

# **SOUTH MAIN AT HIRAM CLARKE**

7.56 ACRES

**FOR SALE, BUILD TO  
SUIT OR GROUND LEASE**

11799 S. MAIN ST.  
HOUSTON, TX 77035

**DAN MEYER**

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O: 713-668-2369

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# **SOUTH MAIN** **AT HIRAM CLARKE**



**7.56 ACRES FOR SALE,  
BUILD TO SUIT OR GROUND  
LEASE**



**IDEALLY SUITED FOR  
INDUSTRIAL, OUTDOOR  
STORAGE, OR OTHER  
COMMERCIAL USES**



**EASY ACCESS TO ALL AREAS  
OF HOUSTON, MAKING IT  
IDEAL FOR VARIOUS  
BUSINESSES**



**HEAVY DAYTIME TRAFFIC &  
CLOSE PROXIMITY TO THE TX  
MED CENTER, INNER CITY  
HOUSTON AND BELTWAY 8**



**UTILITIES NEARBY**



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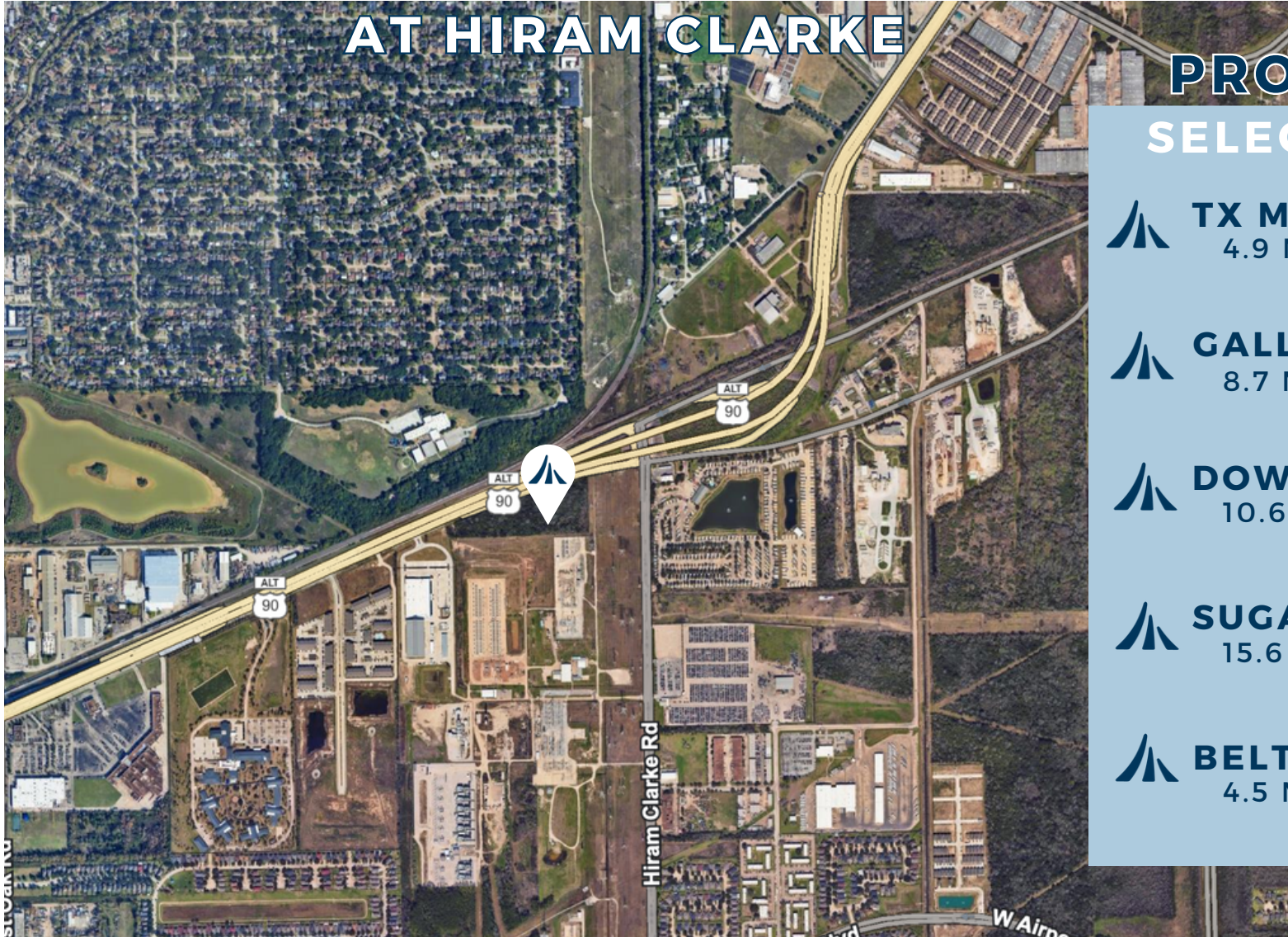
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## PROXIMITY TO

