

**EXECUTIVE SUMMARY**

**OFFERING SUMMARY**

Lot Size (SF)	191,664
Lot Size (Acres)	4.4 Acre(s)
Improvements	Three –to–Two Story Building
Building SF	101,603
Building Previous Use	Recently Vacated Affordable Assisted Living and Adult Day Care Facility
Frontage	Approximately 390 Feet on Boone Road

**MAJOR EMPLOYERS**

EMPLOYER	# OF EMPLOYEES *
Physicians At Sugar Creek	16,505
A L S	11,000
Verifinc Corporation	5,000
Acro Service Corp	4,383
Tracer Industries Inc	3,724
Agilent Technologies Inc	3,275
Precision Drilling Corporation	2,803
CJ Holding Co	2,609
Schlumberger	2,201
Shell	2,164
Schlumberger Oilfield Services	2,037
Verizon Wireless	1,871

**DEMOGRAPHICS**

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	32,928	211,380	514,396
2010 Census Pop	30,672	198,442	479,675
2017 Estimate HH	10,746	68,387	183,835
2010 Census HH	10,099	64,695	171,901
Median HH Income	\$29,010	\$34,908	\$41,511
Per Capita Income	\$12,858	\$16,537	\$22,950
Average HH Income	\$39,059	\$50,993	\$64,020

\* # of Employees based on 5 mile radius



## OVERVIEW

The site has improvements of a multi-story buildings with an approximate 101,000 square feet. In the mid 90s, it was converted to offer affordable assisted living and adult day care services catering to mental and/or behavioral health residents. The property was recently vacated and restored with over 2.9 MM upgrades and improvements. The building is comprised of a three-story residential area to the west with 90 units (3-4 beds per unit). It connects to the main two-story building with a mass amount of common areas including lobby, two dining rooms, full indoor basketball court, large and small fitness center, 12 racquetball courts (some converted to medical/office), indoor swimming pool, indoor jogging track, activities area, storage, convenience store area, laundry room mechanical room, library and commercial kitchen.

The property has approximately 390 feet of frontage on Boone Road and is located directly in front of El Franco Lee Health Center and Hospital, a part of Harris Health System that provides essential healthcare services to adults and pediatric residents in the area. It is also in close proximity to Boone Elementary, and Olle Middle School. The property is located a few blocks from Bissonnet and a little over a mile from Beltway 8 and Highway 59.

## INVESTMENT HIGHLIGHTS

- Across from El Franco Lee Health Center
- Approximately 390 Feet of Frontage on Boone Road
- Opportunity to Use Improvements for Healthcare Services
- Opportunity to Redevelop the Entire Site
- Well Rectangular Shape Site
- Close Proximity to Bissonnet, Beltway 8 and Highway 59



**PROPERTY SUMMARY**

THE OFFERING	
Property	9009 Boone Road Development
Property Address	9009 Boone Road, Houston, TX
Assessors Parcel Number	042-064-000-0011
Shape	Rectangular
Lot Size Dimensions	Approximately 390 Feet x 350 Feet
Utilities	Available
Ingress/Egress	One - Boone Road
SITE DESCRIPTION	
Lot Size (SF)	191,664
Lot Size (Acres)	4.4
Building SF	110,843
Number of Units	90
Number of Lots	Two
Type of Ownership	Fee Simple

PROPERTY SUMMARY	
Roads	Access to Boone Road. Few blocks from Bissonnet and a little over a mile from Beltway 8 and Highway 59.

