



TRANSWESTERN

REAL ESTATE
SERVICES

LAND FOR SALE

Premier Townhome Development Site in West University

2922 & 2912 Bellaire Blvd. West University Place, TX.



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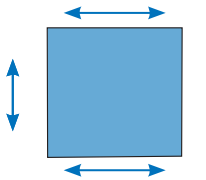
PROPERTY HIGHLIGHTS

LOCATION



- ±0.92 Acres or ±40,000 SF of Vacant Land
- 2922 & 2912 Bellaire Blvd, Houston, TX, 77025
- Located in West University Place
- Zoning: PDD-TH1 (Planned Development District Townhouse 1)

DIMENSIONS



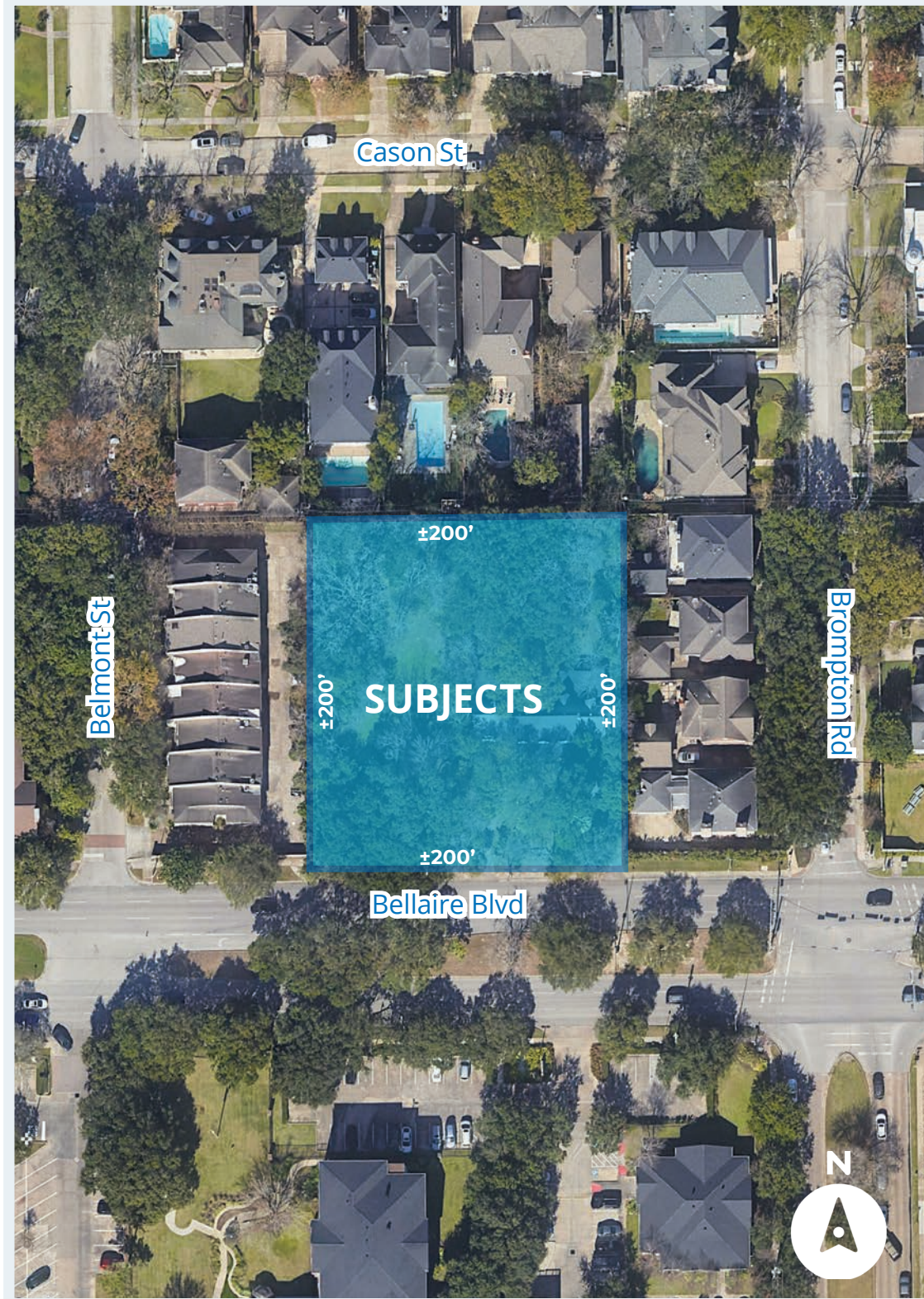
- ±200' of Frontage on Bellaire Blvd
- ±200' on West Side
- ±200' on North Side
- ±200' on East Side

