

#### **PROPERTY HIGHLIGHTS**

The property is currently used as a health & fitness center located in between the Greenway Plaza, West University and Bellaire submarkets. It comprises an approximately 27,000 square foot two-story building on 1.57 acres. It has approximately 305 feet of frontage on Southwest Freeway with a small strip of land extending from the rear of the property to Wild Indigo Street to afford alternate access. There are approximately 126 parking spaces of which 10 are covered.

- Inner Loop location near West University,
   Bellaire, River Oaks and Galleria
- Ample parking
- Frontage on Southwest Freeway with alternate access from Wild Indigo St.

27,000 SF

**Fitness & Health Center** 

Current USF

126
Parking Spaces

**Metal & Brick** 

Construction

Floors

**1.57 Acres** 

Land Area

**267,561**Daily Traffic Volume on US 59 S

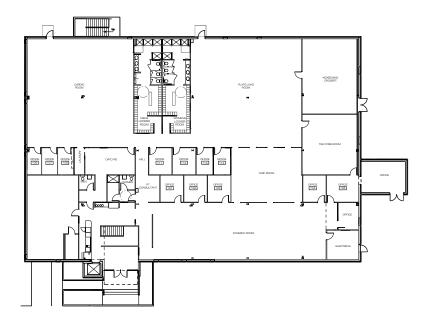
#### **POPULATION**

	2 Mile	5 Miles	10 Miles
2010 Population	81,647	448,986	1,545,777
2023 Population	94,072	520,248	1,705,345
2028 Population Projection	94,950	525,573	1,712,909
Annual Growth 2010-2023	1.2%	1.2%	0.8%
Annual Growth 2023-2028	0.2%	0.2%	0.1%

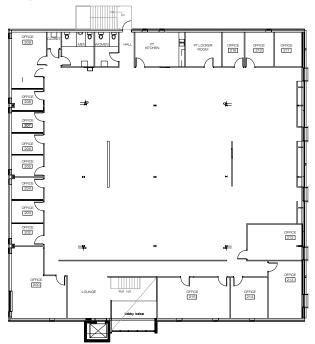


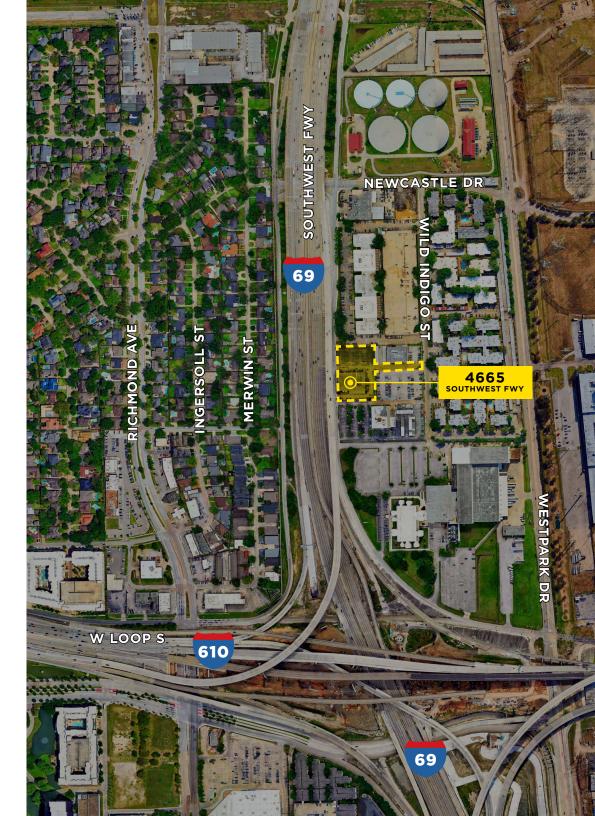
# **FLOOR PLANS**

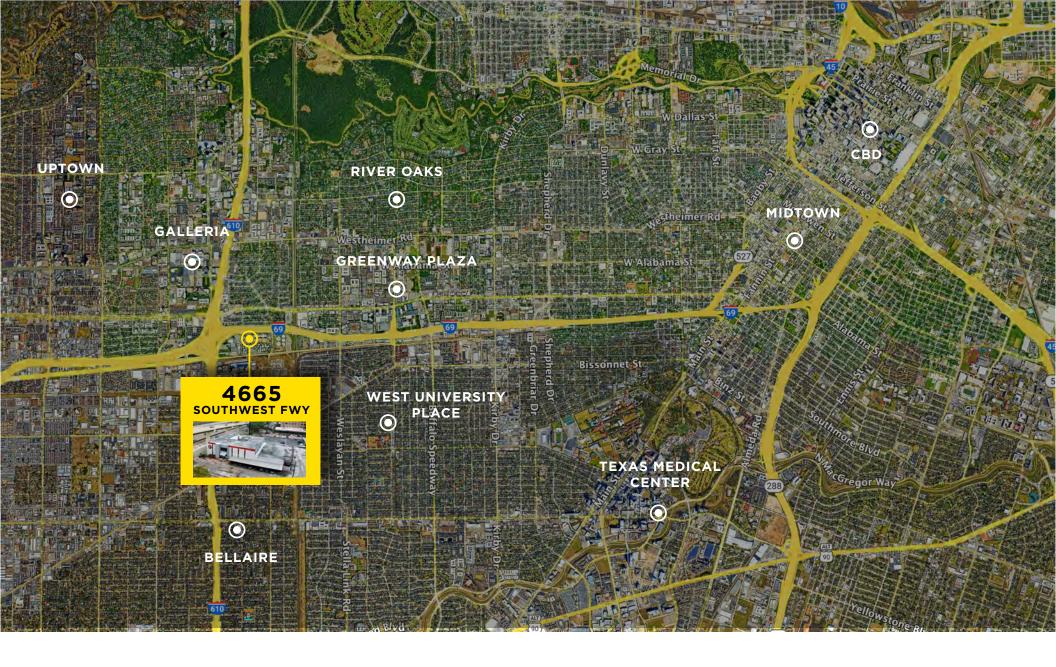
# **LEVEL 1**



# **LEVEL 2**







#### For more information, please contact:

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