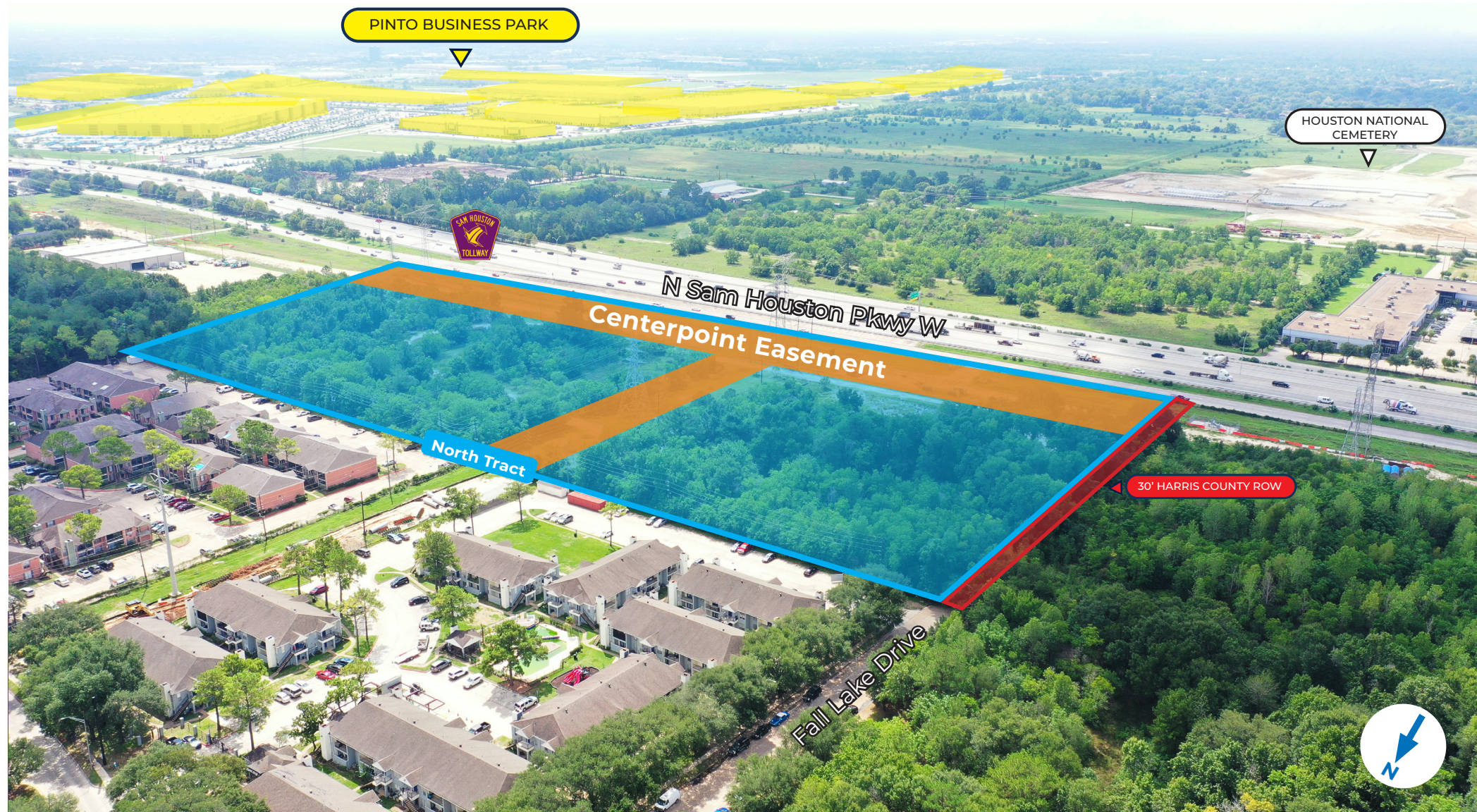


# FOR SALE:

## North Tract ± 19.17 Acres

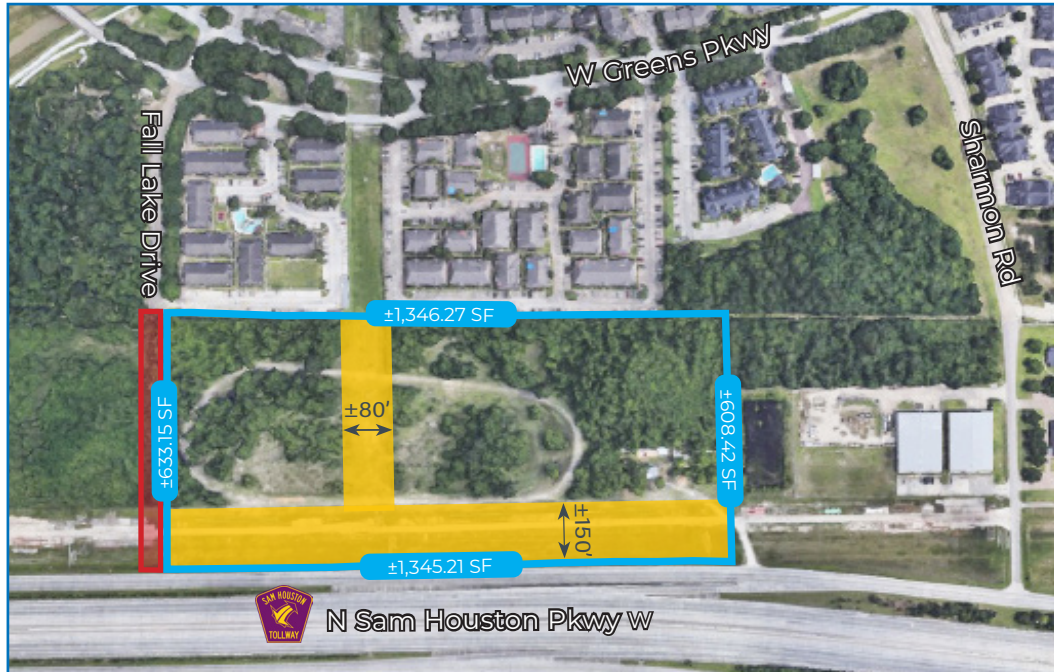
  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES



**Land on N. Beltway near Pinto Business Park**



# Property Overview



## North Tract

### Address

N Sam Houston Pkwy W  
Houston, TX, 77038

### Size

±19.17 Gross Acres  
(±13.6703 Net Acres)

