



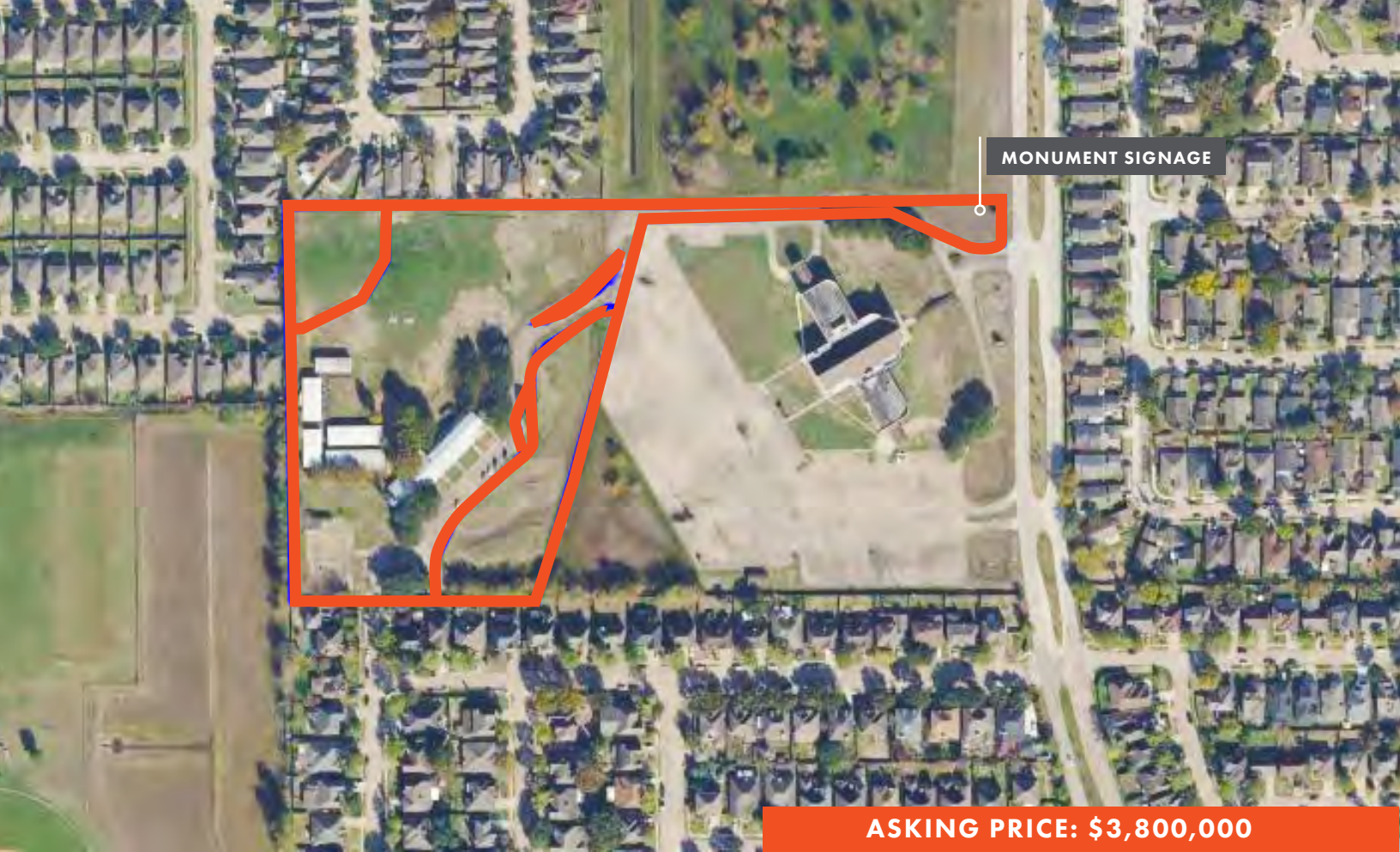
FOUNDRY
COMMERCIAL

PROPERTY FOR SALE

EDUCATIONAL, RELIGIOUS OR REDEVELOPMENT

7400 ELDRIDGE PARKWAY | HOUSTON, TX 77083

19,005± TOTAL SF ON 8.11± AC FOR SALE



ASKING PRICE: \$3,800,000

DESCRIPTION

The property consists of one main building and 5 modular buildings with a combined total of 19,005± SF.

