



# Land for Sale

±3.1 acres available

## SWC West Road & N Eldridge Parkway

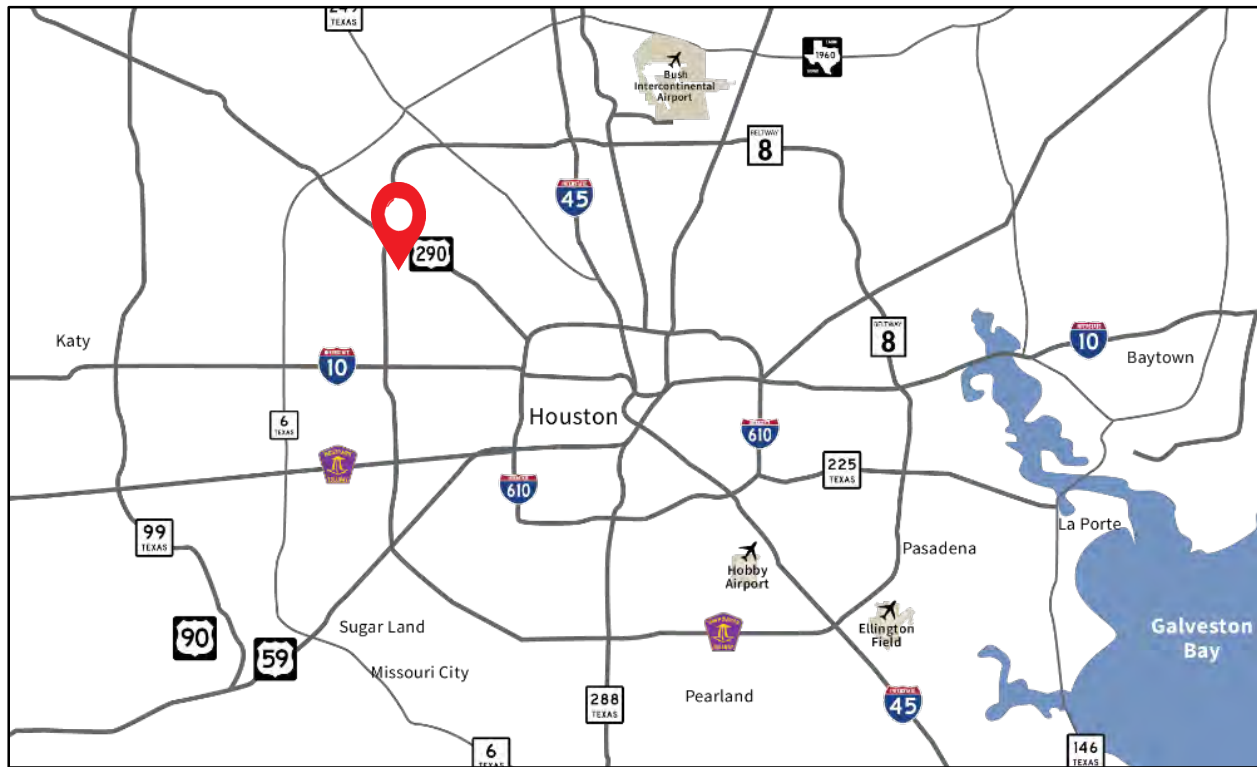
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# SWC West Road & N Eldridge Parkway



## Location

Hard corner at SWC West Road & N Eldridge Parkway, just west of 290

## Size

±3.1 acres

## Highest & Best Use

Retail, gas and convenience store, office, medical and self-storage

## Access & Visibility

Easily accessible from both West Road and N Eldridge Parkway

The site features 420' of frontage along West Road and 335' of frontage along N Eldridge Parkway

## Utilities

Utilities to site through the city of Houston

## Zoning

Located in the city of Houston, which does not have zoning restrictions

## Detention

Off site; not required

## Rate

Call broker for pricing



Estimated Population

<b>1-mile</b>	<b>3-miles</b>	<b>5-miles</b>
9,098	120,551	293,128



Average Household Income

<b>1-mile</b>	<b>3-miles</b>	<b>5-miles</b>
\$72,918	\$100,713	\$98,491



Traffic Counts

<b>22,210 VPD</b>
West Road at Site
<b>26,380 VPD</b>
N Eldridge Parkway at Site
<b>164,340 VPD</b>
US 290 at N Eldridge Parkway



Number of Households

<b>1-mile</b>	<b>3-miles</b>	<b>5-miles</b>
3,364	43,486	100,338



Median Age

<b>1-mile</b>	<b>3-miles</b>	<b>5-miles</b>
33.4	35.1	34.5



# Site Plan

