



Inner Loop Infill Opportunity

±4.98 ACRES LOCATED AT THE SOUTHWEST CORNER OF WEST LOOP SOUTH

Executive Summary

9009 West Loop South presents a rare opportunity to acquire two infill land parcels totaling approximately 4.98 acres within the highly desirable Meyerland / Bellaire submarket of Houston. The sites are strategically located along West Loop South (I-610) near Beechnut Street, offering exceptional regional accessibility and visibility in a supply-constrained Inner Loop corridor.

The parcels are currently configured as surface parking and are situated across a public street, providing independent access and flexibility in execution. The surrounding area is characterized by established multifamily communities, strong residential density, and newly delivered retail immediately adjacent to the site, reinforcing the corridor’s continued evolution and demand for infill redevelopment.

With limited remaining land opportunities of scale in this submarket, 9009 West Loop South offers investors and developers a compelling opportunity to deploy capital in a proven location supported by strong demographic fundamentals and long-term demand drivers. The site’s infill nature, access, and surrounding density position it well for a range of market-driven redevelopment strategies.

ADDRESS	8800 Meyer Park Drive
SUBMARKET	Bellaire / Meyerland
LAND SIZE	Parcel A: 2.11 acres Parcel B: 2.87 acres
TOTAL LAND SIZE	4.98 acres
PRICING	\$30 PSF
ACCESS	Immediate proximity to I-610
FLOOD AREA	Inside 100-Year Floodplain
SCHOOLS	Houston Independent School District



Parcel Breakdown





Investment Highlights



IDEAL INFILL DEVELOPMENT SITE WITH RARE SCALE

±4.98 acres across two parcels offers rare scale within Houston's supply-constrained Inner Loop, providing flexibility for a variety of market-driven redevelopment opportunities.



CORE INNER LOOP LOCATION WITHIN THE MEYERLAND/BELLAIRE SUBMARKET

Strategically located along West Loop South (I-610) near Beechnut Street, positioning the Property within an established and demographically strong Inner Loop submarket.



HIGH DENSITY CORRIDOR SUPPORTED BY STRONG DEMOGRAPHICS

Surrounded by established multifamily communities, strong residential density, and newly delivered retail, supporting sustained demand for infill redevelopment.



PROMINENT I-610 FRONTAGE WITH EXCEPTIONAL ACCESS AND VISIBILITY

Direct frontage along West Loop South (I-610) provides excellent regional access, strong visibility, and flexible site configuration with independent parcel access.

