

**Price Reduced**

# **±35,963 SF**

## **Chimney Rock Rd**

Houston, TX



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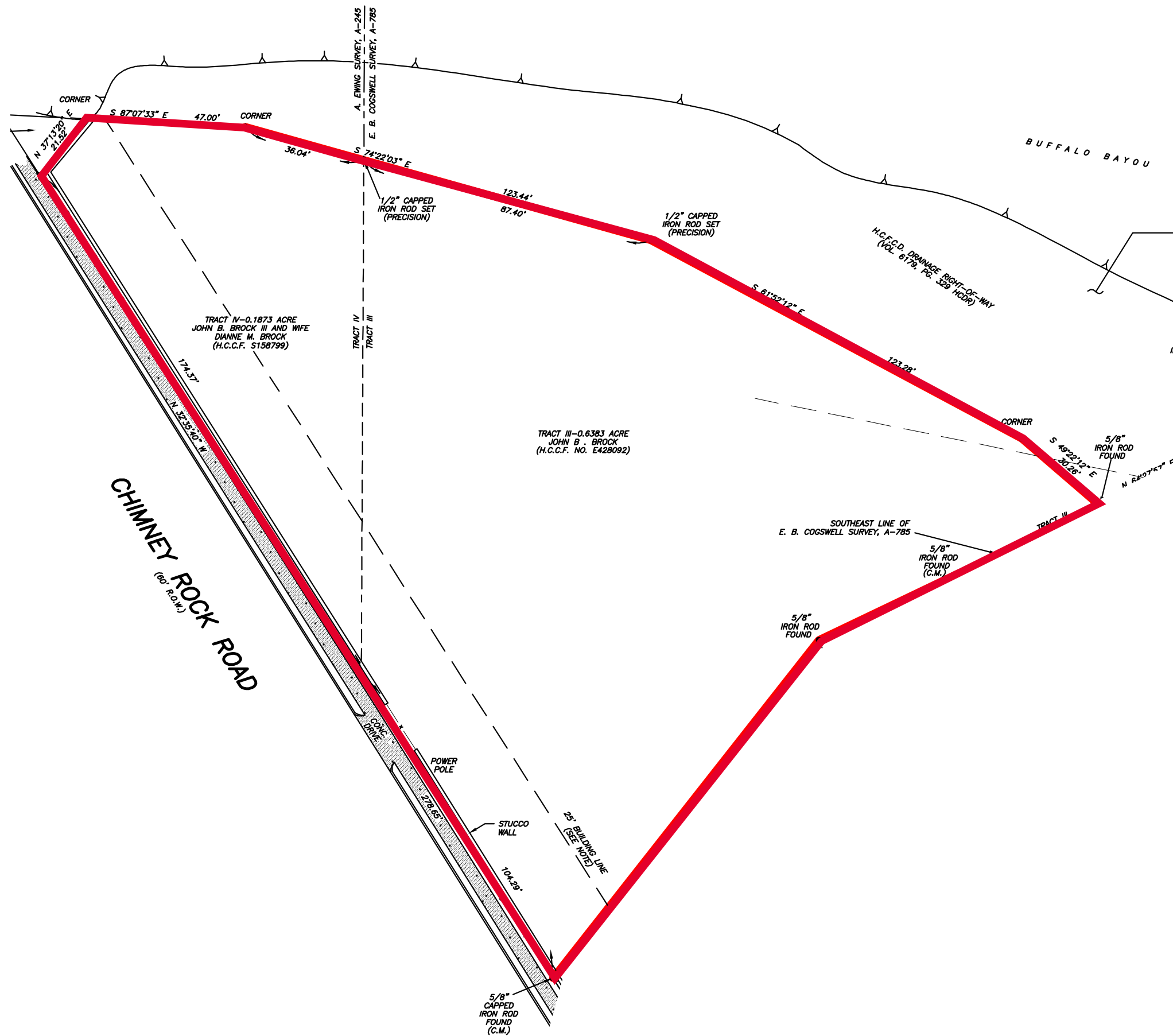
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Floodplain Map



