston, and the Texas Medical Center. With continued investment and redevelopment throughout the corridor, Oak Forest/Garden Oaks remains a highly desirable destination for professional service providers seeking connectivity, visibility, and long-term growth opportunities.

INSURANCE MIX

74%	14%	12%
White Collar	Blue Collar	Service Industry



AGE

37
Median

POPULATION

145k
2026

DAYTIME POPULATION

172k
2026

INCOME

167k
2026 Avg.

HEALTHCARE SPENDING

\$10k
Avg.

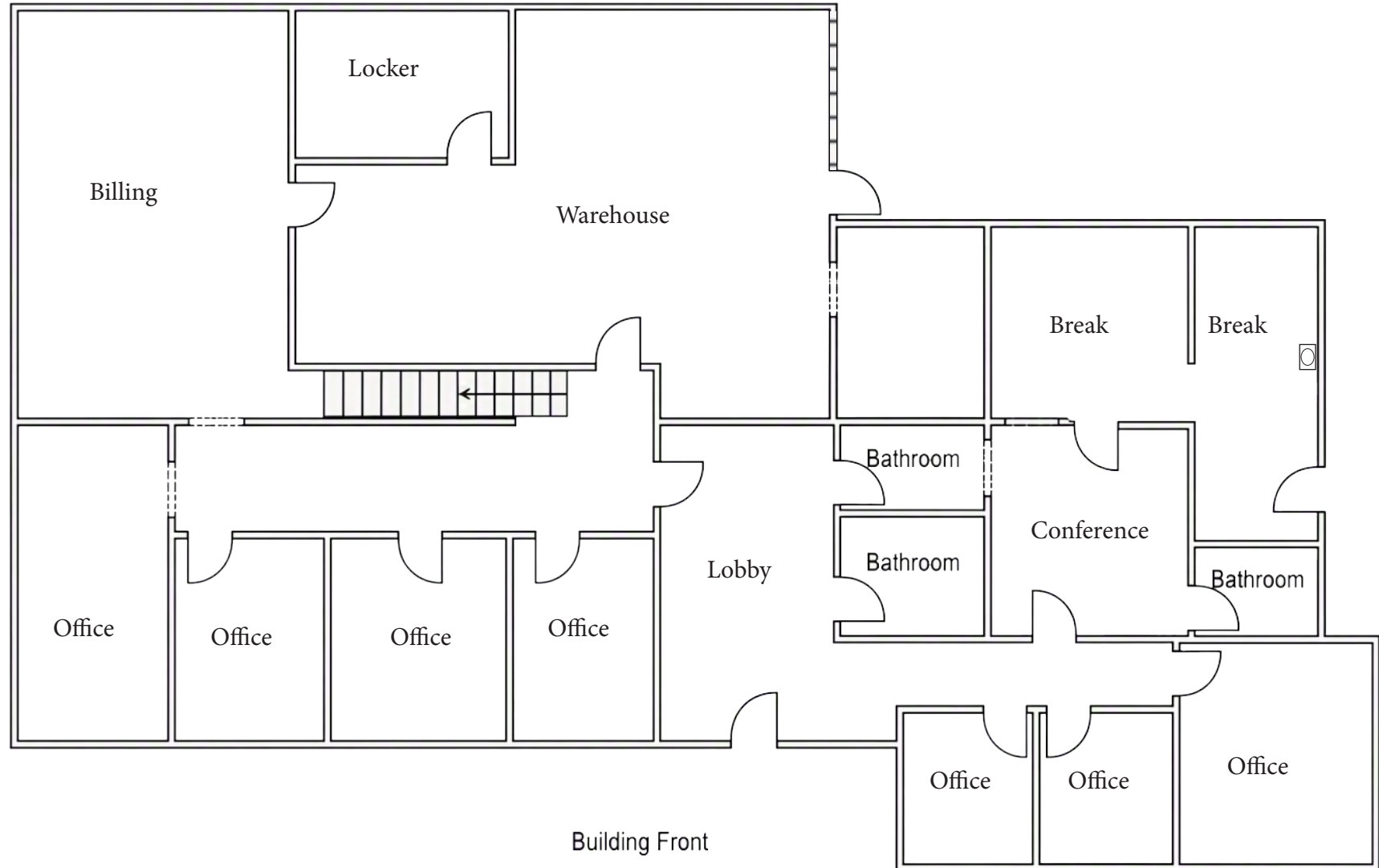
Property Highlights

- Freestanding medical facility positioned to serve the growing needs of the Oak Forest, Garden Oaks, Independence Heights, and Greater Heights communities.
- Highly visible location offering strong branding opportunities and easy wayfinding.
- Adjacent income producing parking lot not included
- Ample parking and patient-friendly access support efficient clinical operations and patient satisfaction.
- Flexible building layout capable of accommodating a variety of uses, sizes, and operational requirements. Building includes a Generac 75kW generator.
- Excellent opportunity for tenants seeking to expand, relocate, or establish a presence in one of Houston's most sought-after infill submarkets.