Area Overview

MAJOR AREA RETAILERS


target

 **CHIPOTLE**
MEXICAN GRILL



**KOHL'S**



**LOWE'S**

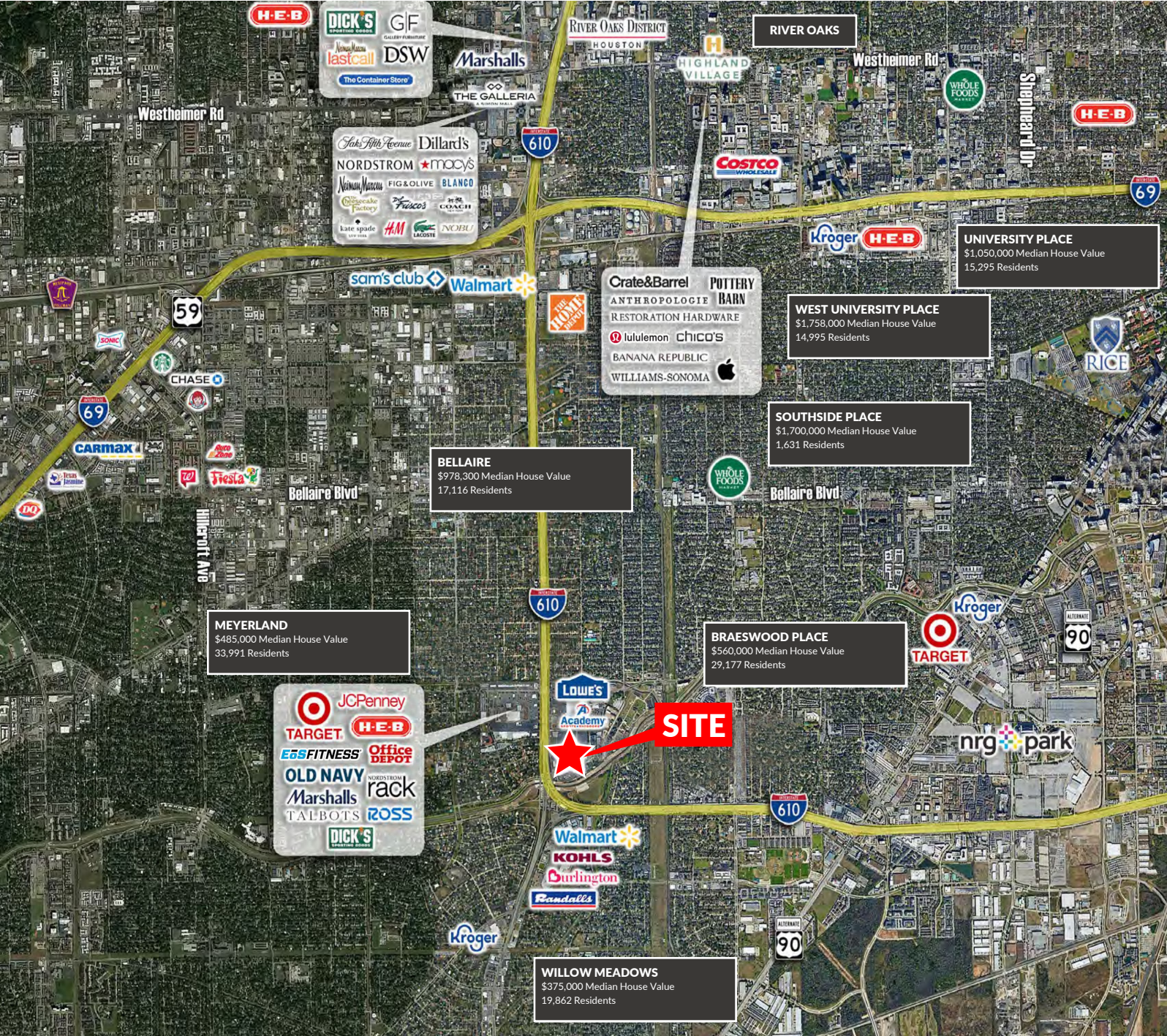
**JCPenney**



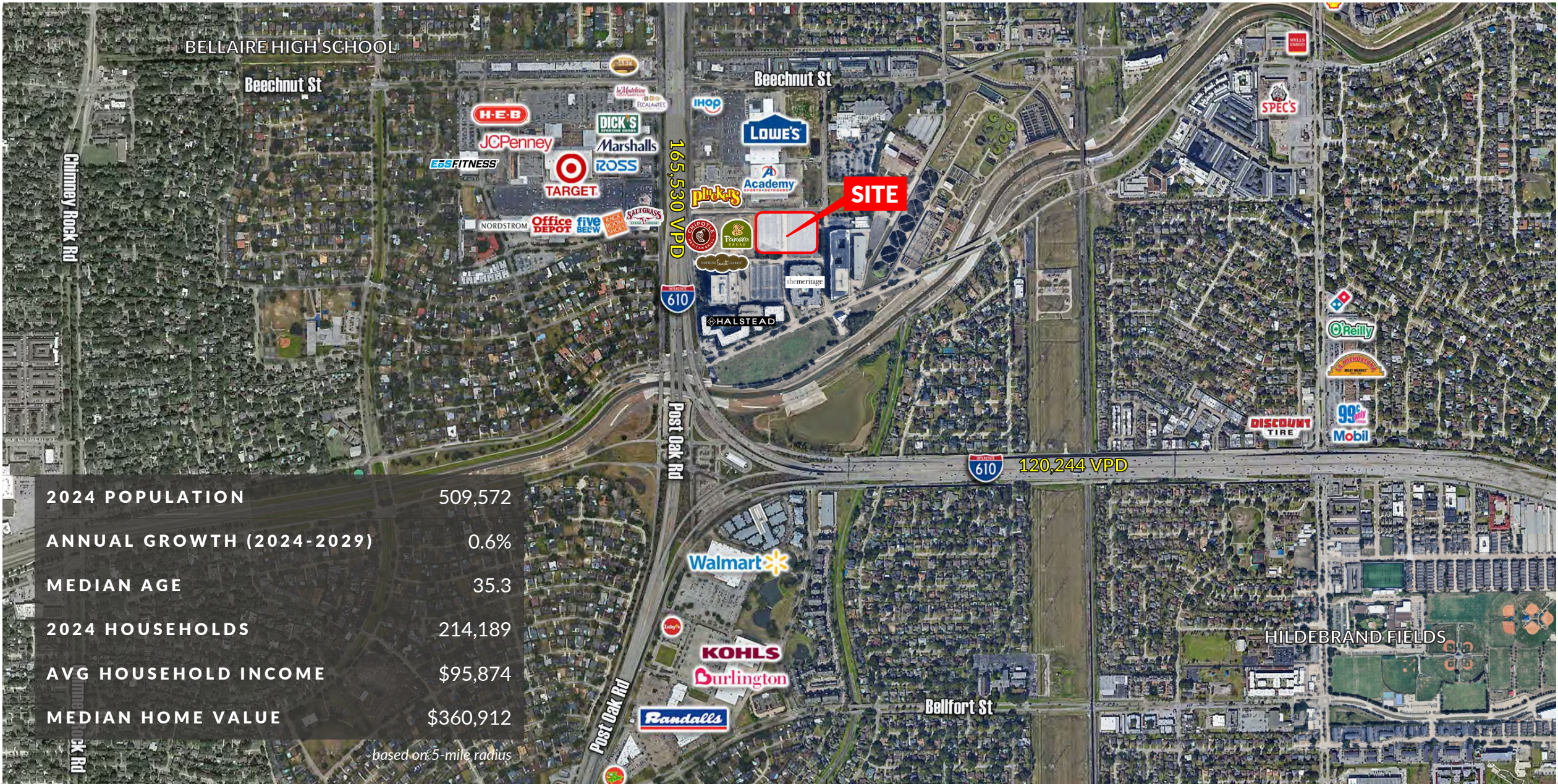
**Academy**
SPORTS+OUTDOORS

**NORDSTROM**
Rack

**OLD NAVY**

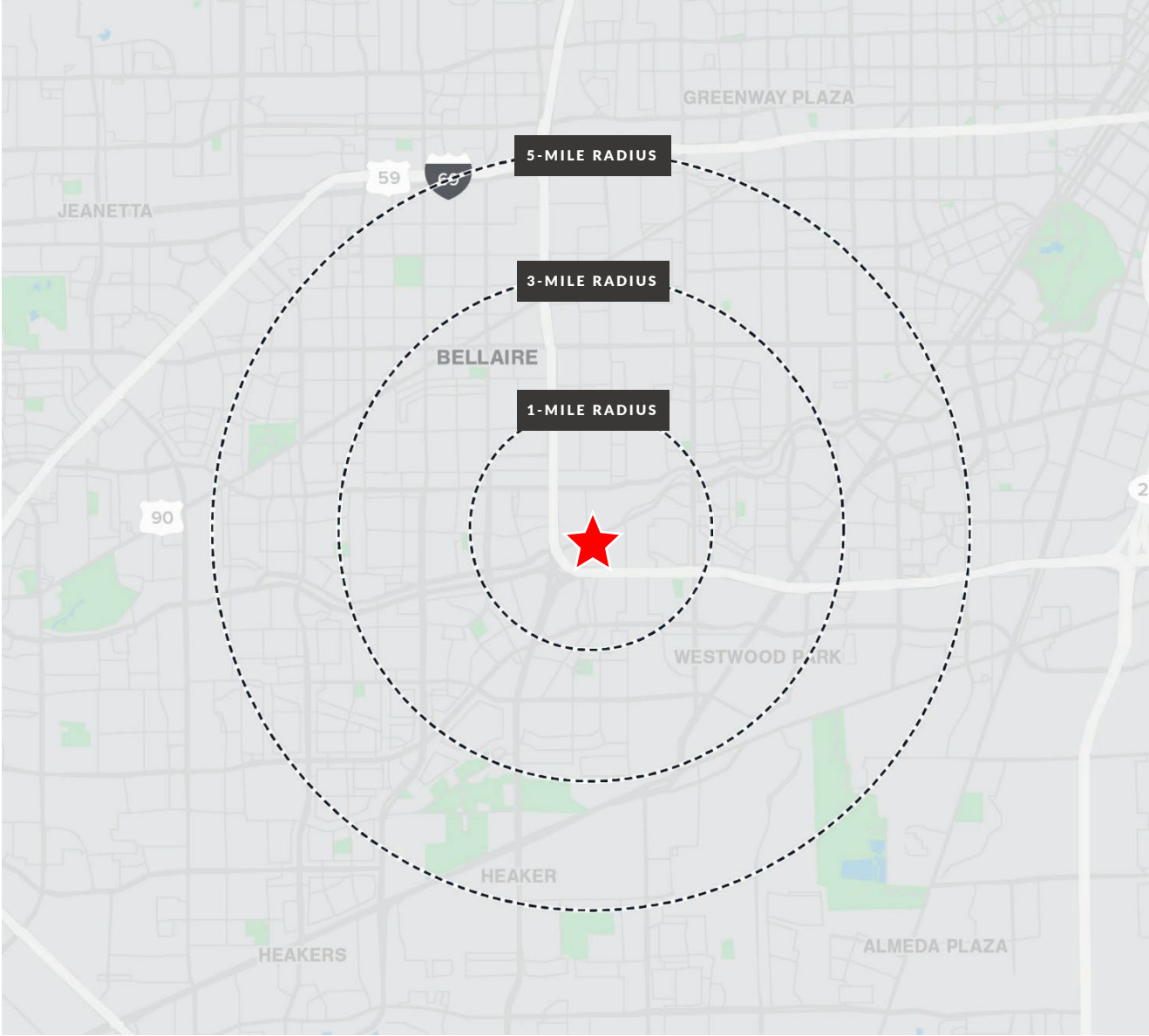


Neighboring Retail Overview



Demographic Overview

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,314	166,639	446,896
2020 Total Population	13,648	176,007	490,064
2024 Total Population	13,683	177,626	497,777
2029 Total Population	14,037	178,593	503,635
2024 Total Daytime Population	14,680	180,684	782,826
Household Summary			
2024 Households	5,371	72,089	212,720
2029 Households	5,596	73,534	218,779
2024 Families	3,452	42,009	111,748
2029 Families	3,537	42,389	113,420
