



Alliance Commercial Investments, Inc.

The Land Group

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Real Estate Brokerage - Acquisition & Disposition - Leasing Services - Financial Structuring

Beltway 8 and S. Lake Houston

+/- 66.72 Acre Prime Commercial Tract



Priced at \$2.40/sqft.

Location: 0 BW8 S. Lake Houston, Houston, TX

Size: +/- 66.72 Acres

Price: \$2.40P.S.F. or \$6,975,176.

Property Description: +/- 66.72 Acres of lightly wooded land adjacent to the Sheldon Reservoir. The property is outside of the 500 year flood plain. The tract has an abundant access from both Beltway 8 and S. Lake Houston Pkwy. Beltway 8 frontage is 1303ft/ S. Lake Houston Pkwy is 2171 feet. The formation of a M.U.D. to meet the future requirements of this property is currently being drafted.

LoopNet ID: 15867541

For more information on this property, contact:

Stephen Whynot: 281 480-9600 or cell: 713 249-0453

Land Offering

Location:	Southeast corner of E. Sam Houston Parkway and S. Lake Houston Parkway. Site is located approximately 10 miles from Houston Intercontinental Airport and 15 miles from Downtown Houston.
Size:	+/- 66.72 Acres
Frontage:	1303.36 feet on Sam Houston Parkway 2171.31 feet on S. Lake Houston Parkway
Easements:	Unspecified pipeline easement
Utilities:	None currently
Restrictions:	Minimum set back of 50 feet
Topography:	Basically flat with elevations between 46 to 50 feet above sea level. Average elevation is 48 feet. Site is lightly forested.
Watershed:	Carpenters Bayou.
Floodplain:	Outside of the 500 year floodplain as per FIRM Map 48201C0515J. Map revision November 1996.
Jurisdiction:	Harris County, Sheldon ISD, San Jacinto Jr. College Dist. And Harris County Emergency Services.
Comments:	Area is experiencing rapid residential expansion that should exceed the statistical demographic projections, due to improved access via improvements to Highway 90 and Beltway 8. The availability of large contiguous tracts of land has made this area attractive for residential developers.

DISCLAIMER - The enclosed information is based upon information obtained from sources deemed reliable and include assumptions as to future events which may not prove to be accurate. No representation or warranty is made or to be implied as to the present or future accuracy or completeness of those assumptions or as to the results of reliance thereon. This offering is subject to prior sale, corrections, errors, omissions, change of price or other conditions, or withdrawal from the market without prior notice.



LINDSEY LYONS PARK SPORT CENTER

Perry Homes
1300 Acres

Sunset Ridge
Lennar

Park Place
1,000 Acres

N. Beltway 6 / N. Sam Houston Pkwy E.

Eagle Creek
325 Acres

FALLCREEK

REDSTONE G.C.

SUMMERWOOD

Spring Trace

McCord Development

← Site

UP RR

N. Lake Houston Pkwy.

Garrett Rd.

59

S. Lake Houston Pkwy

66.72 Acres

2,171 feet

1,303 feet

Beltway 8