### Use

Unrestricted

### Flood Plain

500 Year Flood Plain

### Visibility

High Visibility along  
N. Beltway 8

### Access

Potential Access to Fall Lake  
Drive with Dedication of 30'  
ROW

### Frontage

±1,345 SF on Beltway

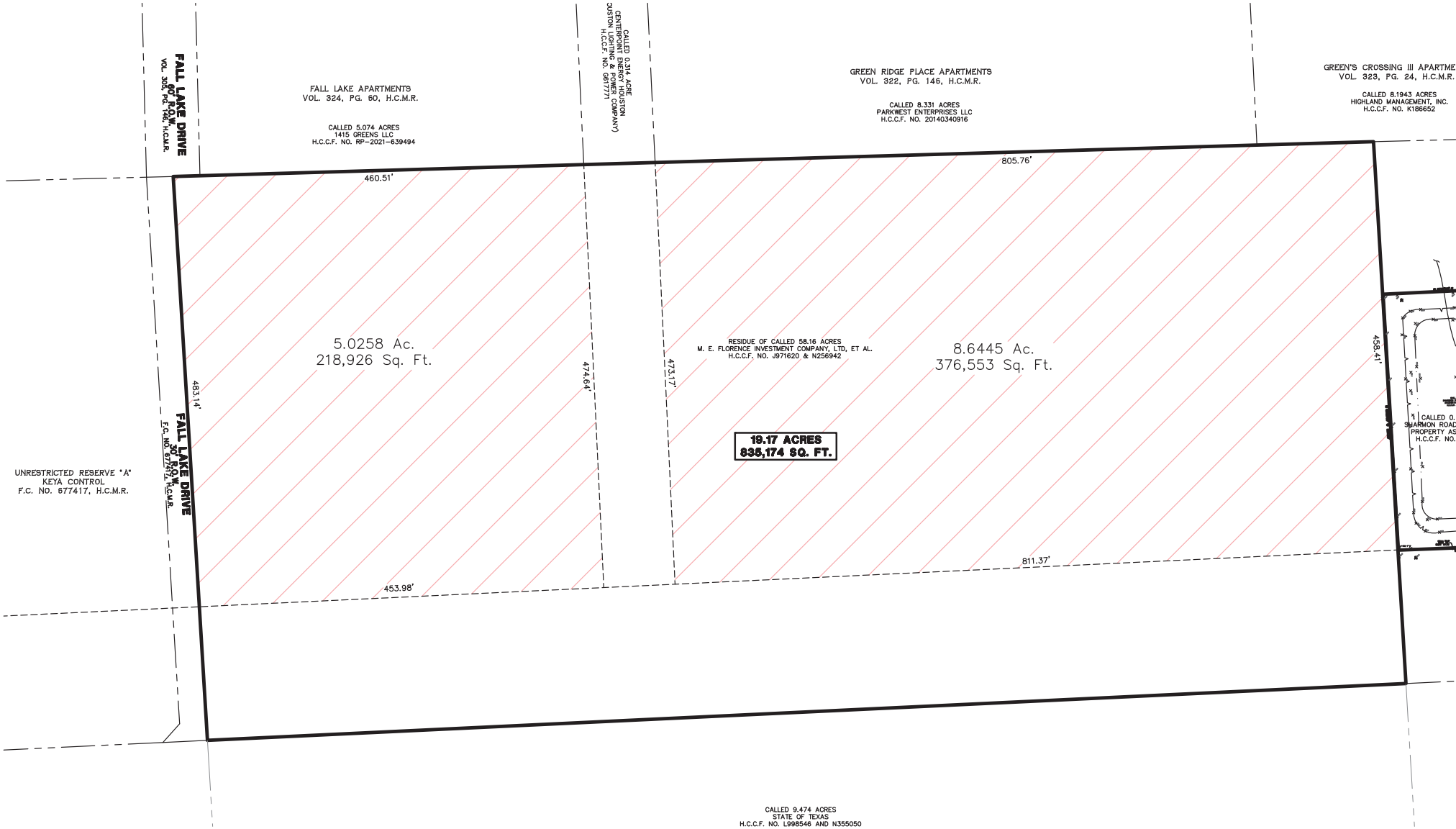
### Asking Price

Call Broker

 ±30' Harris County ROW

 Centerpoint Easement

# Net Usable Acreage



# Area Businesses & Amenities

Greenspoint Mall

NORTH TRACT

SOLD

Aldine Western Rd

Houston National Cemetery

Ella Blvd

BELTWAY 8

amazon

Sysco

SANHUA

BUILDER'S CHOICE

CAMBRIDGE

Flexitallic

LSO  
Lone Star Overnight

BNSF LOGISTICS

VISTAR

Aldine Bender Rd

The Reynolds Company  
ADHESIVES & COATINGS

HD SUPPLY

U.S. CABINET DEPOT

Emser Tile

