

4500 BEECHNUT

0.65 ACRES

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

4500 BEECHNUT ST.,
HOUSTON, TX 77096



DAN MEYER

danmeyer@mcmanagement.com

meyercarrington.com

O: 713-668-2369

C: 713-806-8940



Meyer Carrington

4500 BEECHNUT



 0.65 ACRE PAD SITE FOR SALE, BUILD TO SUIT OR GROUND LEASE

 IDEALLY LOCATED JUST INSIDE THE 610 LOOP AT BEECHNUT AND NEWCASTLE, EAST OF MEYERLAND PLAZA

 EASY ACCESS TO MAJOR EMPLOYMENT CENTERS SUCH AS THE TEXAS MEDICAL CENTER & GREENWAY PLAZA

 GREAT DINING & SHOPPING OPTIONS IN MEYERLAND PLAZA, RICE VILLAGE, WEST U & THE GALLERIA

 UTILITIES NEARBY

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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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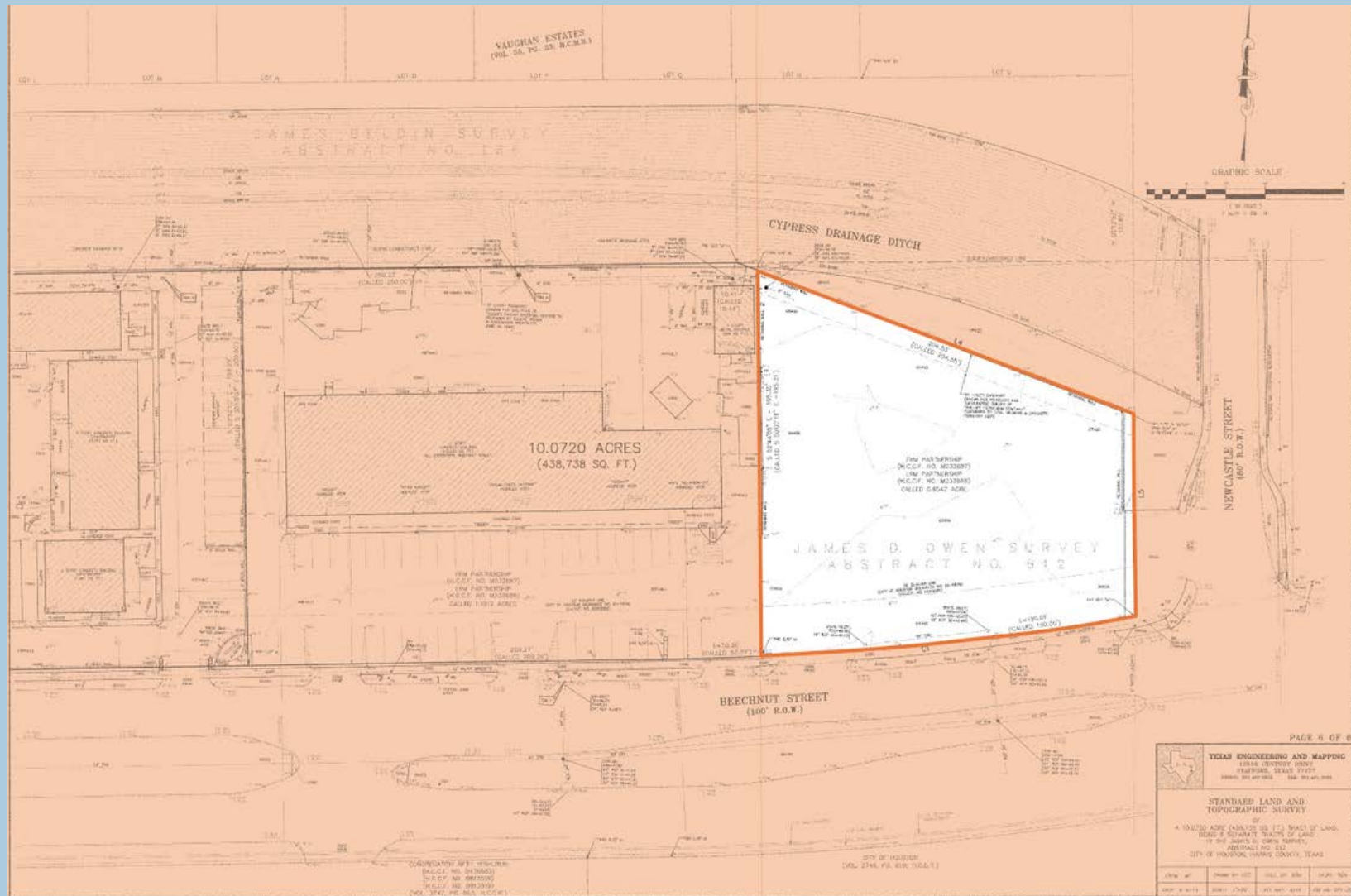
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SITE PLAN