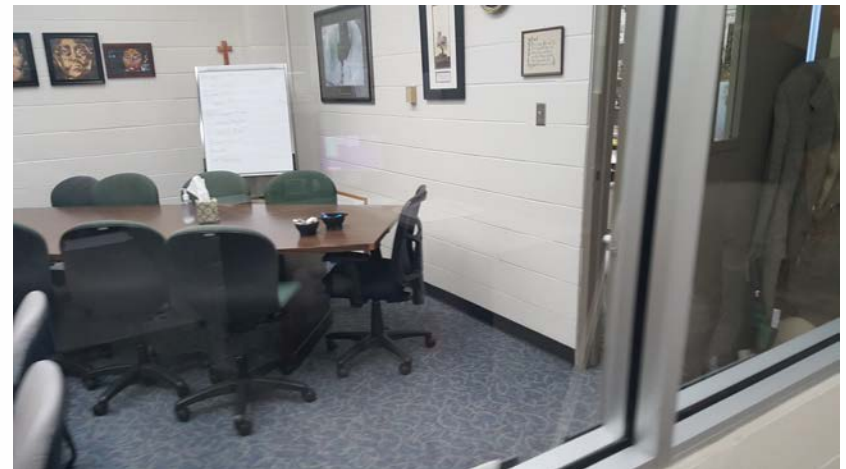




Initial check-in



Sample apartment level 1





**Mezzanine Fitness Area**



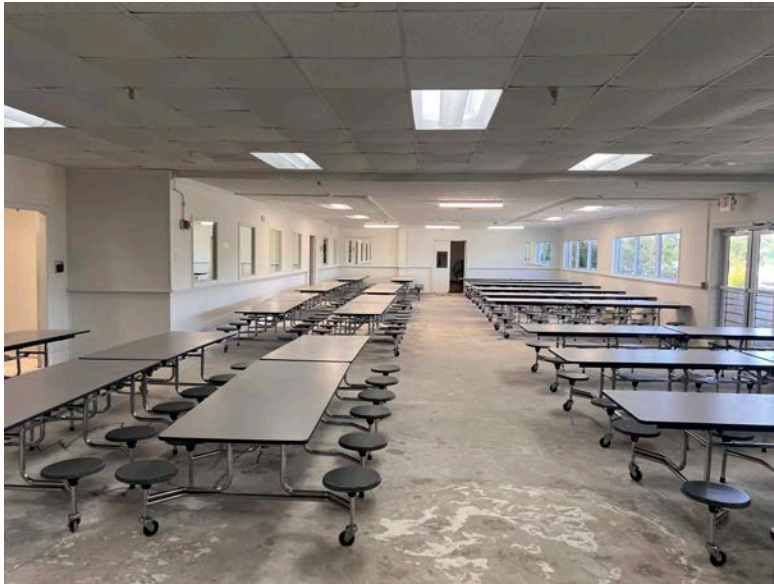
**Indoor Basket Ball Court, track, pool, indoor running track, locker room, 12 racquetball courts**