First Floor

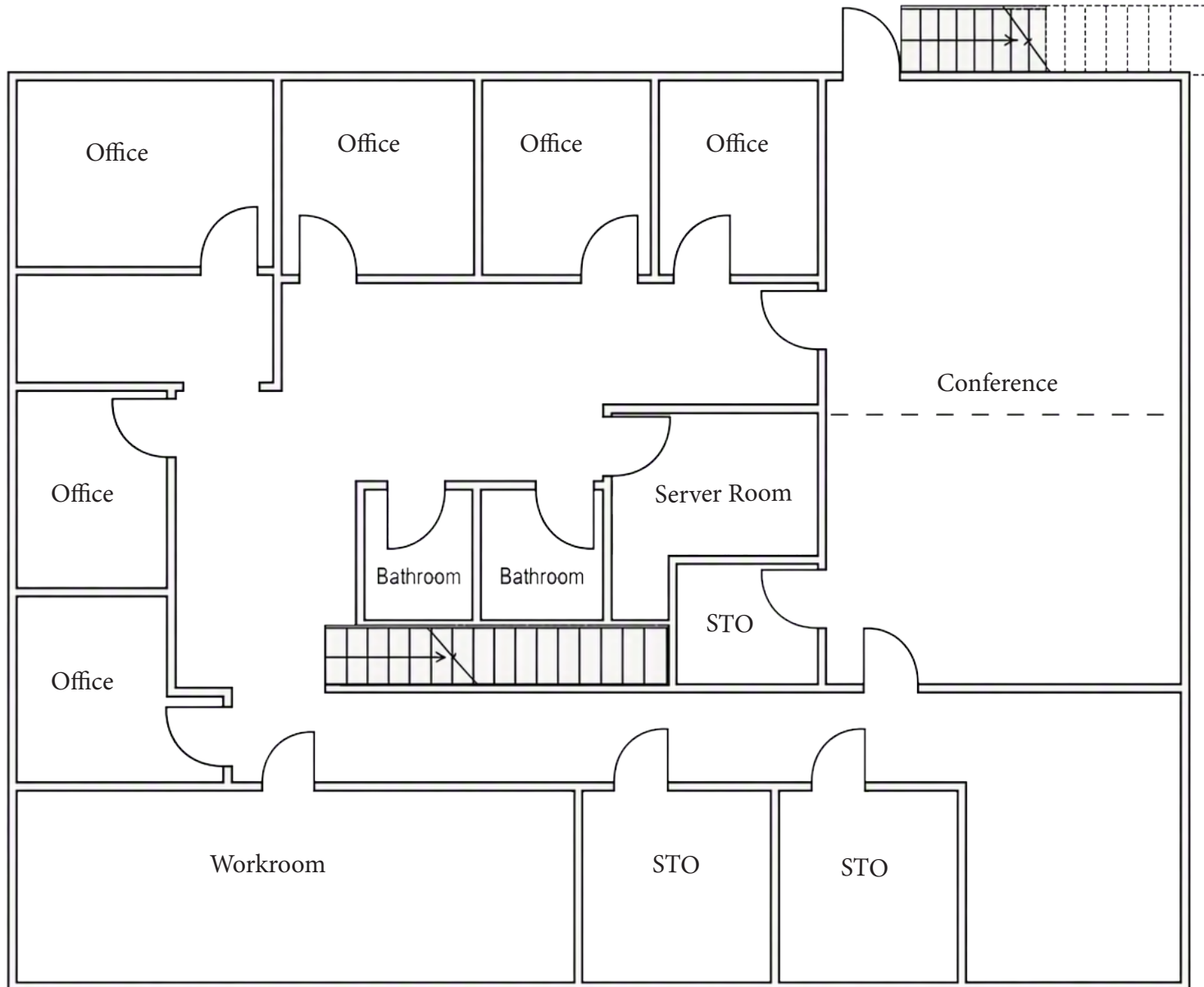
4,200 SF Available Immediately