Kitchen Cabinet Distributors

OPERA

Mac Hair

BCI

Coca-Cola

MCLANE

INTERSTATE 45

## TRAFFIC COUNT

Sam Houston Tollway W	CPD 193,371
Beltway 8	CPD 113,112
Ella Blvd	CPD 13,916
Greens Pkwy	CPD 6,377





# Distance to Major Destinations

CBD

13 MILES

PORT OF HOUSTON

17 MILES

TEXAS MEDICAL CENTER

16 MILES

GEORGE BUSH/IAH AIRPORT

6 MILES

# Demographics



POPULATION

47,856



HOUSEHOLDS

14,092



MEDIAN HOME  
VALUE

139,139



TOTAL  
BUSINESSES

1,563



MEDIAN AGE

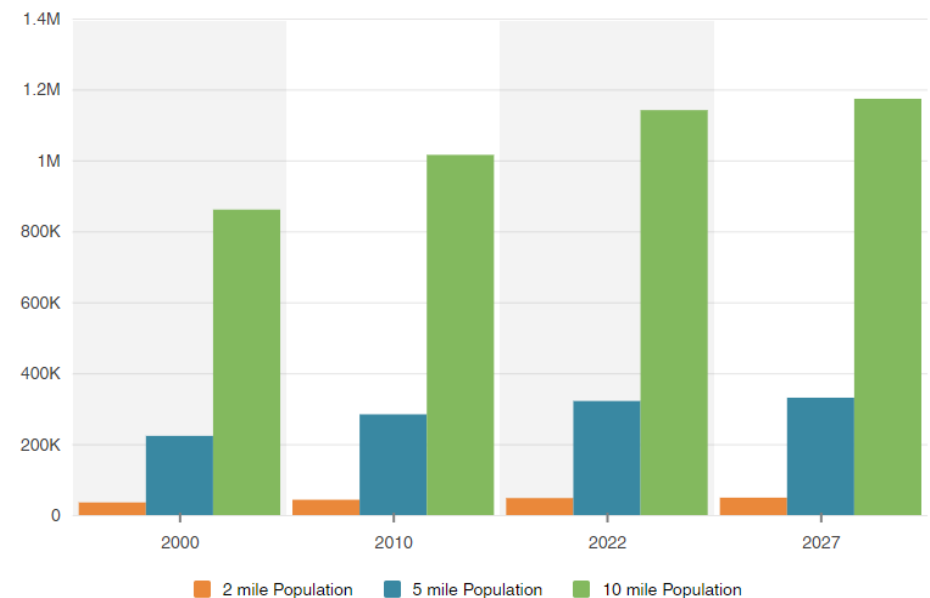
31



TOTAL  
EMPLOYEES

21,880

Population





## For more Information, Contact:

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 **TRANSWESTERN** REAL ESTATE SERVICES

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