The 9,500± SF main building is two-stories and contains a lobby, an auditorium, classrooms, offices, a kitchen and restrooms. The modular buildings, ranging from 1,080–2500± SF in size, contain additional classroom space and restrooms.

The full property contains 4 individual parcels, when combined measure 8.11± acres

The property shares an entrance with the church that is located to its east. The church is not affiliated with the property. It is surrounded by single family homes on two other sides, and a public high school to the west.

- **Parcel IDs:** 0582970000020, 05829700000255, 05829700000583, 05829700000260
- **Land Use:** Public & Institutional and Undeveloped



FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Senior Vice President

carlin.beekman@foundrycommercial.com

Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

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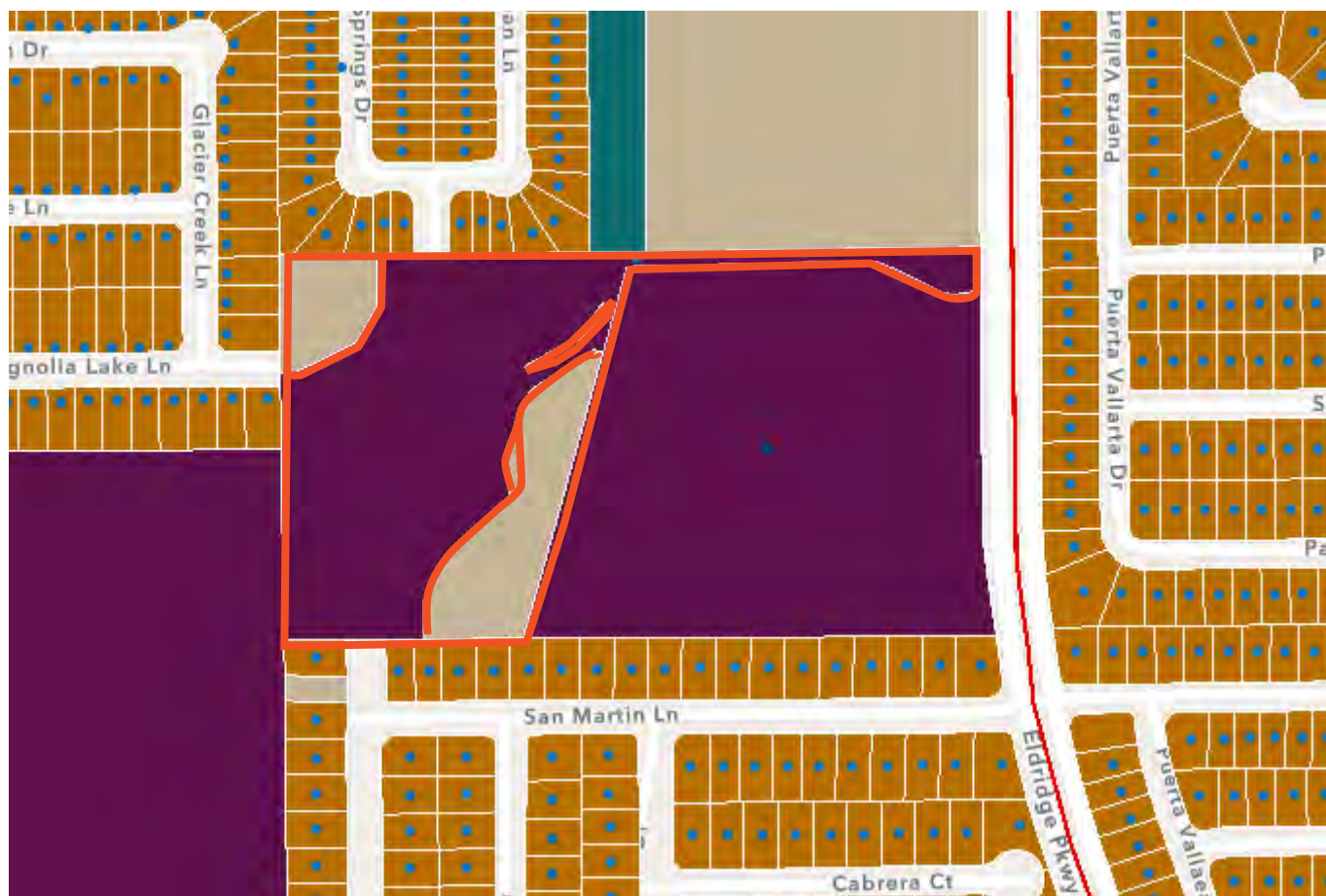
CARLOS IGLESIAS | 281.250.4991

