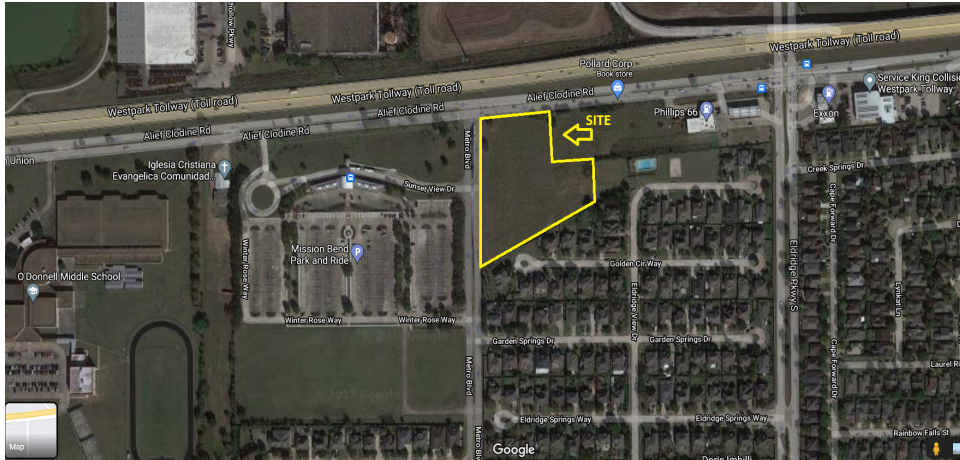


# 0 ALIEF CLODINE RD.

0 Alief Clodine, Houston, TX 77082



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Call for Pricing
<b>LOT SIZE:</b>	3.817 Acres
<b>PRICE / SF:</b>	-
<b>TRAFFIC COUNT:</b>	28,283

## PROPERTY OVERVIEW

Two cleared tracts of land totaling 3.8171 Acres. The first lot is located at 0 Alief Clodine (1.2164 acres/52,985 SF) & the second lot adjoins at 0 Metro Blvd (2.6007 acres/113,286 SF). Both lots are directly across the street from the Mission Bend Park and Ride (which has approx. 2000 riders per day). Both lots are just one block West of the corner of Eldridge Pkwy and Alief Clodine. Survey provided upon request. Public Water & Sewer. General Commercial.

## PROPERTY HIGHLIGHTS

- Directly Across from Mission Bend Park & Ride (Approx. 2000 riders per day)
- ~279.99' of frontage on Alief Clodine with traffic counts of 28k+ per day
- One Block West of Eldridge Parkway
- Public Water and Sewer Available
- Easy Access to Site from Alief Clodine and Metro Blvd
- Great Development Opportunity