Buffalo Bayou

Buffalo Bayou

Buffalo Bayou

Buffalo

5714

5710

5706

5702

Indian Bluff

Indian Bluff

Chimney Rock Rd

Indian Bayou

302

303

306

311

310

315

314

351

318

347

343

5604

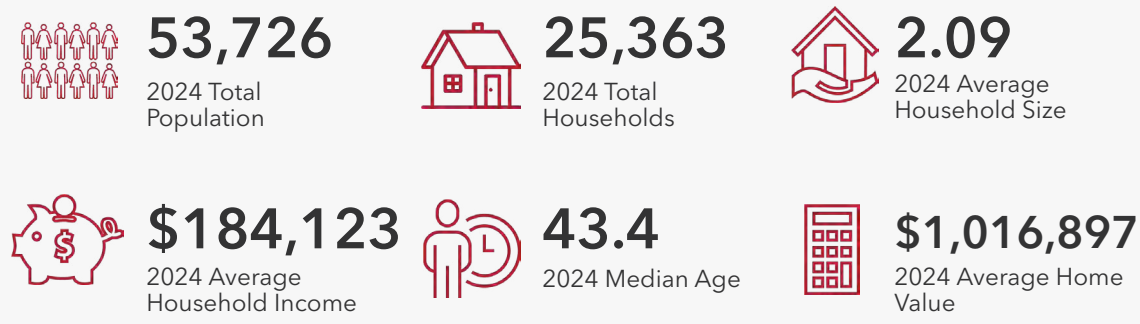
5603

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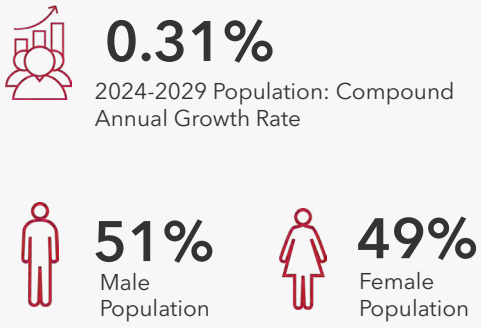


