

# For Sale 3511 Linkwood Drive

±5.50 acres

3511 Linkwood Drive Houston, TX 77025

EXECUTE CONFIDENTIALITY AGREEMENT



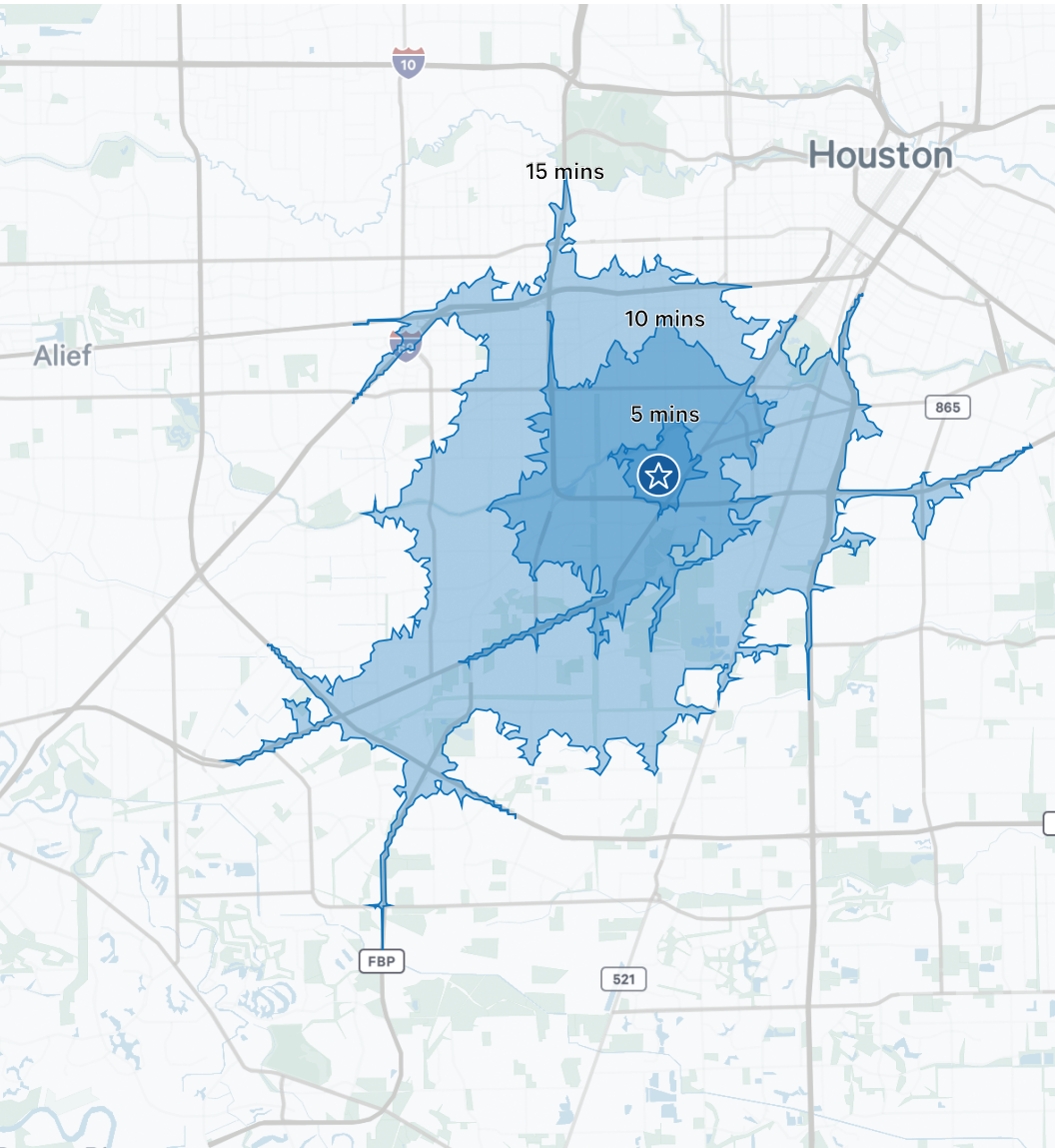
Barrett Von Blon  
First Vice President  
T +1 713 577 1777  
barrett.vonblon@cbre.com

Chris Bergmann Jr.  
Executive Vice President  
T +1 713 577 3847  
chris.bergmann@cbre.com

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# Commute & Demographics



Drive Times	Minutes
Texas Medical Center	10
Downtown Houston	24
Uptown/Galleria	20

## Property Information

### Location

- 3511 Linkwood Dr Houston, TX 77025

### Property Information

- ±5.50 acres
- Building Size: ± 48,000 SF; built in 1995
- Currently a Church/School facility
- No restrictions
- Utilities through City of Houston
- Total tax rate: \$2.014811 (2023)
- Inside 100-yr & 500-yr floodplain
- No pipeline through tract
- Minimal on-site detention required; high impervious cover
- Two curb cuts in place
- Access via Linkwood Dr & Belvyn Dr
- HISD (Longfellow Elementary, Pershing Middle School, Bellaire High School)

