

6343 BEAMER RD.

Houston, TX 77089



The 15.5 acre site is situated near both San Jacinto College and Memorial Hermann Southwest Hospital, a 300 bed full service hospital serving local community.

This site is located less than 10 miles from Hobby Airport and 20 miles from downtown Houston and is fortified by employment demand drivers such as Port of Houston and NASA. This development site is 3 miles from access to Houston's Gulf FWY, I45, and 2 miles south of Sam Houston Tollway providing easy access to greater Houston.



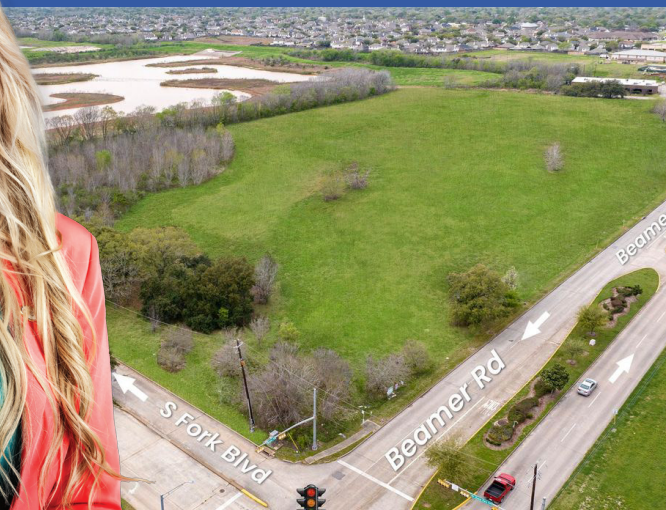
Area is experiencing substantial development with Friendswood City Center coming up, 106-acre mixed-use development groundbreaking in 2024.

Type :Commercial Land

Land AC - Gross 15.58 AC

Land SF - Gross 678,778 SF

- Doesn't require detention
- Does not require in-fill dirt
- Unrestricted Zoning
- Has city utilities
- Approximately 1000sf frontage
- Access from 3 sides
- Signalised light intersection
- Unrestricted in use, can be both commercial & residential



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