

4545 BEECHNUT

4.56 ACRES

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

4545 BEECHNUT ST.,
HOUSTON, TX 77096



DAN MEYER

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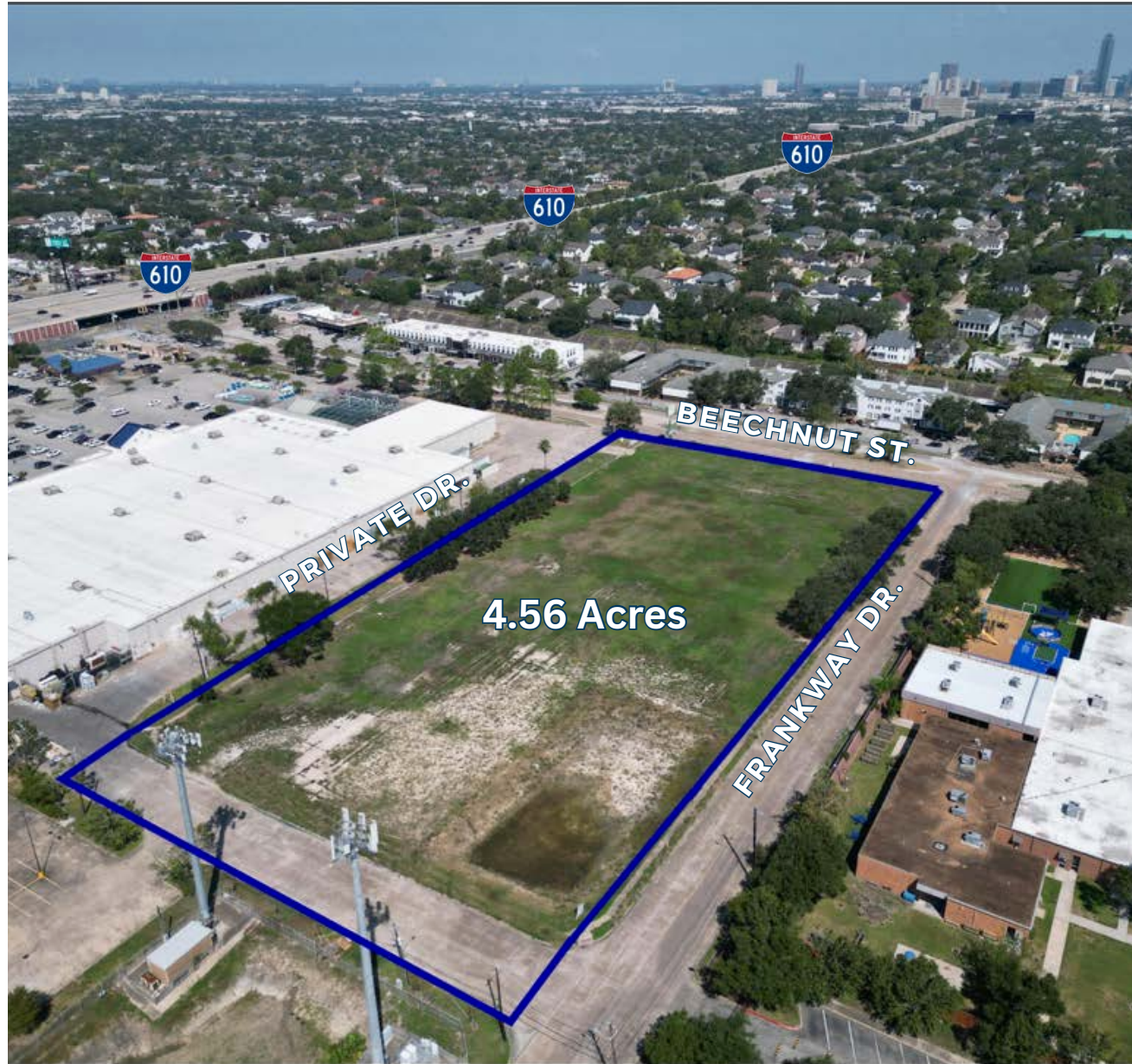
O: 713-668-2369

