



TRANSWESTERN

REAL ESTATE
SERVICES

LAND FOR SALE

Premier Townhome Development Site in West University

2922 & 2912 Bellaire Blvd. West University Place, TX.



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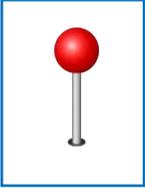
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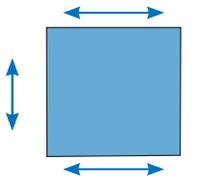
PROPERTY HIGHLIGHTS

LOCATION



- ±0.92 Acres or ±40,000 SF of Vacant Land
- 2922 & 2912 Bellaire Blvd, Houston, TX, 77025
- Located in West University Place
- Zoning: PDD-TH1 (Planned Development District Townhouse 1)

DIMENSIONS



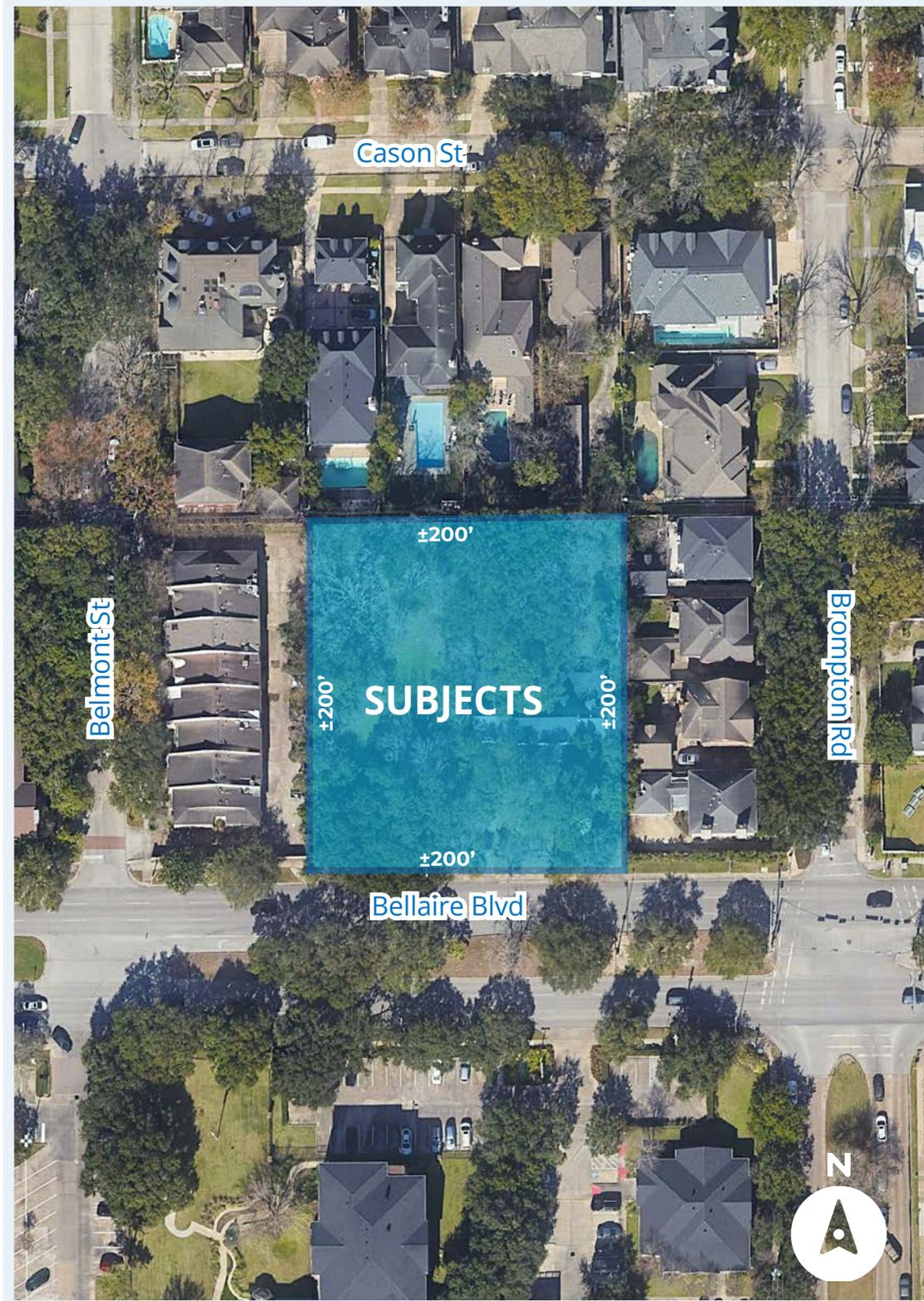
- ±200' of Frontage on Bellaire Blvd
- ±200' on West Side
- ±200' on North Side
- ±200' on East Side