### SELECT LOCATIONS



**TX MEDICAL CENTER**  
4.9 MILES, 14 MIN. DRIVE



**GALLERIA**  
8.7 MILES, 20 MIN. DRIVE



**DOWNTOWN**  
10.6 MILES, 17 MIN. DRIVE



**SUGARLAND**  
15.6 MILES, 16 MIN. DRIVE



**BELTWAY 8**  
4.5 MILES, 4 MIN. DRIVE

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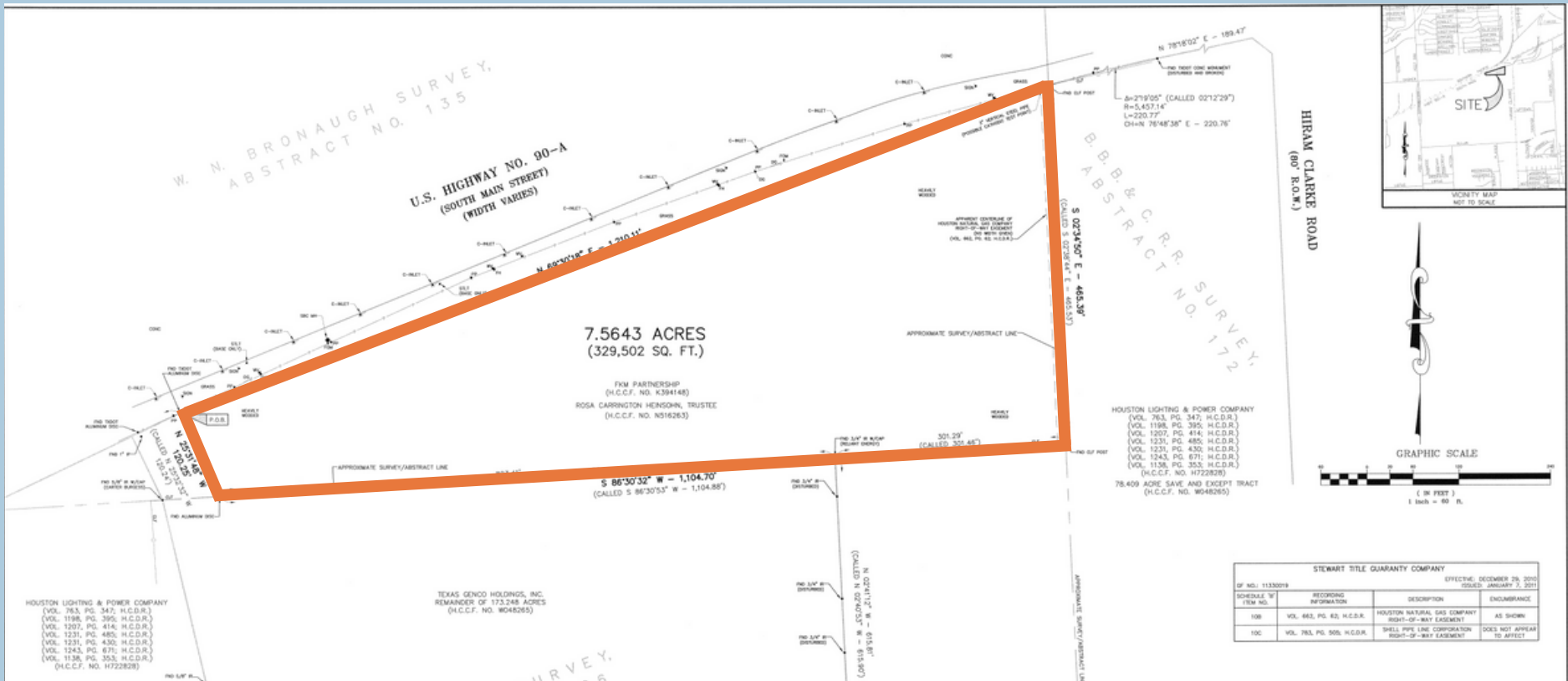
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## SITE PLAN



