

PEEK ROAD AND GRAND PARKWAY

Property Specifications:

- 3.0337 acre site
- 415' of Frontage on Peek Road
- **Dual entrances**
- Direct Access to the Grand Parkway
- Flood zone X (outside 500 year)
- Offsite Detention and all utilities present

Property Highlights:

- Heavy daytime population
- 1,400 Multifamily units within 1 mile
- Easily accessible to both the EnergyCorridor and Downtown
- One of the FASTEST growing trade areas in the Houston MSA
- One of the FASTEST growing housing markets in the nation
- 47,766 Future Homes

2020 Demographics:

<u>Population:</u>	<u>Avg. HH Income:</u>
3 mi. - 112,026	3 mi. - \$90,501
5 mi. - 279,544	5 mi. - \$99,352
7 mi. - 448,780	7 mi. - \$114,023

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Immediate Area Developments:

- Davis Multifamily - 400 Units
- Sabic Headquarters - 1,000 Daily Employees
- Amazon Fulfillment Center 3,000 Daily Employees
- Duke Realty Trust (Industrial) 1,000,000+/- sq.ft. campus
- InSite Realty (Industrial)

Offering Information:

- List price \$2,801,537
- \$21.20/sf
- Seller might consider splitting the property if property is split right down the middle and then price for 1.5 acres would be \$1,800,000.

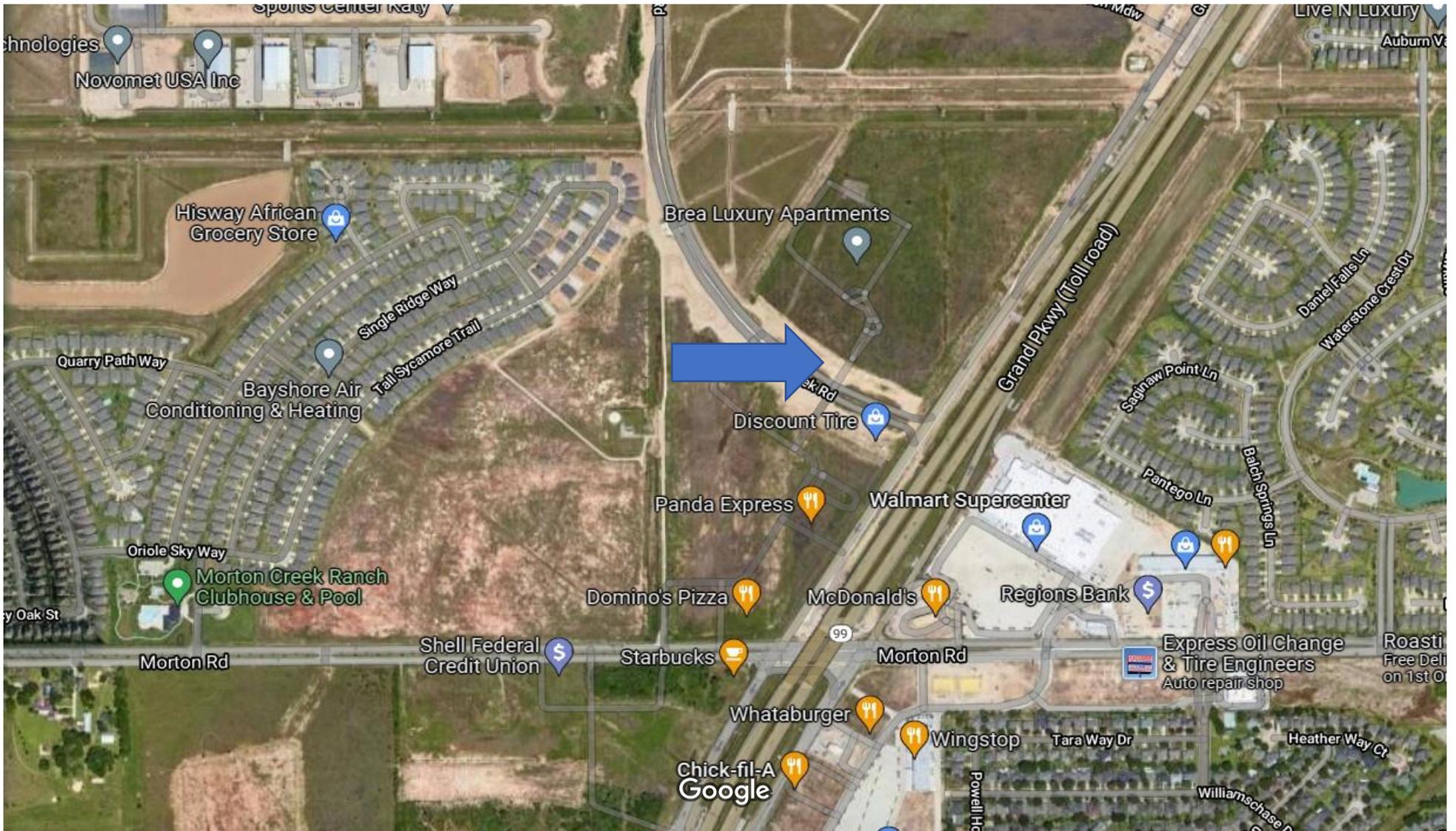
Contact Information:

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MAPS ON FOLLOWING PAGES

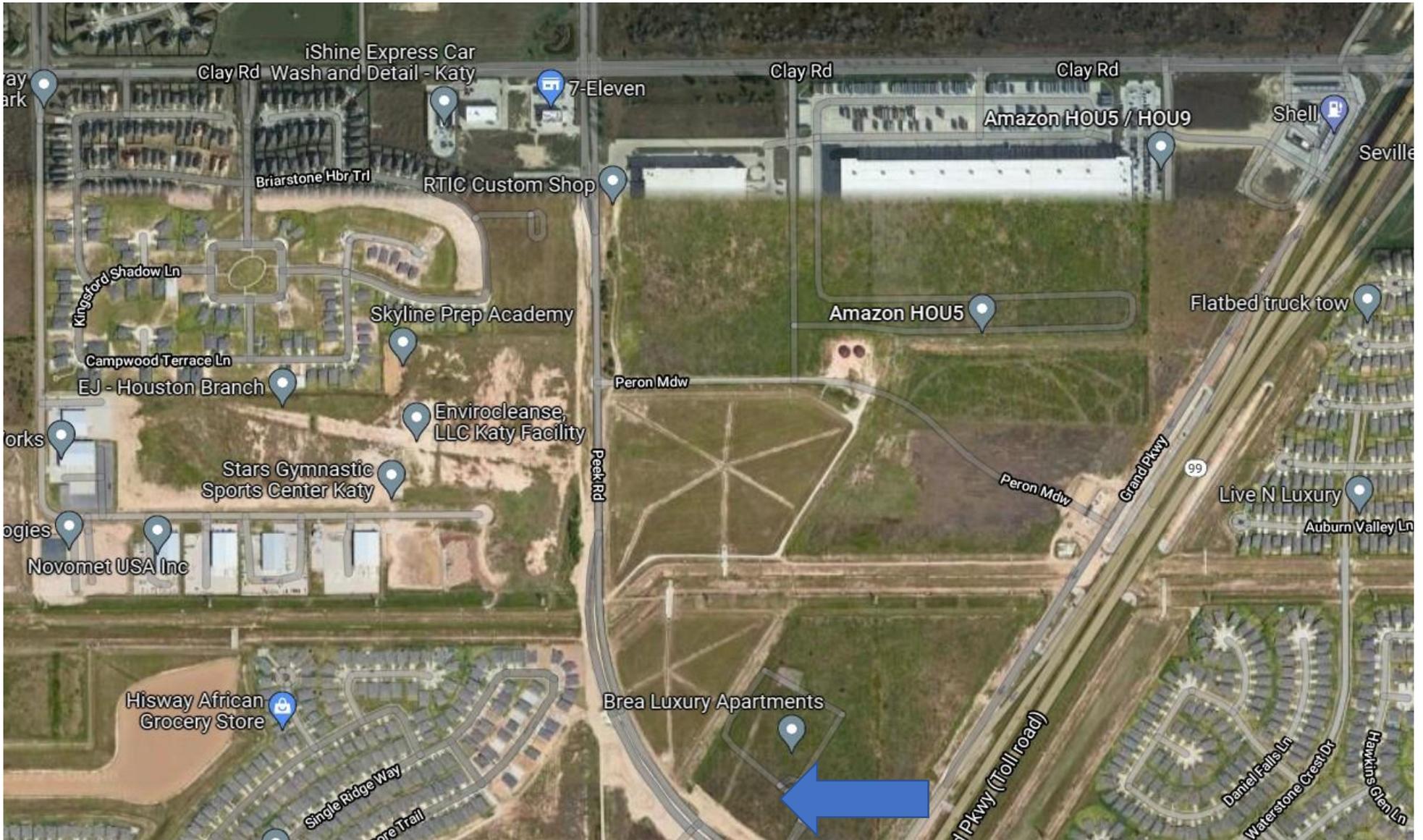
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