TRAFFIC COUNTS



- W Holcombe Blvd - Kelvin Dr E: 29,700
- W Holcombe Blvd - Buffalo Speedway E: 27,812
- W Holcombe Blvd - Bellaire Blvd E: 27,300

ASKING PRICE: \$3,800,000 (\$95.00 PSF)



DEMOGRAPHICS

POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 24,541 | 171,939 | 477,754 |

WORKERS

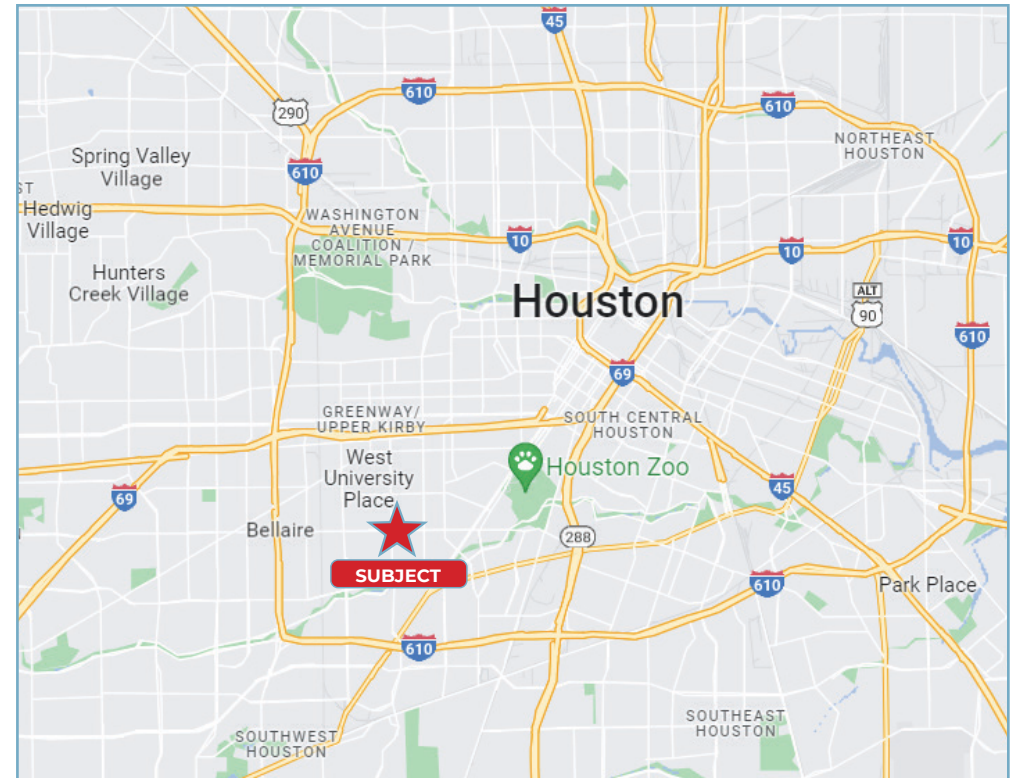
| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 11,355 | 301,851 | 551,163 |

HOUSEHOLDS

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 11,083 | 83,985 | 217,222 |

INCOME

| 2 Mile | 5 Miles | 10 Miles |
|-----------|-----------|----------|
| \$146,622 | \$113,838 | \$92,878 |



LAND AREA



±40,000 SF OF LAND

For more Information, contact:

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