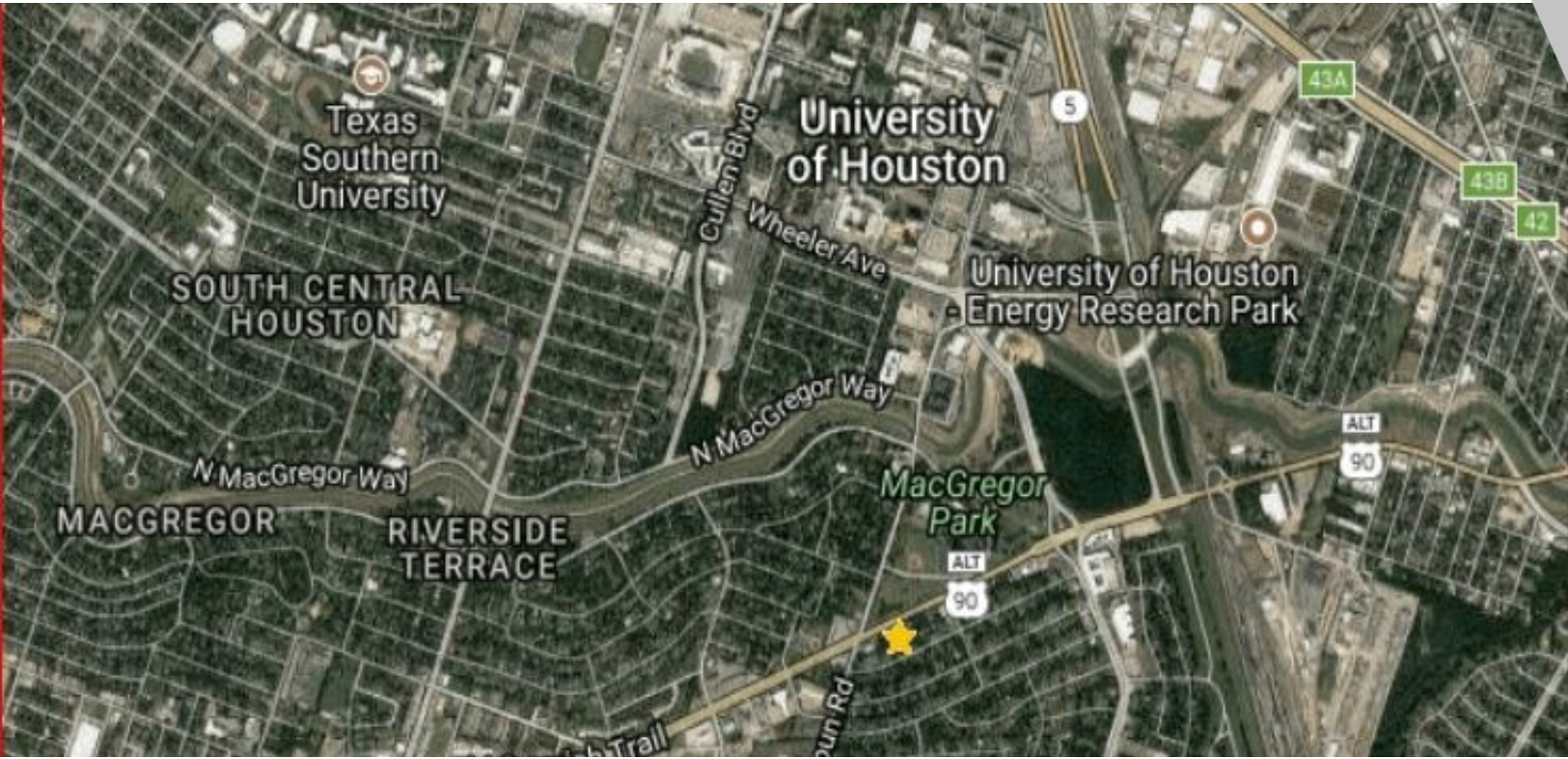


LAND FOR SALE

DEVELOPMENT OPPORTUNITY IN SE HOUSTON

4802 Old Spanish Trail, Houston, TX 77021



SALE PRICE:	Subject To Offer
LOT SIZE:	0.51 Acres
APN #:	0611360580008
SUB MARKET:	South
CROSS STREETS:	Calhoun And Belvedere