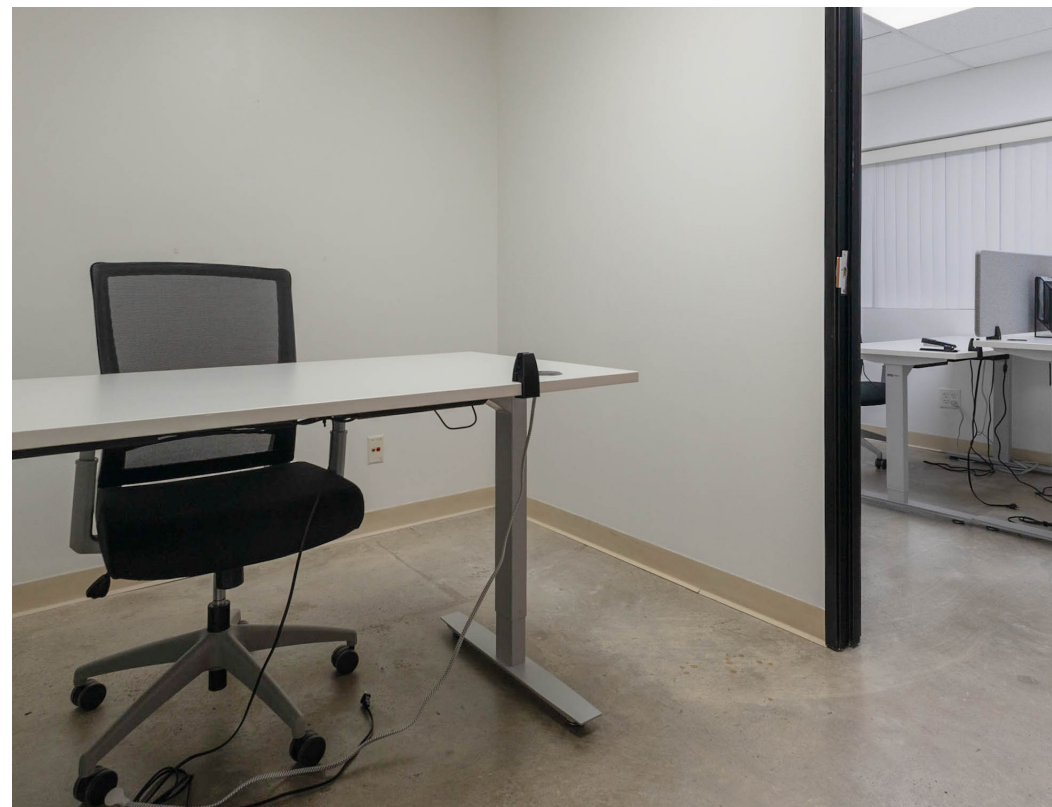
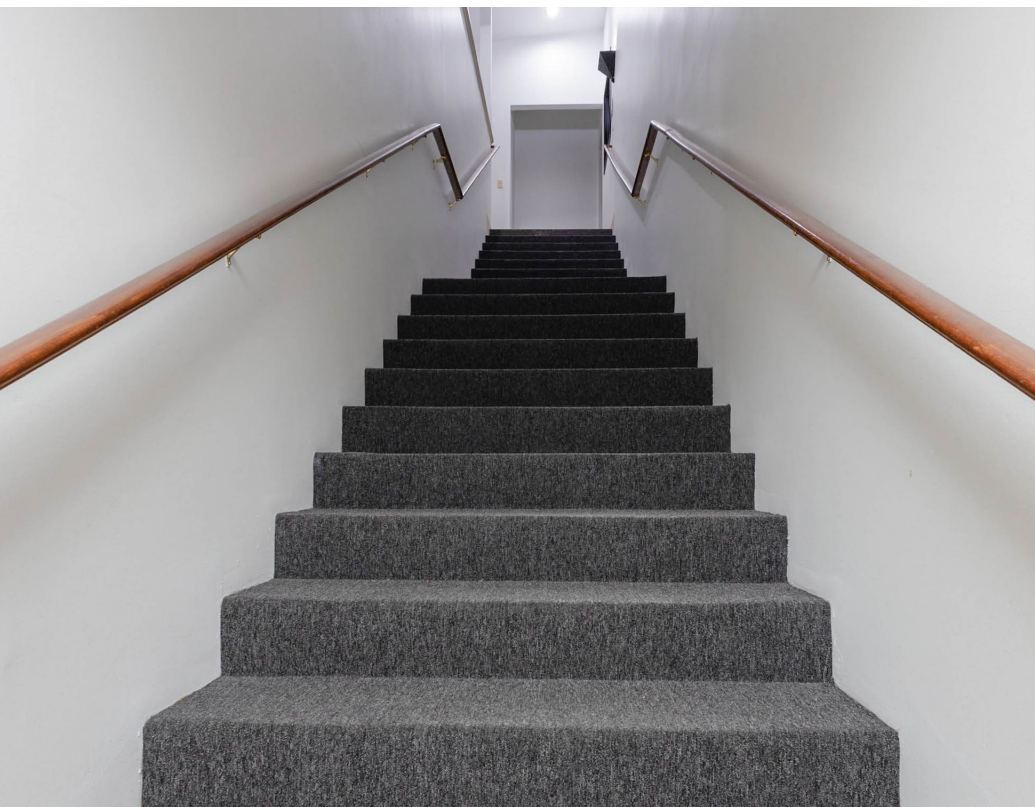