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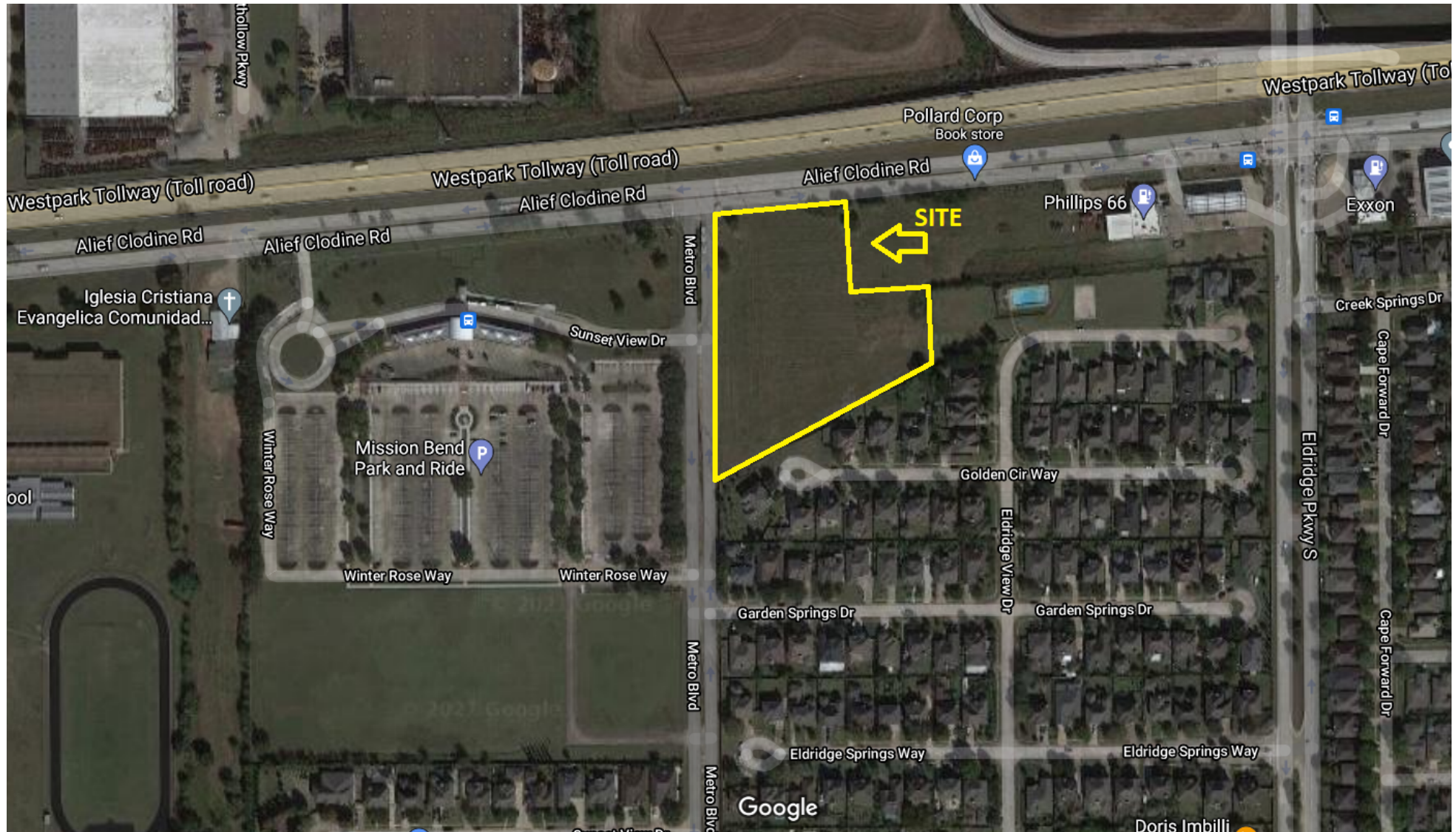
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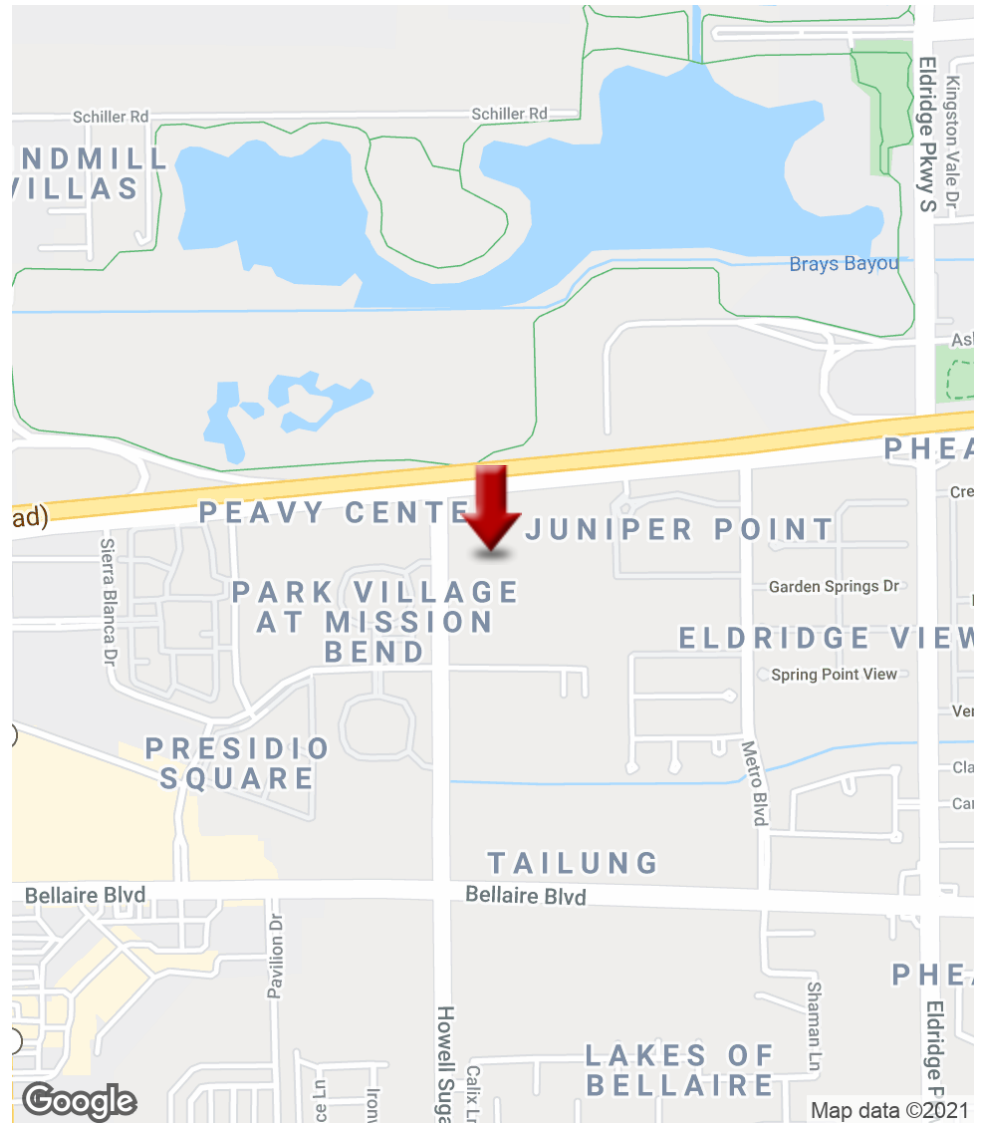
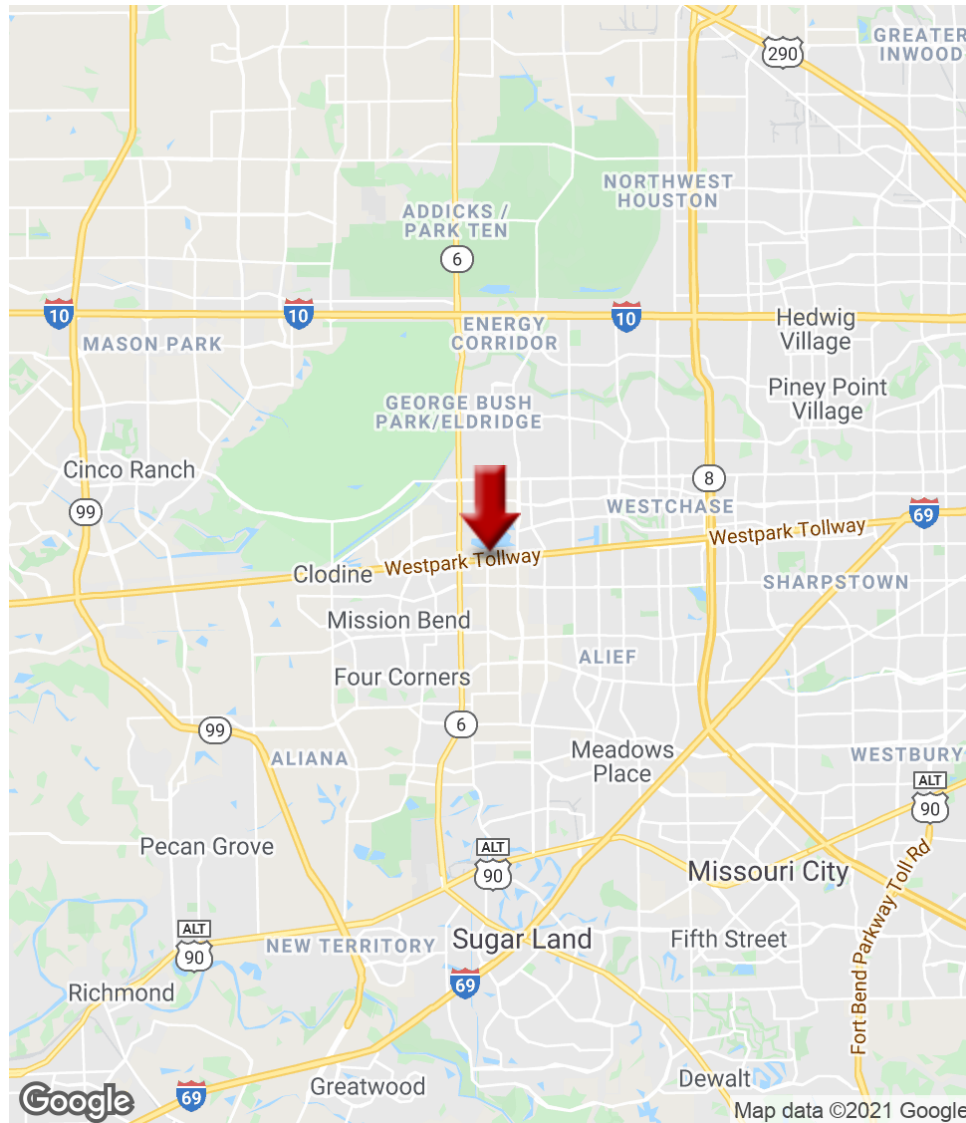