PROPERTY OVERVIEW

Half Acre lot with 140+ Ft of frontage on Old Spanish Trail, directly across from MacGregor Park. Within one mile of the University of Houston and Texas Southern University. Great land play opportunity allows for development of Multifamily/Student Housing project.

PROPERTY FEATURES

- Great Investment Opportunity
- Half Acre Lot
- 140' of Frontage along OST
- Situated between Calhoun and Belvedere
- Close proximity to University of Houston and Texas Southern University
- Directly Across from MacGregor Park

KW COMMERCIAL
5050 Westheimer, Ste. 200
Houston, TX 77056

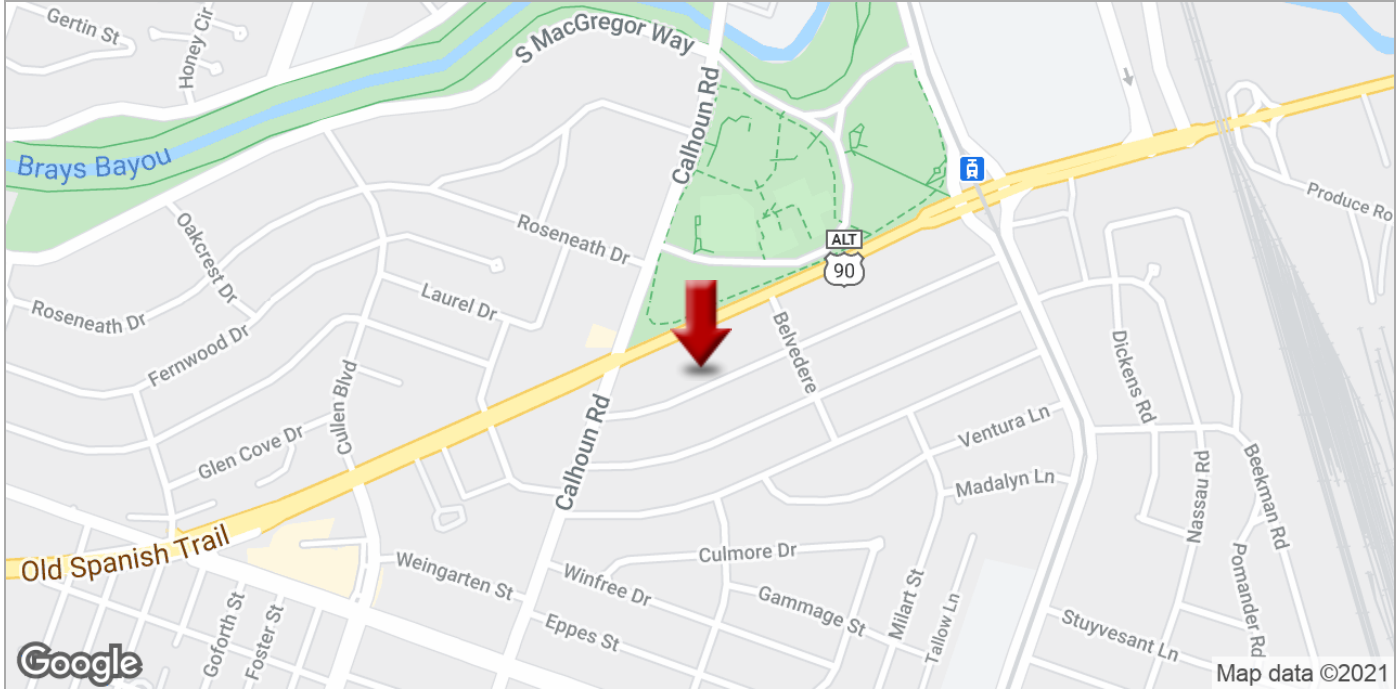
BO FABER
Director
0: 281.908.3122
bfaber@kwcommercial.com
TX #657051