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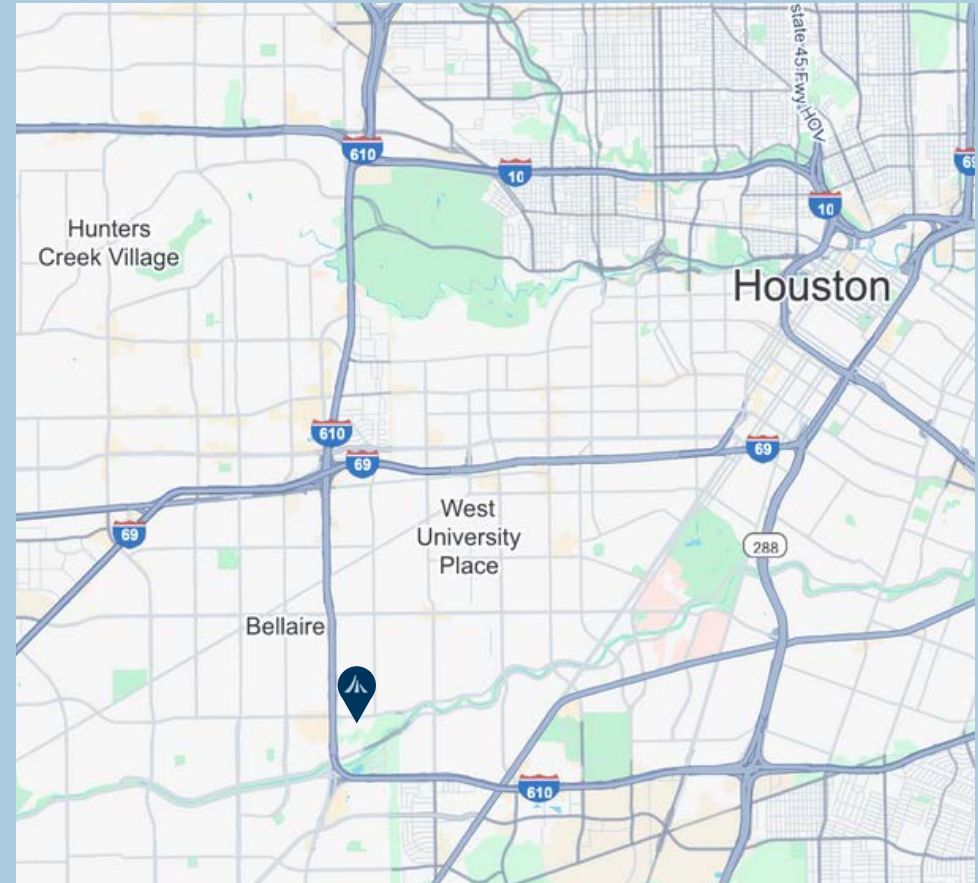
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DEMOGRAPHICS

	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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