# DEMOGRAPHICS

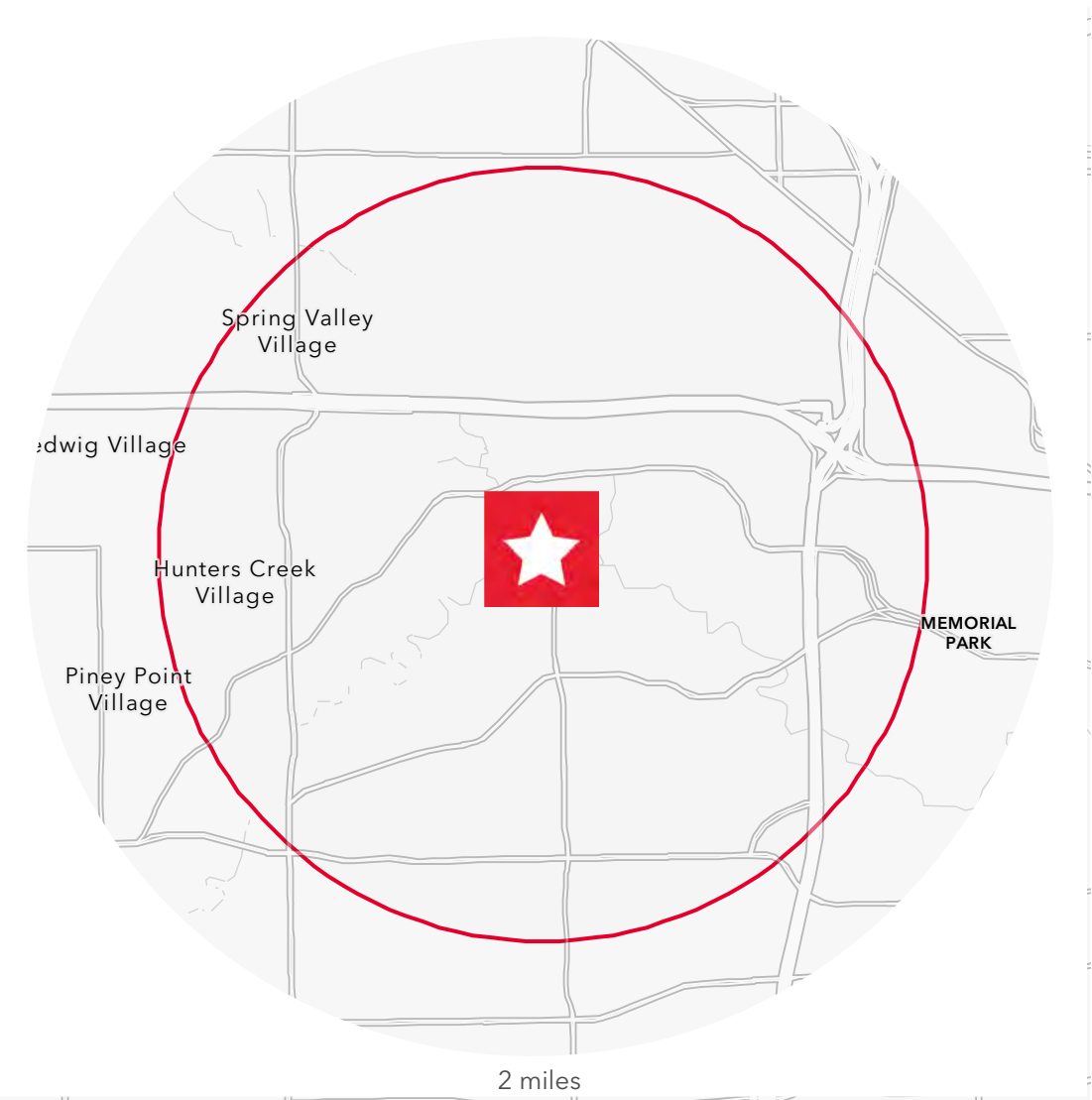
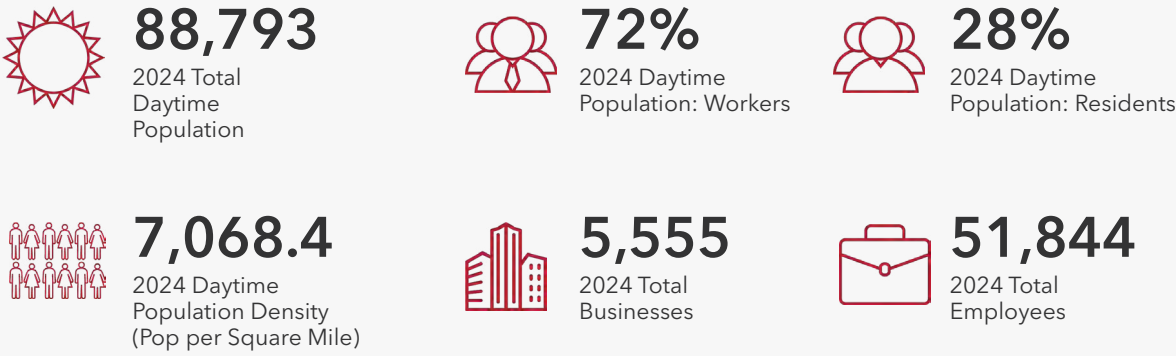
## HOUSEHOLDS