### Surrounding Area

- Proximity to Texas Medical Center

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
I-610	200,049
US 59	204,781
Buffalo Speedway	8,999



## 2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	22,706	132,896	463,932
Median Age	35.8	35.7	35.1
Average Household Income	\$119,975	\$157,675	\$122,726
Average Home Value	\$506,459	\$711,076	\$545,268
College Degree or Higher	63.2%	76.1%	56.2%

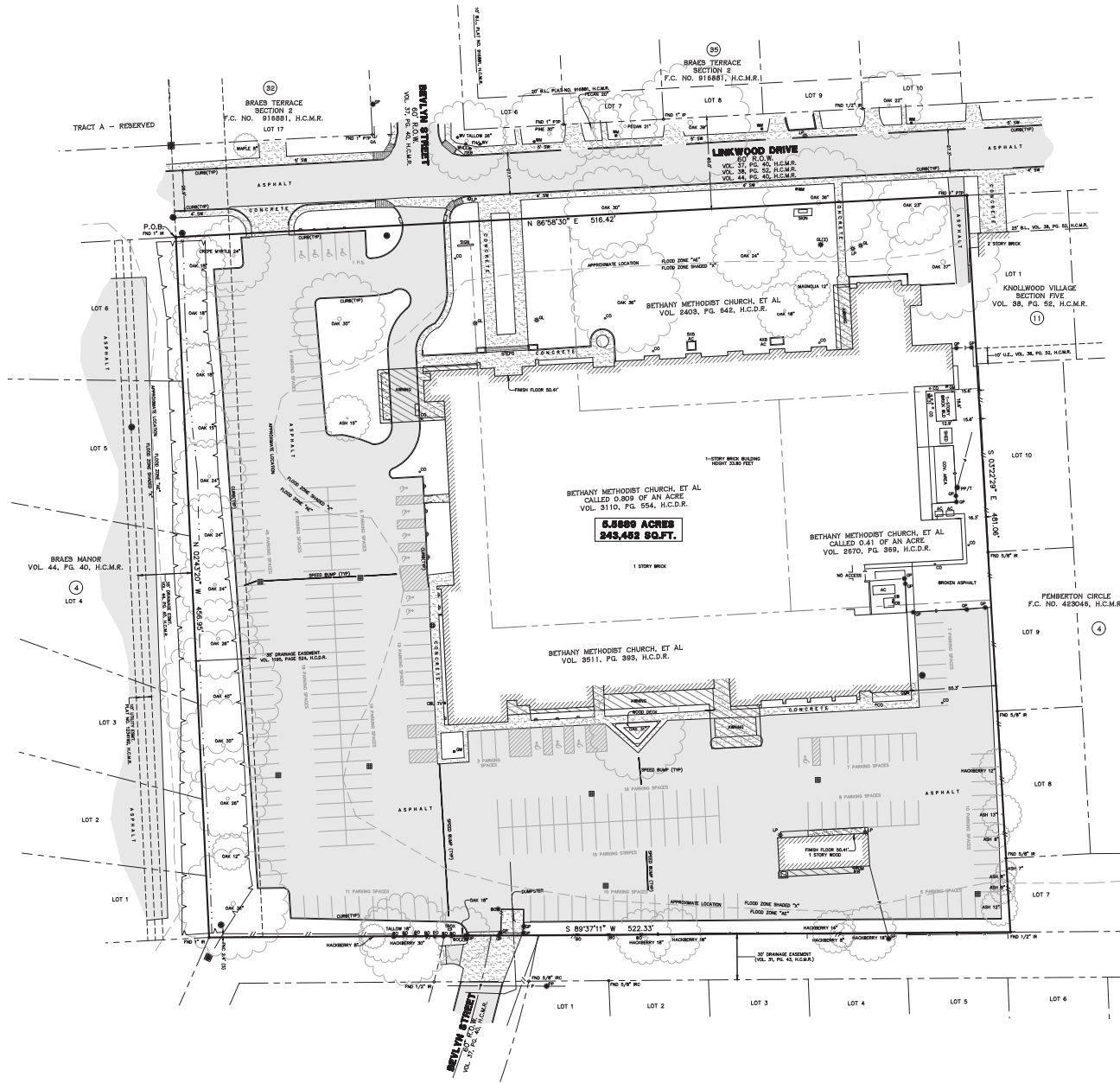
# Property Aerial



# Property Aerial



# Property Survey



# For Sale

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# Houston, TX 77025

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[www.cbre.com](http://www.cbre.com)

## Contact Us

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### Barrett Von Blon

First Vice President

T +1 713 577 1777

[barrett.vonblon@cbre.com](mailto:barrett.vonblon@cbre.com)

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