Broker

carlos@riverflowcommercial.com

Licensed Real Estate Broker

LAND USE



PUBLIC & INSTITUTIONAL



UNDEVELOPED



PARK & OPEN SPACE



SINGLE FAMILY RESIDENTIAL

PLANNING AND DEVELOPMENT

The Department of Planning and Development regulates land development in Houston and within its extraterritorial jurisdiction, ETJ. The City of Houston does not have zoning, but development is governed by ordinance codes that address how property can be subdivided. The City codes do not address land use.

THIS PROPERTY IS IN ETJ (EXTRATERRITORIAL JURISDICTION)

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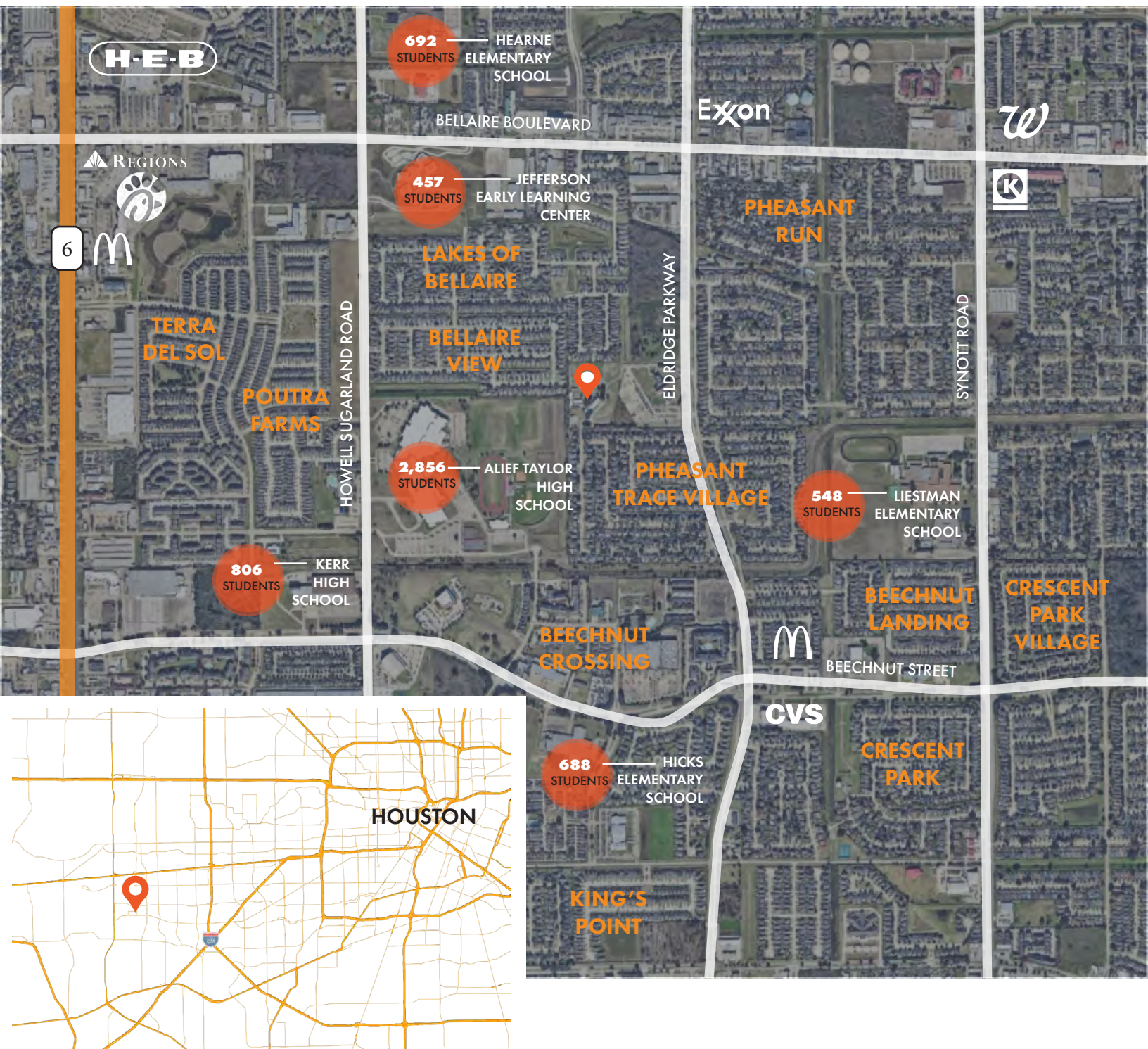
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LOCATION AND AREA MAP