TRAFFIC COUNTS



- W Holcombe Blvd - Kelvin Dr E: 29,700
- W Holcombe Blvd - Buffalo Speedway E: 27,812
- W Holcombe Blvd - Bellaire Blvd E: 27,300

ASKING PRICE: \$4,200,000 (\$105.00 PSF)



DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
24,541	171,939	477,754

WORKERS

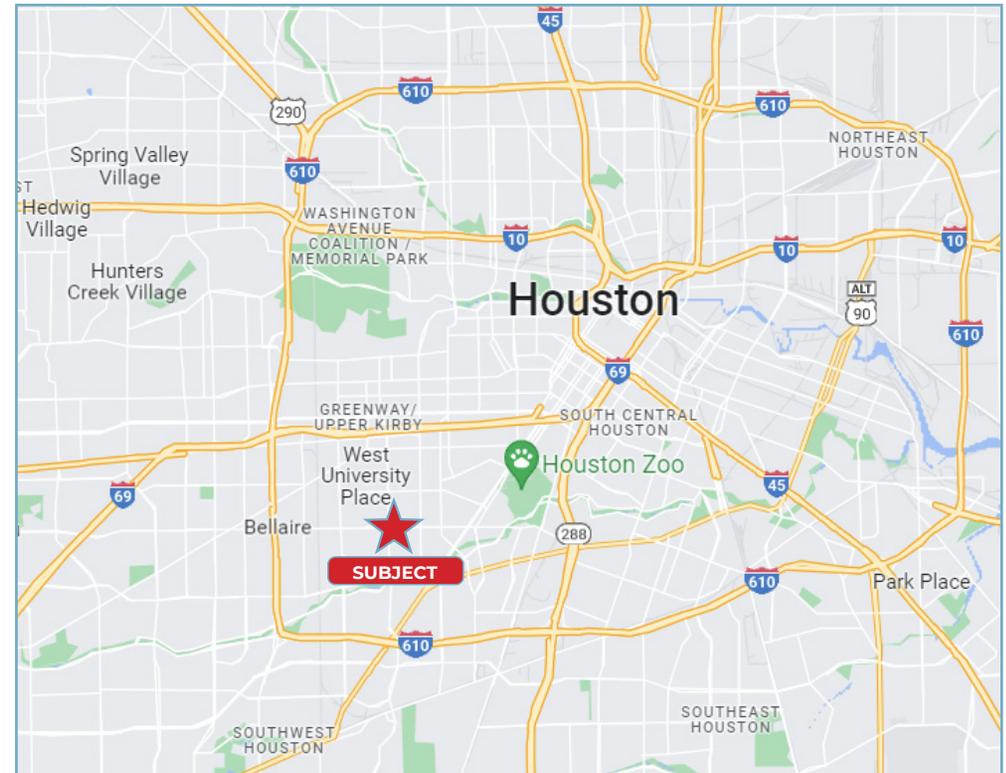
1 Mile	3 Miles	5 Miles
11,355	301,851	551,163

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
11,083	83,985	217,222

INCOME

2 Mile	5 Miles	10 Miles
\$146,622	\$113,838	\$92,878



LAND AREA



±40,000 SF OF LAND

For more Information, contact:

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