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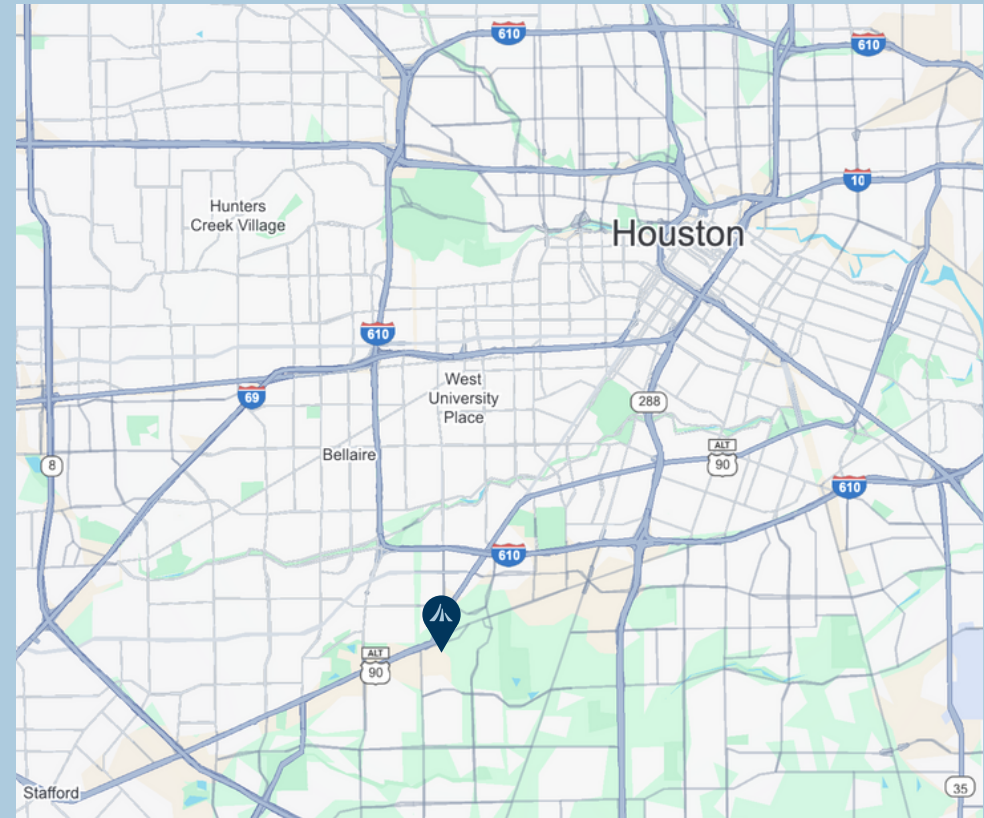
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## DEMOGRAPHICS

|                       | 1-MILE   | 3-MILE   | 5-MILE   |
|-----------------------|----------|----------|----------|
| POPULATION            | 7,938    | 116,615  | 385,940  |
| AVG. HH<br>INCOME     | \$93,620 | \$94,430 | \$88,740 |
| HOUSEHOLDS            | 3,025    | 44,233   | 145,214  |
| DAYTIME<br>POPULATION | 3,885    | 38,989   | 224,605  |



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