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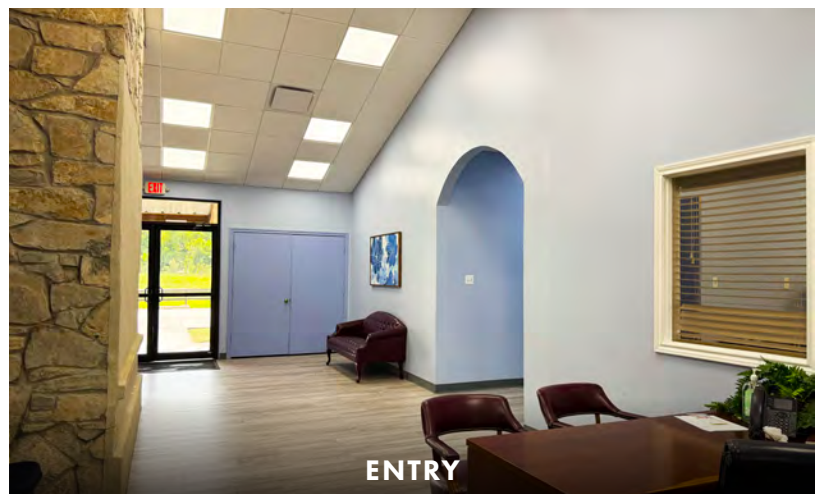
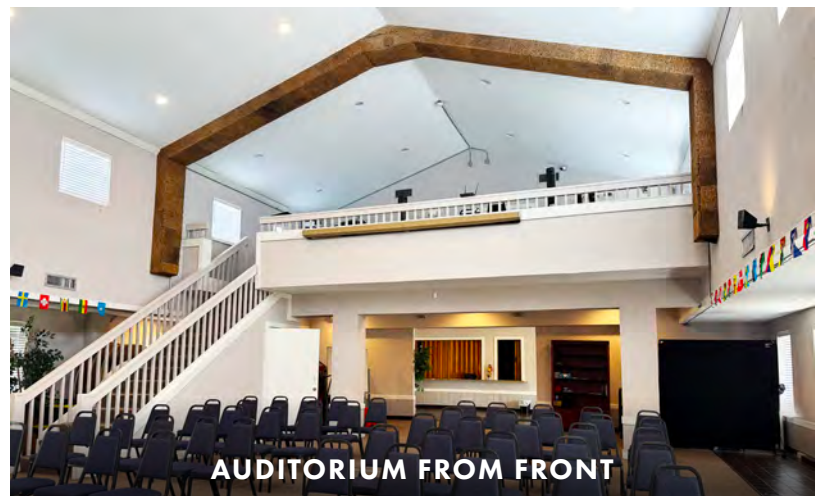
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MAIN BUILDING PHOTOS



