

FOR SALE:

South Tract - ± 28.36 Acres

North Tract - ± 20.28 Acres



TRANSWESTERN

REAL ESTATE
SERVICES



N Sam Houston Pkwy W

North Tract

South Tract

Aldine Western Rd

Two Tracts of Land on N. Beltway near Pinto Business Park

Property Overview



South Tract

Address

N Sam Houston Pkwy W
Houston, TX, 77038

Size

±28.36 Acres

Use

Unrestricted

Flood Plain

Outside of Flood Plain

Visibility

High Visibility along
N. Beltway 8

Frontage

±1,231 SF on Beltway
and ±1,346 SF on Aldine
Western Rd.

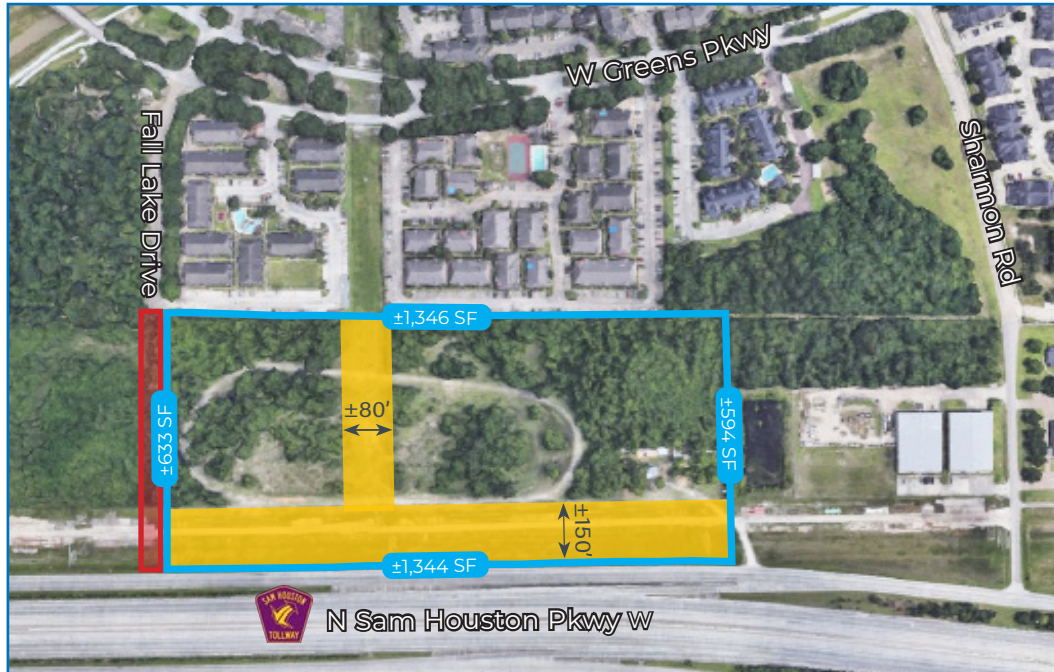
Access

Direct On/Off Ramps from
Beltway 8 - (1.5 Miles to I-45N)

Asking Price

Please Call Broker

Property Overview



North Tract

Address

N Sam Houston Pkwy W
Houston, TX, 77038

Size

±20.28 Acres

Use

Unrestricted

Flood Plain

500 Year Flood Plain

Visibility

High Visibility along
N. Beltway 8

Access

Potential Access to Fall Lake
Drive with Dedication of 30'
ROW

Frontage

±1,344 SF on Beltway

Asking Price

Please Call Broker

 ±50' Harris County ROW

 Centerpoint Easement

±54.29 Acres of Land Available



* Tracts can be sold separately

Area Businesses & Amenities

Greenspoint Mall

NORTH TRACT

SOUTH TRACT

ALSO AVAILABLE
10,000 SQ. FT.

Ella Blvd

BELTWAY
8

Sysco

amazon

SANHUA

BUILDER'S CHOICE

Flexitallic

LSO
Lone Star Overnight

CAMBRIL

BNSF LOGISTICS

VISTAR

Aldine Western Rd

Aldine Bender Rd

Houston National Cemetery

The Reynolds Company
ADHESIVES & COATINGS

HD SUPPLY

U.S. CABINET DEPOT

Emsco Tile

Kitchen Cabinet Distributors

SPERAN

Mac Hair

BCI

Coca-Cola

MCLANE

INTERSTATE
45

TRAFFIC COUNT

Sam Houston Tollway W	CPD 193,371
Beltway 8	CPD 113,112
Ella Blvd	CPD 13,916
Greens Pkwy	CPD 6,377

TYNDALE

THE HOME DEPOT
Walmart
Save money. Live better.
Wendy's
TACO CABANA
CHASE
Academy
SPORTS & OUTDOORS
McDonald's
Panda Express
SUSHI KAN

Distance to Major Destinations

CBD

13 MILES

PORT OF HOUSTON

17 MILES

TEXAS MEDICAL CENTER

16 MILES

GEORGE BUSH/IAH AIRPORT

6 MILES

Demographics



POPULATION

47,856



HOUSEHOLDS

14,092



MEDIAN HOME
VALUE

139,139



TOTAL
BUSINESSES



MEDIAN AGE

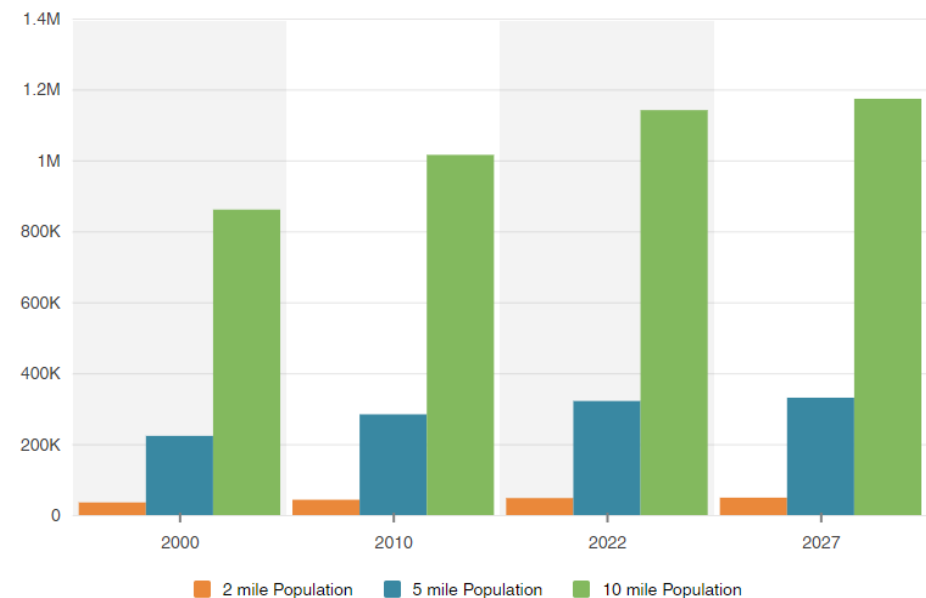
31



TOTAL
EMPLOYEES

21,880

Population





For more Information, Contact:

Jeff G. Peden, SIOR
713.231.1640
jeff.peden@transwestern.com

Scott E. Miller
713.231.1637
scott.miller@transwestern.com

