



±2.85 ACRES (±7.5 acres also available)

7701 Washington Avenue, Houston, TX 77007



UNDER CONSTRUCTION

±4.0 ACRES
SOLD

±2.85 ACRES
±124,140 sq ft

PREMIER INNER LOOP LAND

Ideal site for hotel, retail, medical, or office building

Located north of Interstate 10 West (IH-10) along Washington Avenue, this inner-loop Property is directly across from Memorial Park and within minutes of the 610 Loop and US 290. The site is in close proximity to the west end of Washington Avenue, a corridor of robust growth comprised of a large influx of new residents and increased businesses with strong activity in retail, restaurants and bars

MEMORIAL PARK





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For more information, contact:

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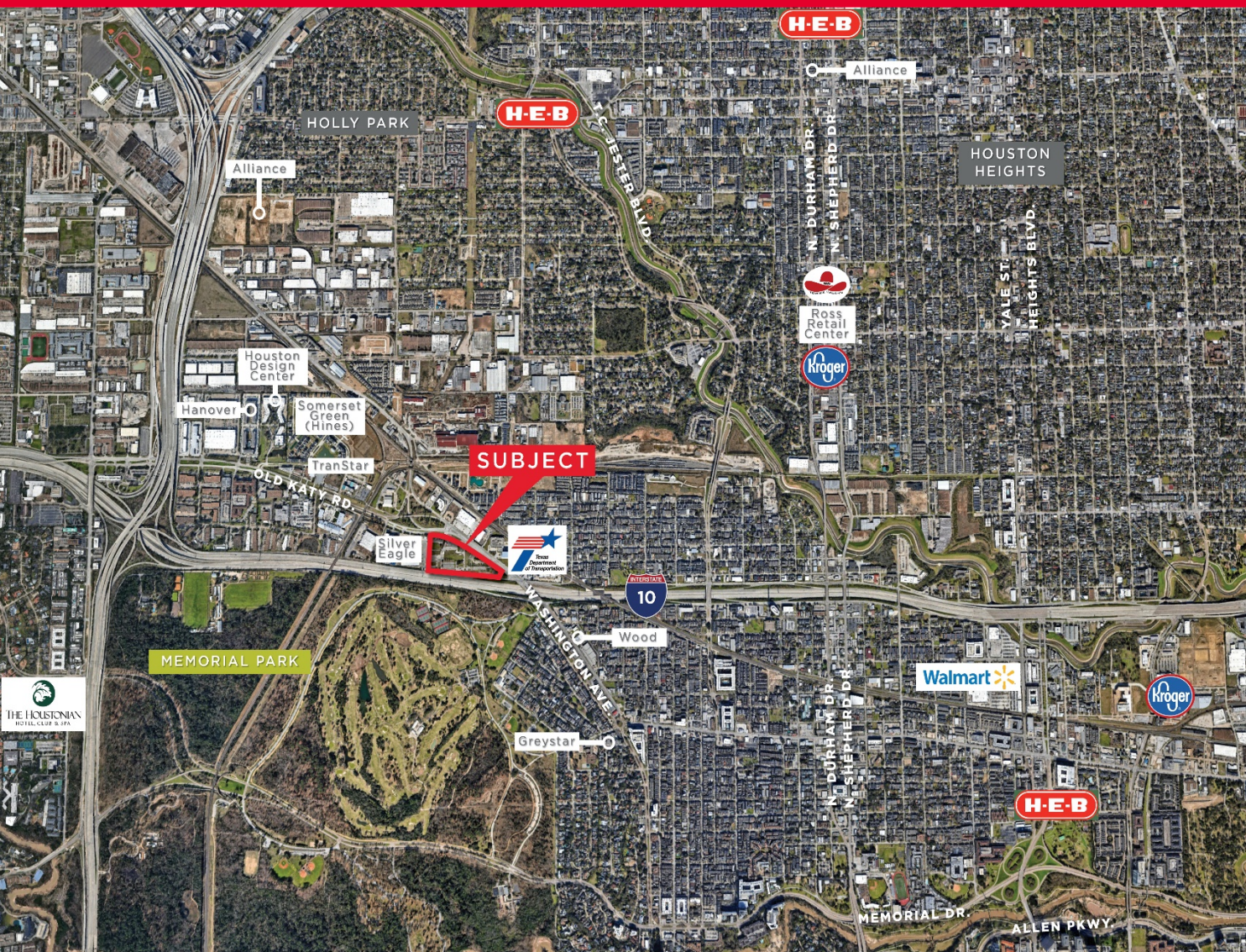
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This approximately 2.85-acre site offers high visibility in a prime location with Memorial Park directly across the freeway, which at nearly 1,500 acres is one of the largest urban parks in the United States comprised of 30 miles of hiking trails, an 18-hole golf course, a tennis center, the Houston Arboretum, and the Houston Polo Club.

Excellent ingress/egress to Interstate 10 and the 610 West Loop to business centers: the Galleria/Uptown/West Loop area, Downtown, Greenway Plaza, The Texas Medical Center and the Energy Corridor.

The surrounding area has seen a surge of new development, such as:

Hines' Somerset Green a 46-acre master-planned community, with houses selling for up to \$1.6 million

Intown Homes has developed multiple townhome communities such as or including-Cottage Grove Lakes, Darling Cottages, Lake Arabelle and Roy Street Court

Hanover's Viridian-Design District, 7100 Old Katy Road is a 394 unit, Class A multi-family development

Alliance's Broadstone Flats, on Shepherd, between 14th & 15th Streets is a 337 unit multi-family development

Wood Partners' Alta, 6400 Washington Ave. is a 204 unit multi-family development

Greystar's Elan, 920 Westcott is a 315 unit multi-family development

Alliance's Broadstone TimberGrove, 2525 Minimax is a 342 unit

Alliance's Broadstone Memorial Park, 7721 Washington Ave. is a 358 unit multi-family development

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