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MODULAR BUILDING PHOTOS



RAISED WALKWAY



CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



RAISED WALKWAY

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GROUNDS PHOTOS



PLAYGROUND



MODULAR BUILDINGS



BASKETBALL / PARKING



MAIN BUILDING



MODULAR BUILDINGS



AERIAL OF BUILDINGS

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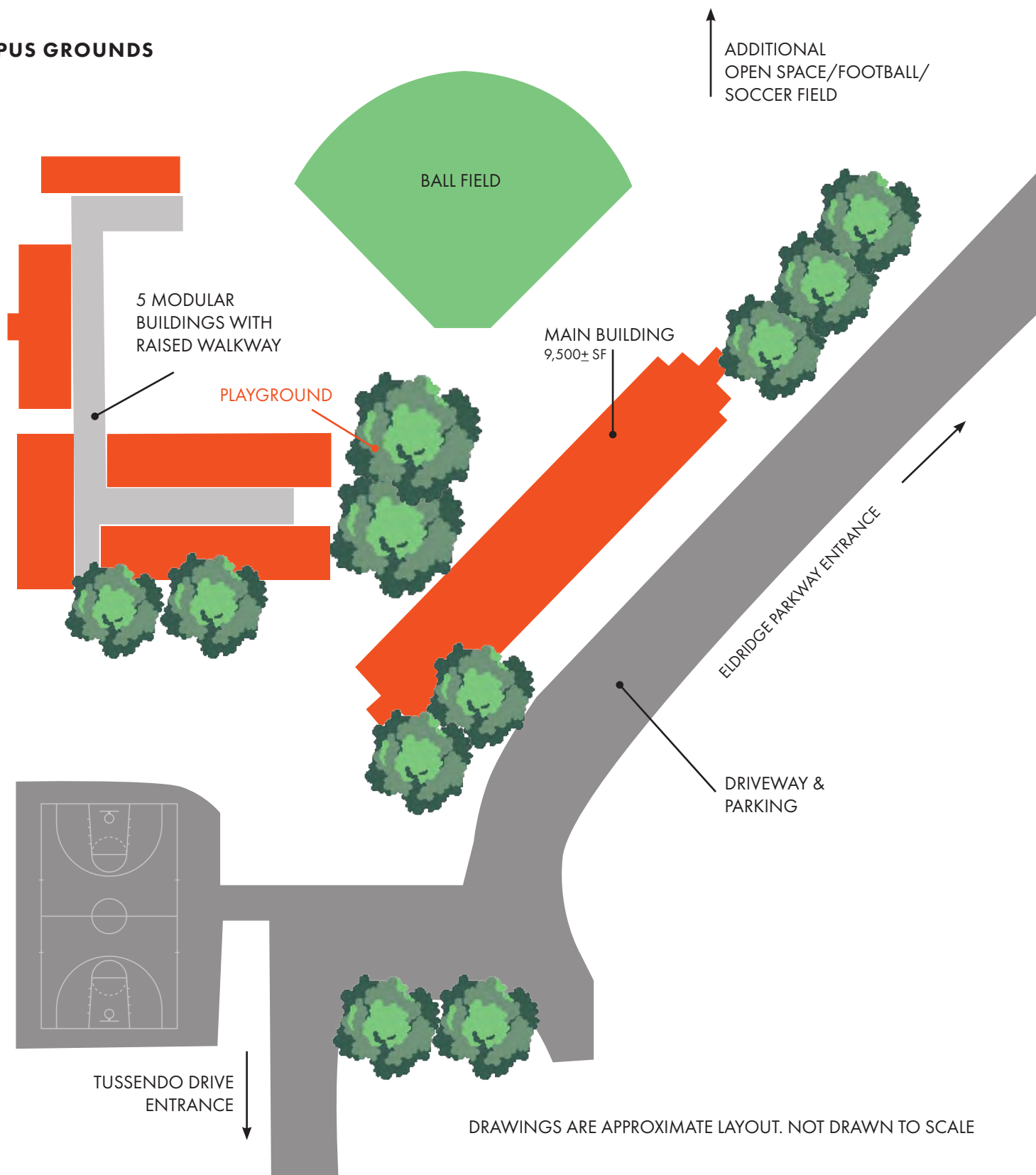
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19,005± SF ON 8.11± AC