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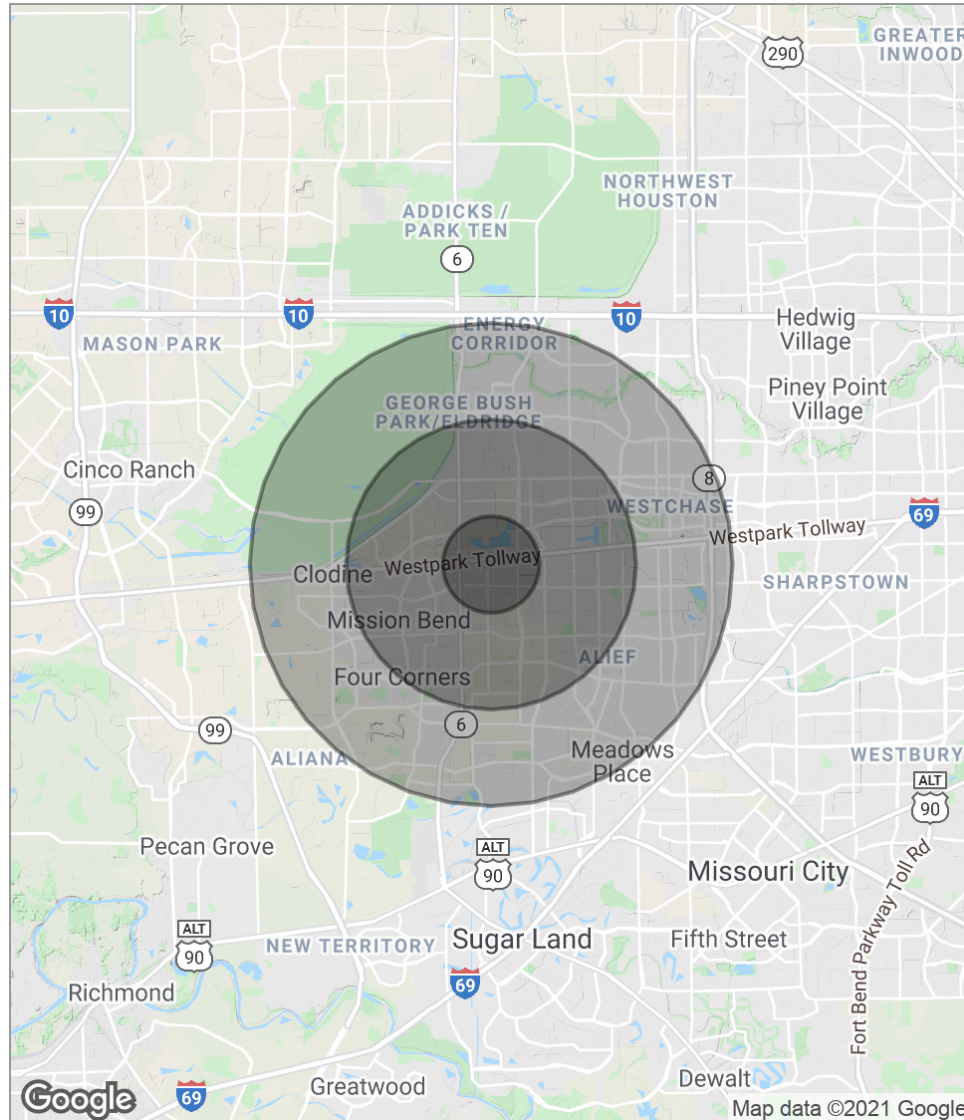
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,415	163,120	362,239
Median Age	30.5	32.0	33.4
Median Age (Male)	30.2	31.1	32.4
Median Age (Female)	30.6	32.7	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,402	54,562	125,713
# Of Persons Per HH	3.3	3.0	2.9
Average HH Income	\$57,296	\$66,360	\$73,045
Average House Value	\$144,464	\$134,178	\$195,473

\* Demographic data derived from 2010 US Census

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