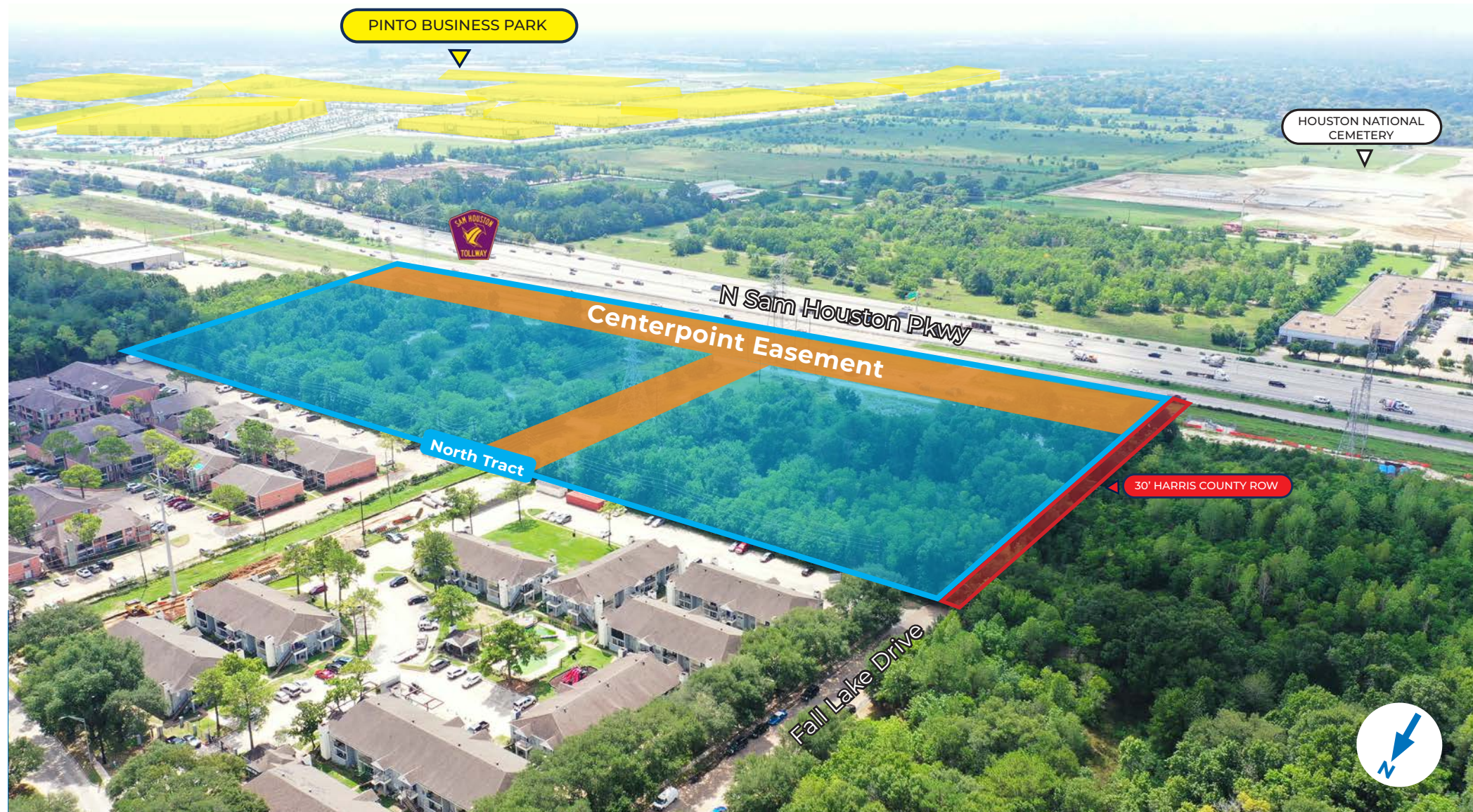


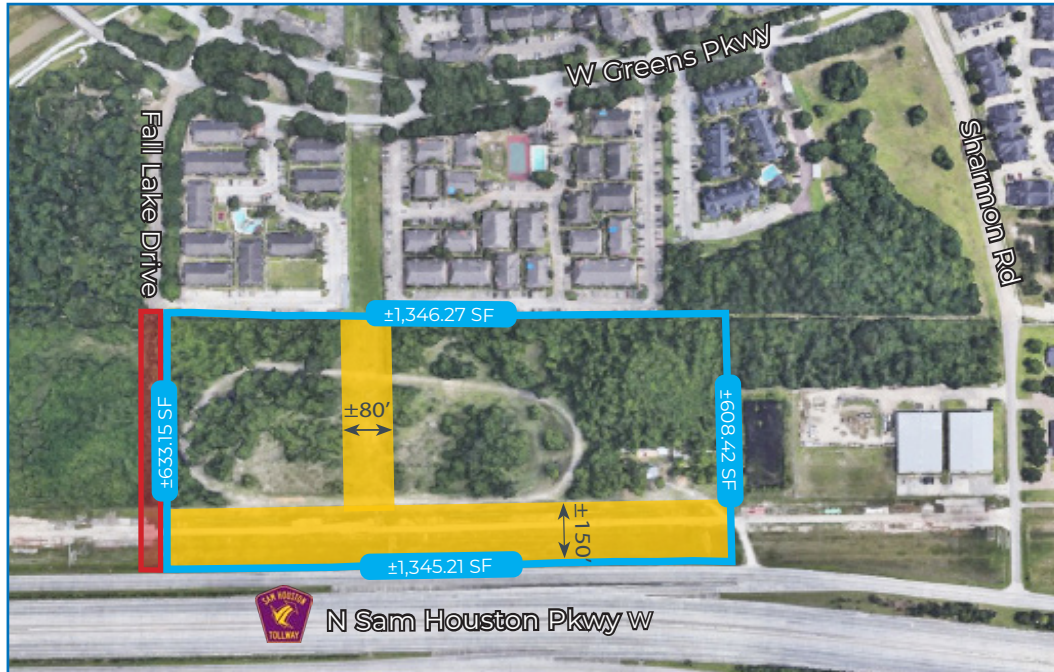
# FOR SALE:

North Tract  
± 19.17 Acres



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

\$10.25/SF Net



±30' Harris County ROW



Centerpoint Easement



# Area Businesses & Amenities

Greenspoint Mall

NORTH TRACT

SOLD

Aldine Western Rd

Houston National Cemetery

Ella Blvd

BELTWAY 8

SYSCO

amazon

SANHUA

Flexitallic

BUILDER'S CHOICE