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4545

BEECHNUT

-  4.56 ACRES FOR SALE,
BUILD TO SUIT OR
GROUND LEASE
-  PRIME LOCATION, JUST
INSIDE THE 610 LOOP AT
BEECHNUT AND FRANKWAY,
EAST OF MEYERLAND PLAZA
-  CONVENIENT ACCESS TO
THE MEDICAL CENTER,
GREENWAY PLAZA AND A
VARIETY OF DINING AND
SHOPPING OPTIONS
-  ADJACENT TO AREA RETAIL
AND MULTIFAMILY
PROJECTS
-  UTILITIES AVAILABLE



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MEYER CARRINGTON

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Beechnut St

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MEYER OAKS
166 UNITS

SITE- 4.56
ACRES

THE HIGHBANK
284 UNITS

THE HALSTEAD
301 UNITS

THE MERITAGE
301 UNITS

Drive Times

- **Galleria**- 4.7 miles, 12 min.
- **Greenway Plaza**- 3.8 miles, 11 min.
- **TX Med Center**- 4 miles, 13 min.
- **Downtown**- 11.1 miles, 20 min.

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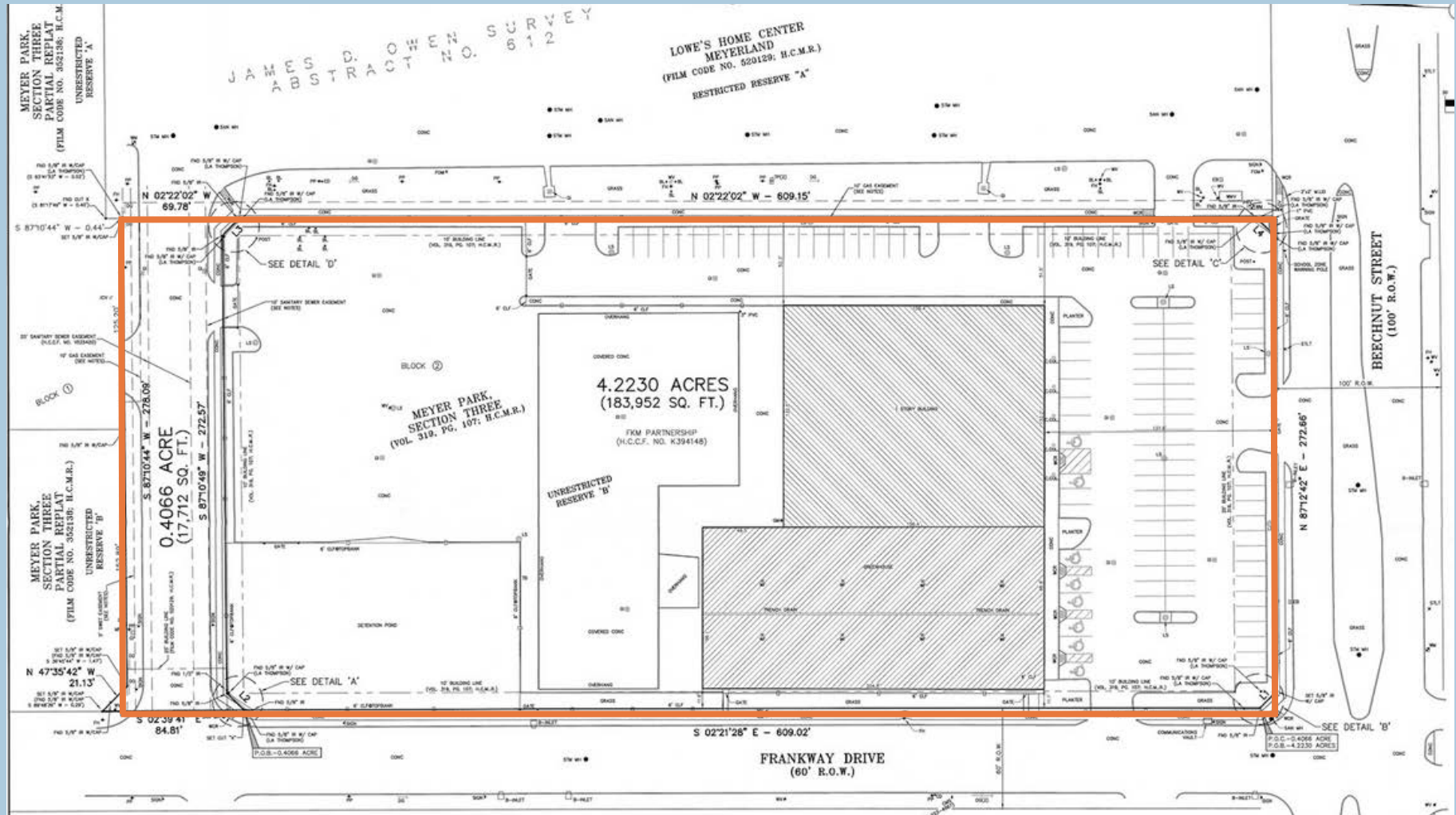
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SITE PLAN