**Weight Lifting Room**



**Training rooms**



**300 person dining hall**



**5 acre site with two commercial parking lots**



**Complete Commercial Kitchen w 3 walk-in coolers/freezers**



**Outside Patio**



large lounge area



Laundry facility 1



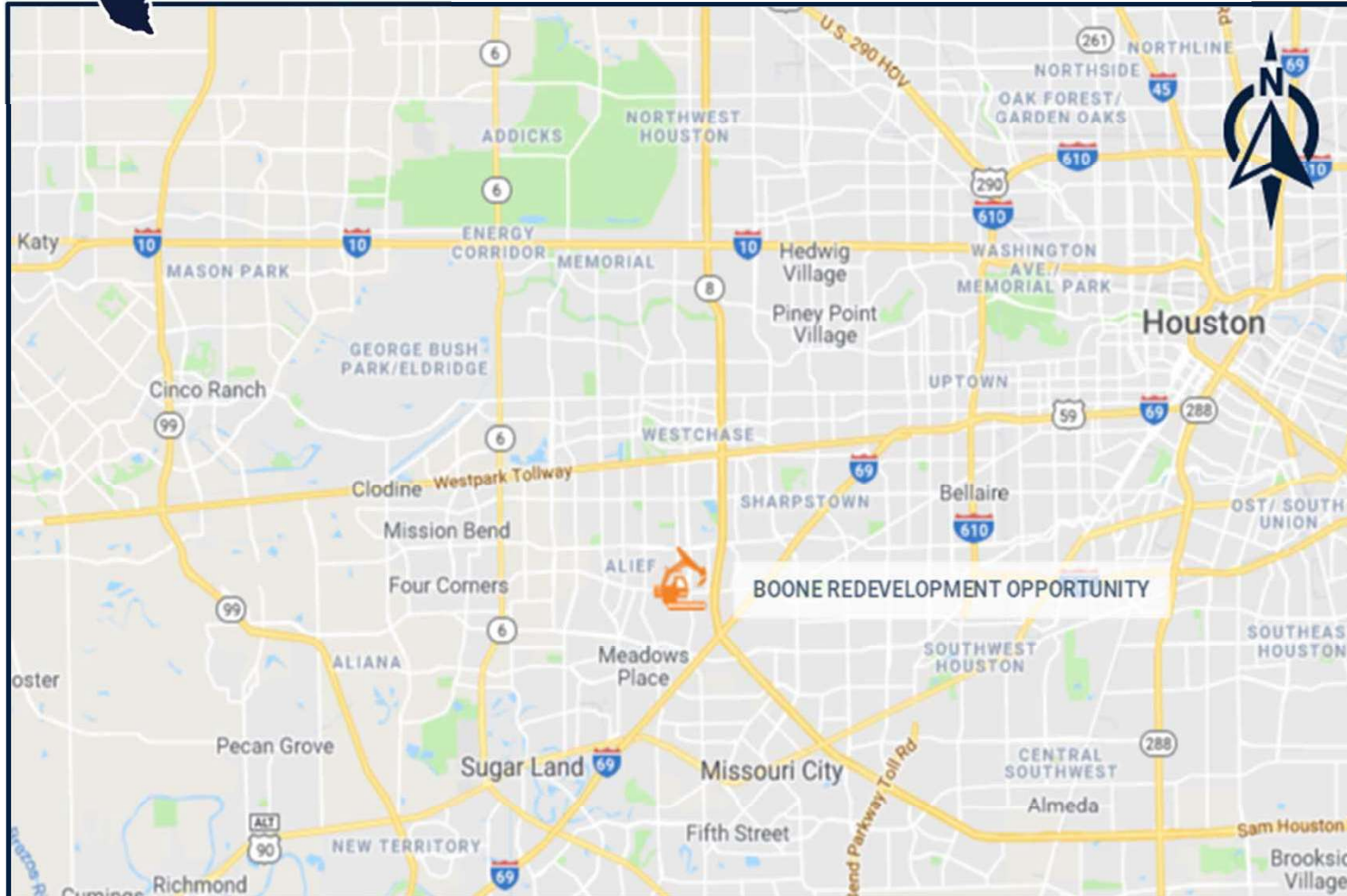
Resident Room



90 Dormatory Style Apartments



9009 Boone Road, Houston, Texas 77099



CLOSE PROXIMITY TO:



Hospital



Major Highway

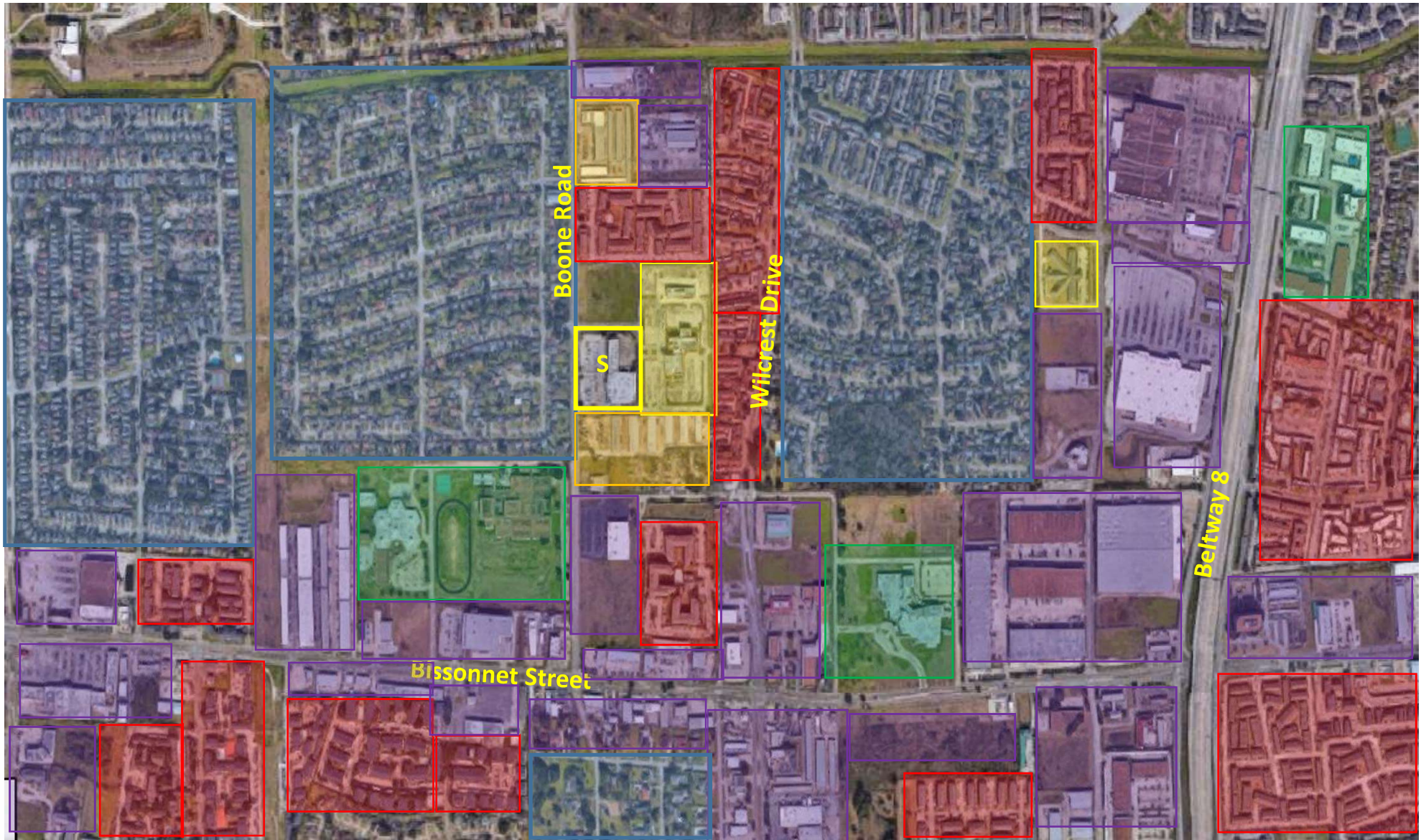


Schools



Public Transportation





[Blue Box] = Single Family Homes    [Yellow Box] = Healthcare    [Green Box] = Public Schools    [Red Box] = Multifamily    [Orange Box] = Self Storage    [Purple Box] = Office/Retail



El Franco Lee  
Health Center



BOONE REDEVELOPMENT OPPORTUNITY