LSO Lone Star Overnight

CAMBRIDGE

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

Coca-Cola

BCI

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

TYNDALE  
PROUDLY PRINTED IN THE U.S.

# 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



MEDIAN AGE

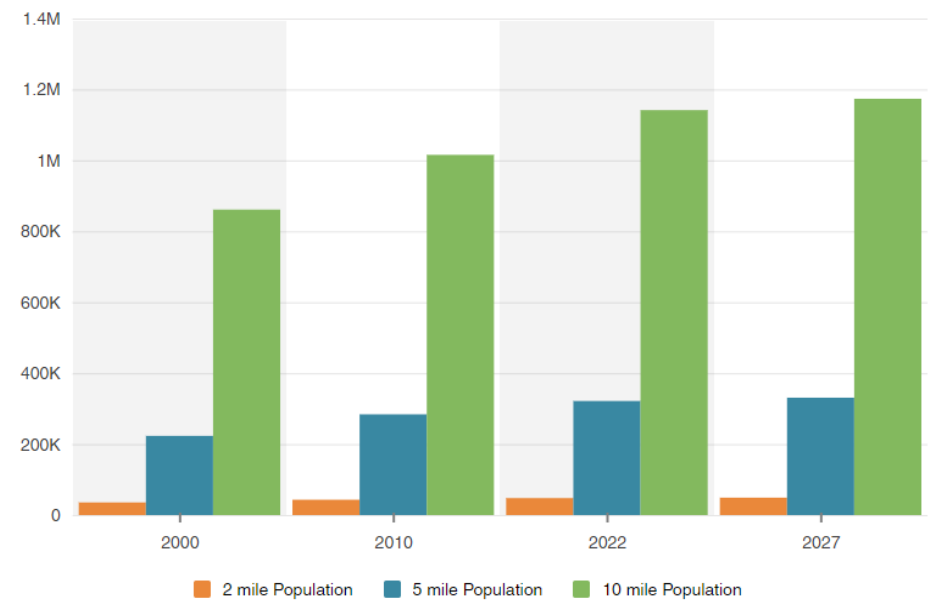
31



TOTAL EMPLOYEES

21,880

Population



## For more Information, Contact:

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