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DEVELOPMENT OPPORTUNITY IN SE HOUSTON

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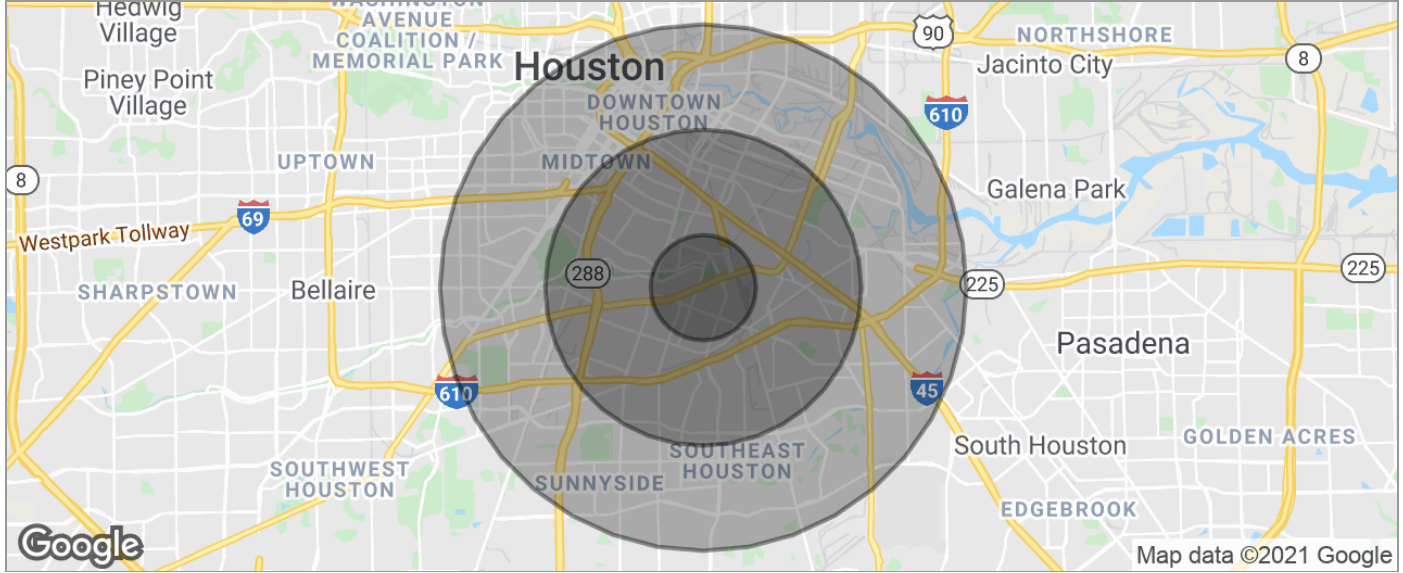
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DEVELOPMENT OPPORTUNITY IN SE HOUSTON

4802 Old Spanish Trail, Houston, TX 77021



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,022	133,928	366,884
MEDIAN AGE	34.3	31.9	32.4
MEDIAN AGE (MALE)	34.8	30.8	31.4
MEDIAN AGE (FEMALE)	33.3	33.2	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,972	46,503	132,123
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$50,667	\$45,155	\$57,398
AVERAGE HOUSE VALUE	\$91,335	\$103,172	\$159,259
RACE	1 MILE	3 MILES	5 MILES
% WHITE	19.2%	32.1%	43.3%
% BLACK	68.6%	46.7%	33.4%
% ASIAN	4.7%	2.1%	4.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.5%	0.4%
% OTHER	5.8%	17.2%	17.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	16.2%	43.0%	44.8%

* Demographic data derived from 2010 US Census

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