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CAMPUS GROUNDS



DRAWINGS ARE APPROXIMATE LAYOUT. NOT DRAWN TO SCALE

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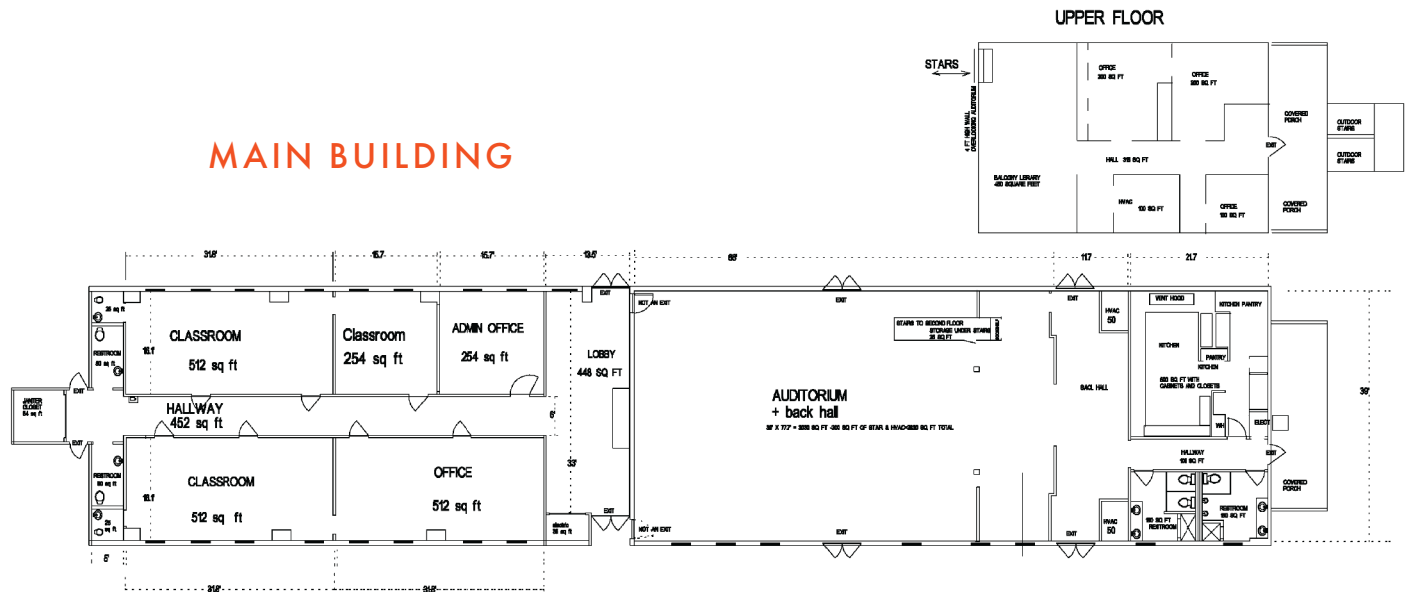
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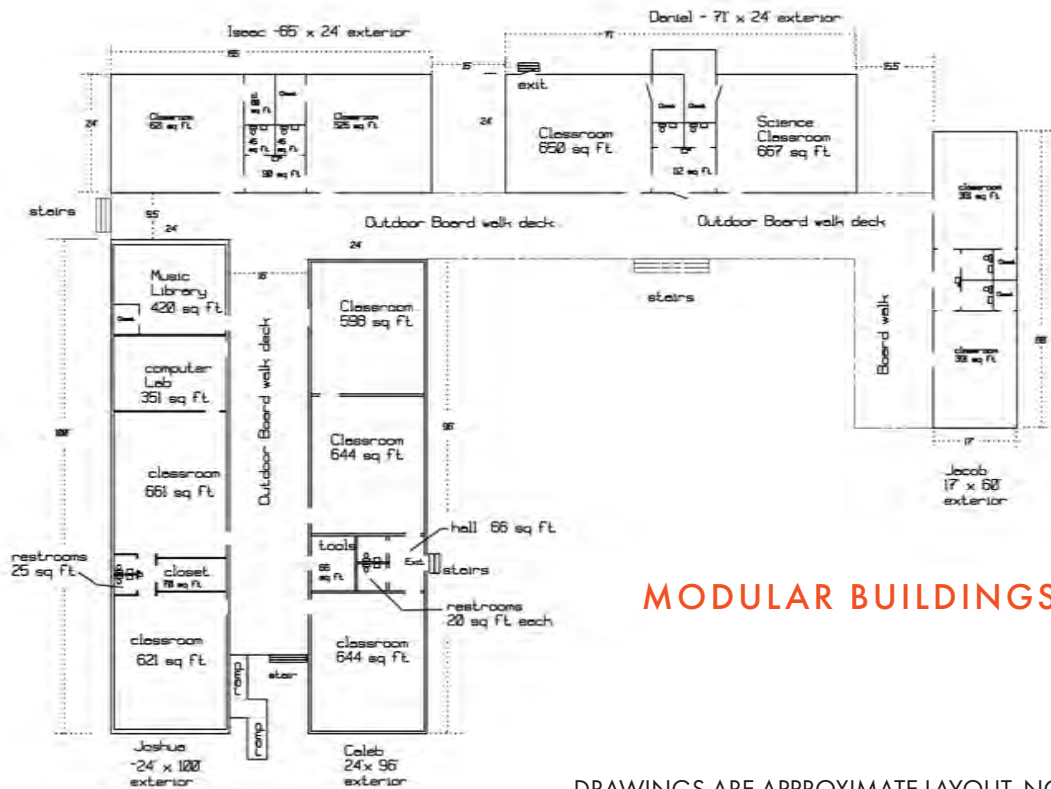
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BUILDING LAYOUTS