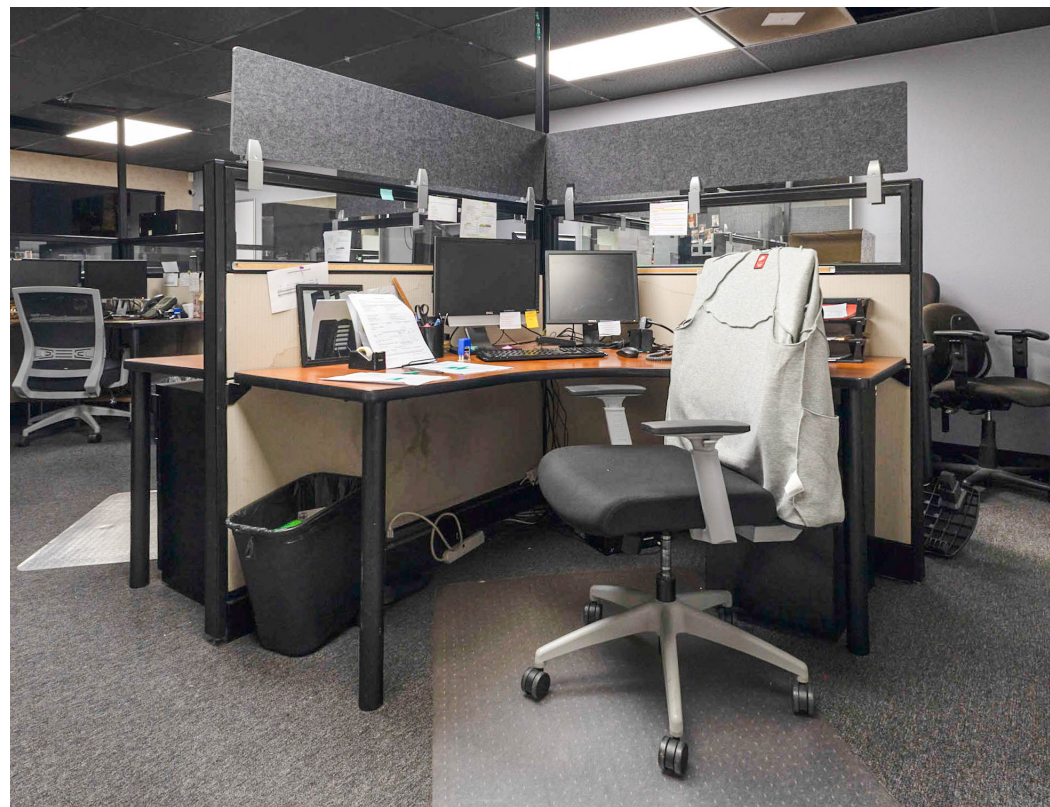
Second Floor

3,000 SF Available Immediately

Back Parking Lot









949 Wakefield Dr

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