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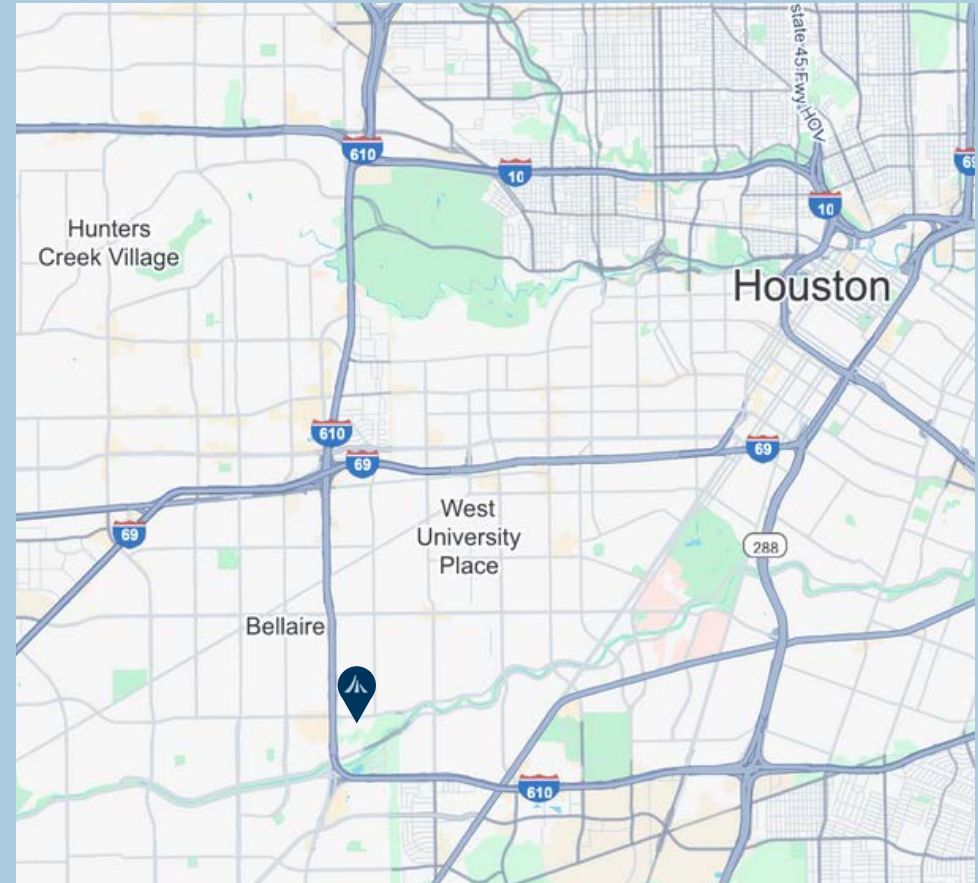
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DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	16,967	185,898	520,054
AVG. HH INCOME	\$168,536	\$109,323	\$98,179
HOUSEHOLDS	6,020	73,274	210,806
DAYTIME POPULATION	5,259	84,964	456,423



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