Housing Unit Summary			
2024 Housing Units	5,980	81,576	240,265
Owner Occupied Housing Units	51.5%	36.5%	31.4%
Renter Occupied Housing Units	38.3%	51.8%	57.1%
Vacant Housing Units	10.2%	11.6%	11.5%
2029 Housing Units	6,023	83,376	247,255
Owner Occupied Housing Units	50.8%	37.3%	32.3%
Renter Occupied Housing Units	39.4%	50.9%	56.2%
Vacant Housing Units	9.8%	11.8%	11.5%
2024 Households by Income			
Household Income Base	5,371	72,089	212,720
< \$15,000	1.5%	6.5%	6.5%
\$15,000 - \$24,999	1.5%	6.5%	6.5%
\$25,000 - \$34,999	2.3%	8.3%	8.5%
\$35,000 - \$49,999	7.6%	11.6%	11.1%
\$50,000 - \$74,999	11.4%	17.3%	17.8%
\$75,000 - \$99,999	8.5%	10.4%	11.3%
\$100,000 - \$149,999	15.3%	11.5%	13.8%
\$150,000 - \$199,999	7.4%	17.0%	6.9%
\$200,000+	40.4%	19.3%	14.7%
Average Household Income	\$206,828	\$131,962	\$116,788
2029 Households by Income			
Household Income Base	5,596	73,534	218,779
< \$15,000	1.1%	4.9%	4.9%
\$15,000 - \$24,999	1.9%	7.2%	7.4%
\$25,000 - \$34,999	6.5%	10.6%	10.2%
\$35,000 - \$49,999	10.6%	17.4%	17.7%
\$50,000 - \$74,999	8.1%	11.0%	12.0%
\$75,000 - \$99,999	15.4%	12.0%	14.7%
\$100,000 - \$149,999	8.0%	8.4%	8.6%
\$150,000 - \$199,999	42.9%	21.2%	16.5%
Average Household Income	\$224,193	\$147,217	\$131,578



SUBMARKET QUICK FACTS

570K
Square feet in retail inventory
within a 3-mile radius of the Property

12,914
Multifamily units within a
3-mile radius of the Property

\$131,962
Household income within a
3-mile radius of the Property

Contact

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