## POPULATION



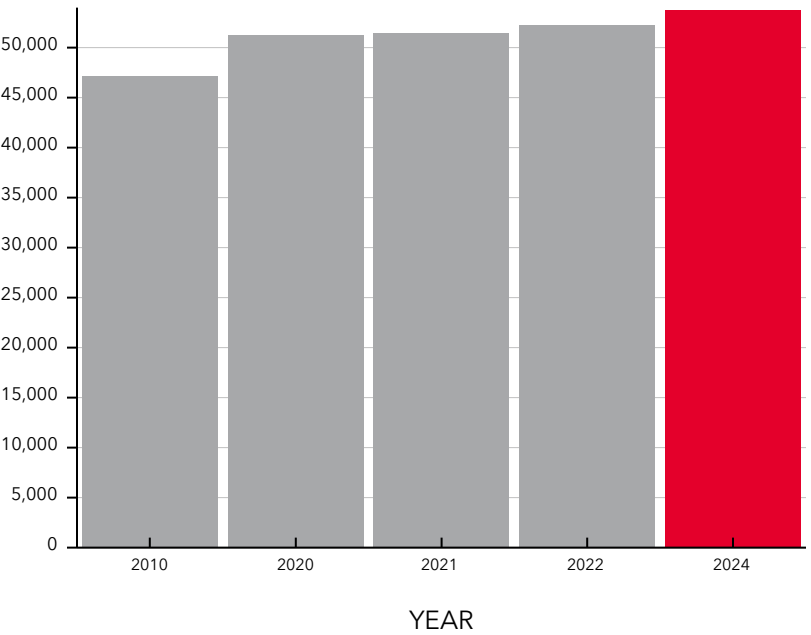
## EMPLOYMENT



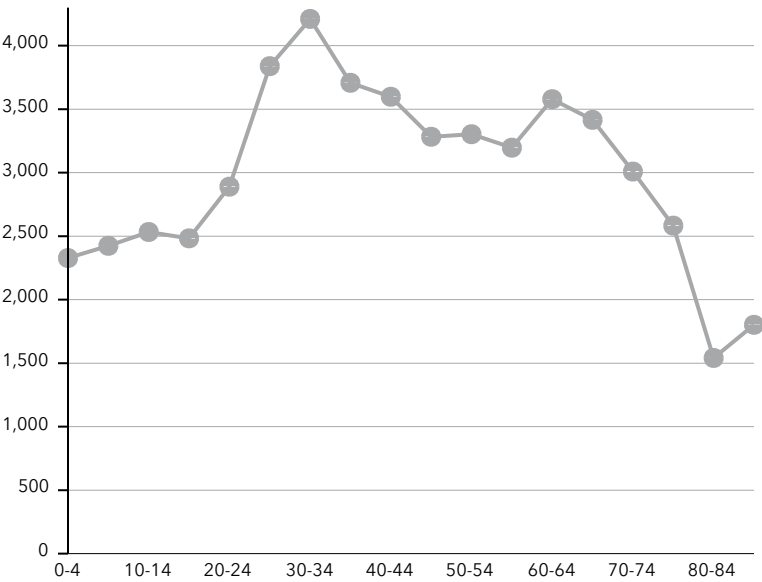
## EDUCATIONAL ATTAINMENT



## POPULATION TIME SERIES 2010-2024



## POPULATION BY AGE GROUP

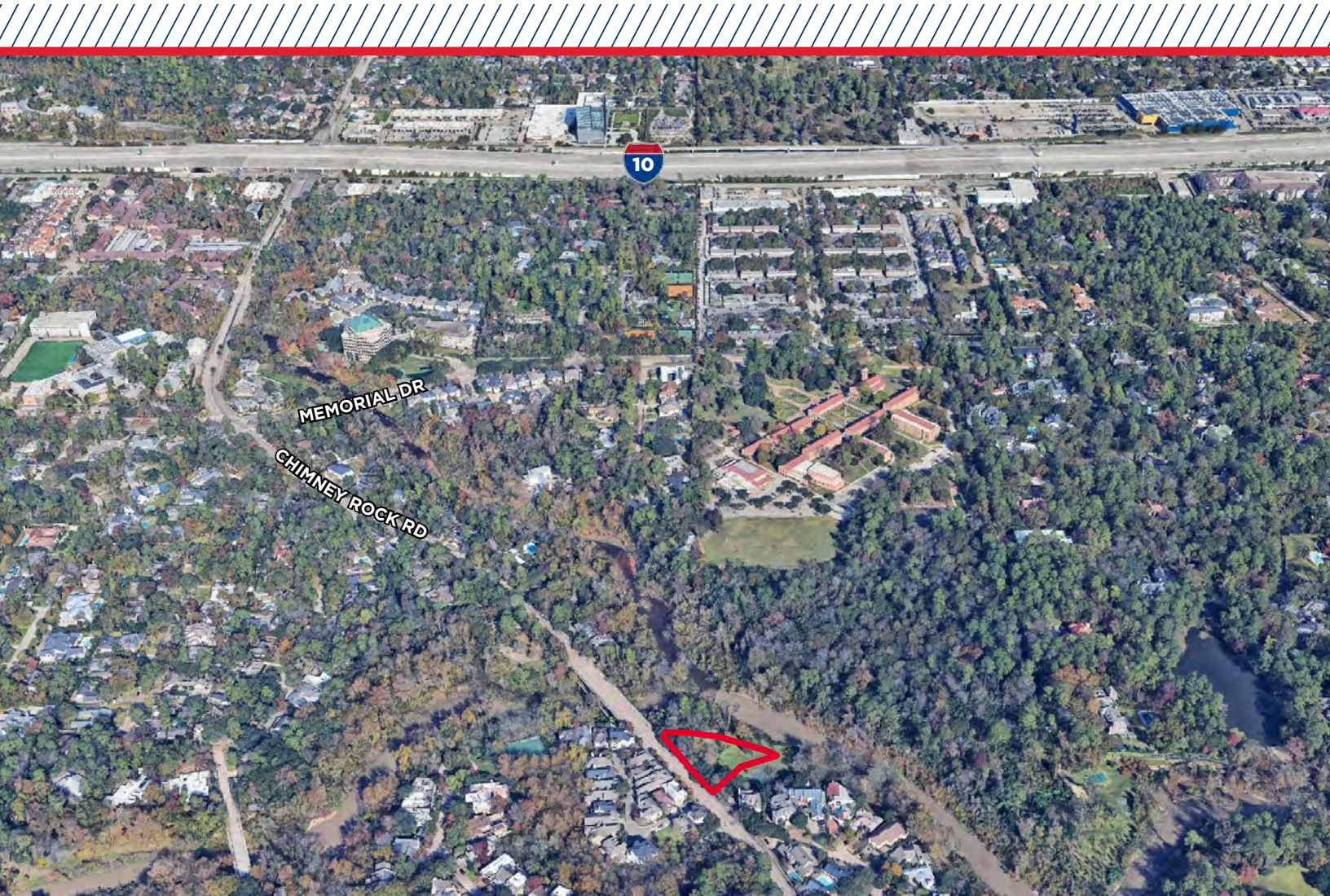




# ±35,963 SF

## Chimney Rock Rd

### Houston, TX



±35,963 SF of land located along Chimney Rock Rd. The site is zoned to Spring Branch Independent School District (SBISD) and specifically zoned for Hunters Creek Elementary, Spring Branch Middle School and Memorial High School. Several highly sought after private schools nearby include Duchesne Academy, Awty International School and Second Baptist School which are all within a 2 mile radius of the site. Spring Branch ISD is known for its commitment to academic excellence, innovative programs, and a supportive learning environment fostering student success.

- No known restrictions for redevelopment
- Located in the 100 and 500-year floodplain
- 278' of frontage along Chimney Rock
- Price Reduced - \$1,795,000.00

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