MAIN BUILDING



MODULAR BUILDINGS



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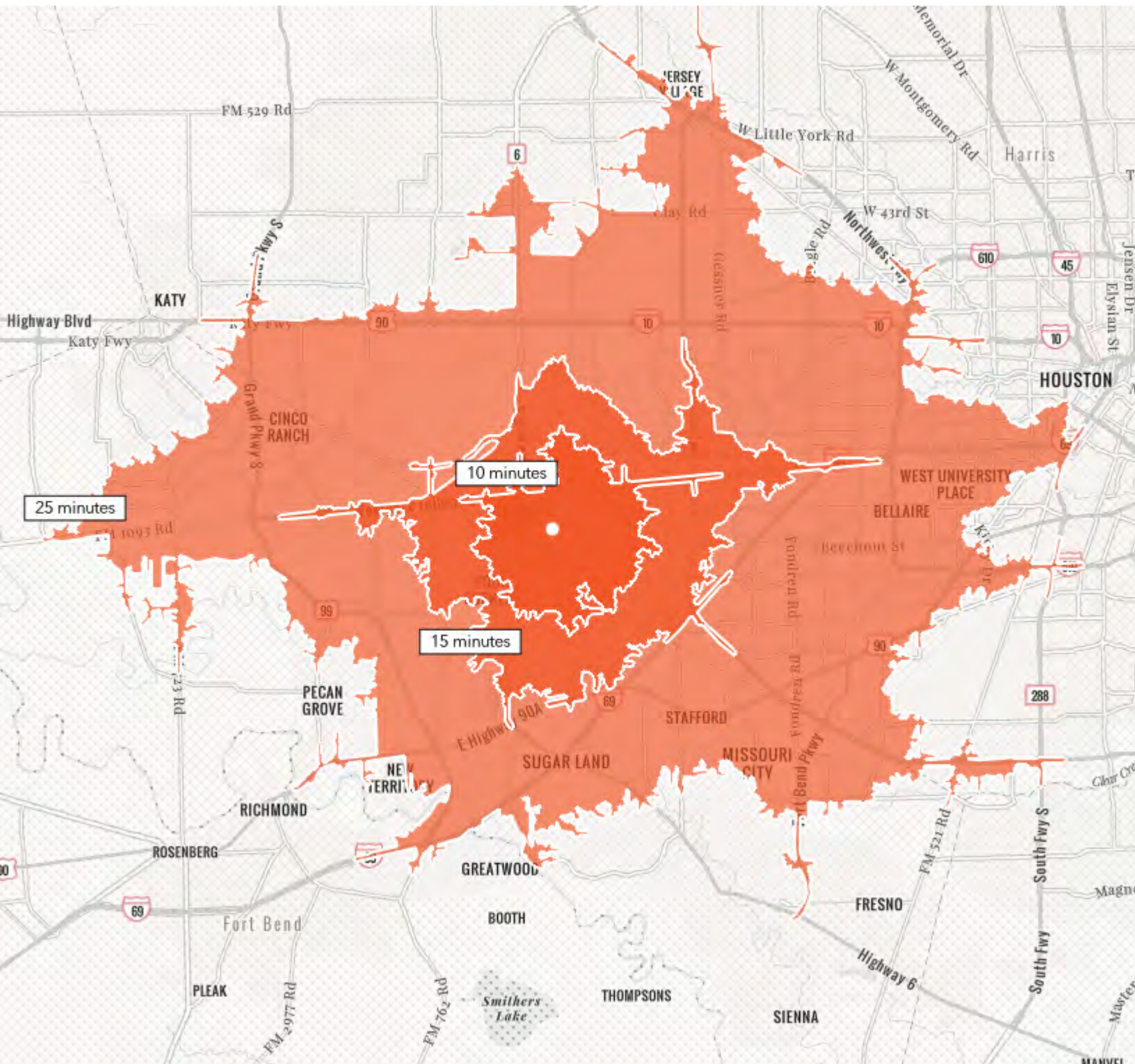
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19,005± SF ON 8.11± AC

