

EXCLUSIVE OPPORTUNITY

Marcus & Millichap
THE LLANOS TEAM

PRICE REDUCED



REDEVELOPMENT OPPORTUNITY - VACANT - SPRING BRANCH

Houston, TX

Highlights

- **Redevelopment Opportunity in the Spring Branch Market, one of Houston's most sought out markets**
- **Building was recently utilized as 198 Bed Skilled Nursing Facility. Original Use was Hospital**
- **Land Values in the Area at \$50 SF. Asking \$45 SF to the Land including improvements**
- **Access to Hillendahl Boulevard, Pech Road and Waterbury Drive**
- **Zoned to Spring Branch ISD**
- **Home Values Range Up to \$3M in the area**

Price	\$8,500,000
Square Feet	124,383
Lot Size	187308

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