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DRIVE TIMES



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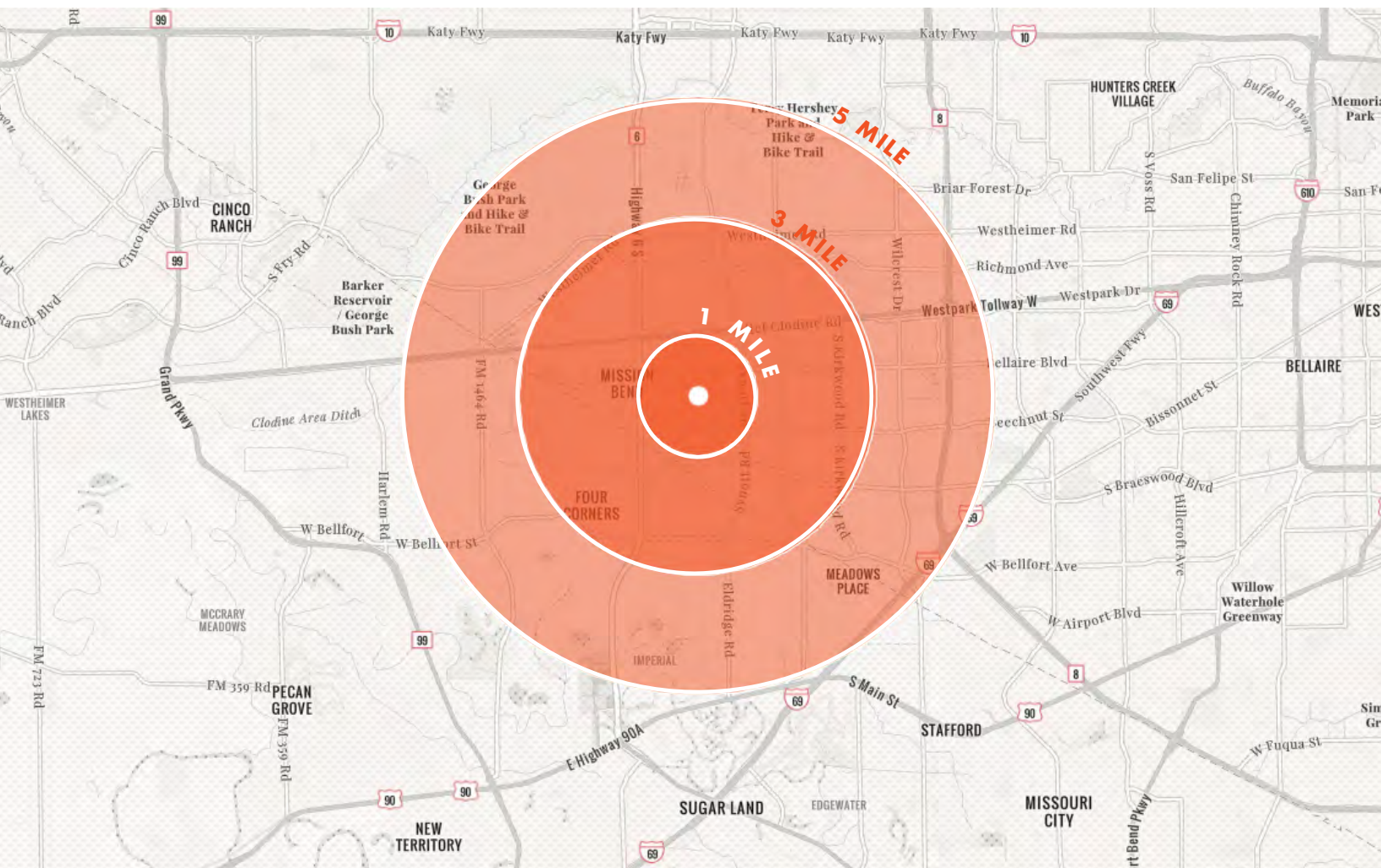
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19,005+ SF ON 8.11+ AC

7400 ELDRIDGE PARKWAY | HOUSTON, TX

DEMOGRAPHICS



1 MILE RADIUS



22,429

ESTIMATED POPULATION 2025



37.7

MEDIAN AGE



\$254,815

MEDIAN HOME VALUE 2025



\$88,628

AVG HOUSEHOLD INCOME

3 MILE RADIUS



192,680

ESTIMATED POPULATION 2025



35.5

MEDIAN AGE



\$257,589

MEDIAN HOME VALUE 2025



\$89,940

AVG HOUSEHOLD INCOME

5 MILE RADIUS



459,811

ESTIMATED POPULATION 2025



35.2

MEDIAN AGE



\$296,912

MEDIAN HOME VALUE 2025



\$94,842

AVG HOUSEHOLD INCOME

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