



# 3511 Linkwood Drive | Houston, TX 77025

## For Sale: \$9,300,000

**Exclusive Inner Loop Redevelopment Opportunity** — A rare 5.51-acre site steps from the Texas Medical Center.

48,000+ sq ft Property on 5.51 Acres  
32+ Classrooms and over 14 Offices  
2 Large Commercial Grade Kitchens + Dinning/Gathering Area  
Full Size indoor Basketball Gym with 277 Person Capacity  
Snack Concession Area + 3 Playgrounds  
Chapel with 200 person capacity  
Main Sanctuary/Concert Hall with possible capacity up to 1000 people

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# Executive Summary

3511 Linkwood Drive presents a **generational infill redevelopment opportunity** in one of Houston's most supply-constrained Inner Loop neighborhoods. This 5.51-acre former church campus - current private school sits at the intersection of Braeswood Place and Linkwood — a walkable, tree-lined community adjacent to gated Pemberton Circle and minutes from the Texas Medical Center down the street from NRG Stadium

With no Houston zoning restrictions, a low flood risk designation, and strong institutional-grade demand from 106,000+ TMC employees.

**5.51 Acres**

Rare Inner Loop infill land

**48,000 SF**

Existing structure on site

**No Zoning**

Maximum flexibility

**Current Building**

Multi-Tenant



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# Property Overview

## Site & Structure

48,000+ SF former religious facility on 5.51 acres. Built 1995. Currently showing active construction activity on site. Two curb cuts: Linkwood Dr & Belvyn Dr — ideal for dual-access layout.

## Infrastructure & Utilities

Full City of Houston utilities in place. Minimal on-site detention required with high allowable impervious cover.

## Entitlement Profile

No Houston municipal zoning = zero rezoning risk. Maximum development flexibility with no variance required. Flood zone rating: — low risk, lender-friendly designation.



# Strategic Location



## A Coveted Inner Loop Address

Braeswood Place and Linkwood sit among Houston's most desirable established neighborhoods — characterized by large lots, mature tree canopy, and a tight-knit community feel.

- **Adjacent to gated Pemberton Circle** — one of Houston's most prestigious enclaves
- **Minutes to TMC** — the world's largest medical complex
- **Loop 610 access** — seamless connectivity citywide
- **Bellaire High School** — a top-rated ISD anchor for families
- **Brays Bayou trails**, Museum District, and Downtown within easy reach

# The Demand Driver: Texas Medical Center

## 106K+

### TMC Employees

The single largest medical employment hub on the planet

## #1

### In the World

Largest medical complex globally — a permanent, recession-resistant demand engine

## ~3 mi

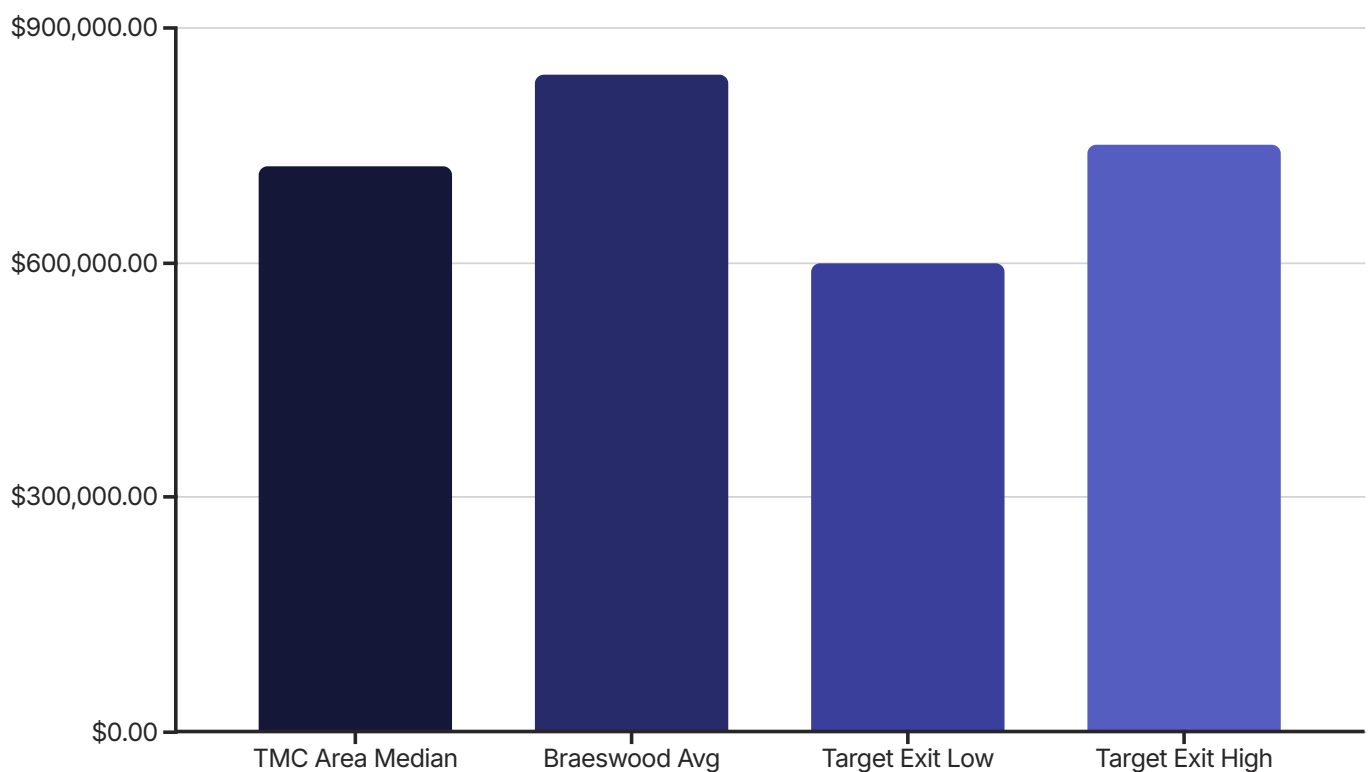
### From Site

Walking and biking distance for physicians, researchers, and staff

TMC's workforce is highly educated, well-compensated, and in constant need of **premium, low-maintenance housing** close to work. Townhomes in this corridor are absorbed rapidly and consistently command top-of-market pricing.



# Market Comparables



## A Market Firmly in Your Favor

The TMC submarket is one of Houston's strongest price corridors, with demonstrated absorption at premium levels:

- **\$722K** median home price in TMC area (Aug 2025)
- **\$524/SF** average pricing — among Inner Loop's highest
- **\$840K** average listing price in Braeswood Place
- New construction lots selling fast; supply critically constrained
- Townhome demand consistently outpacing available inventory

✔ Comparable townhome communities in this corridor are selling at or above list price within days of listing.

# Versatile Vision: Alternative Site Uses

3511 Linkwood Drive offers unparalleled potential for other high-value developments, capitalizing on its unique attributes and strategic location.



## Private Educational Campus

Leverage the existing 48,000+ SF structure and expansive grounds to create a premier private school. The Inner Loop location, proximity to affluent neighborhoods, and access to Bellaire High School's strong academic reputation create a high-demand environment for quality education.



## Multi-Tenant Professional Hub

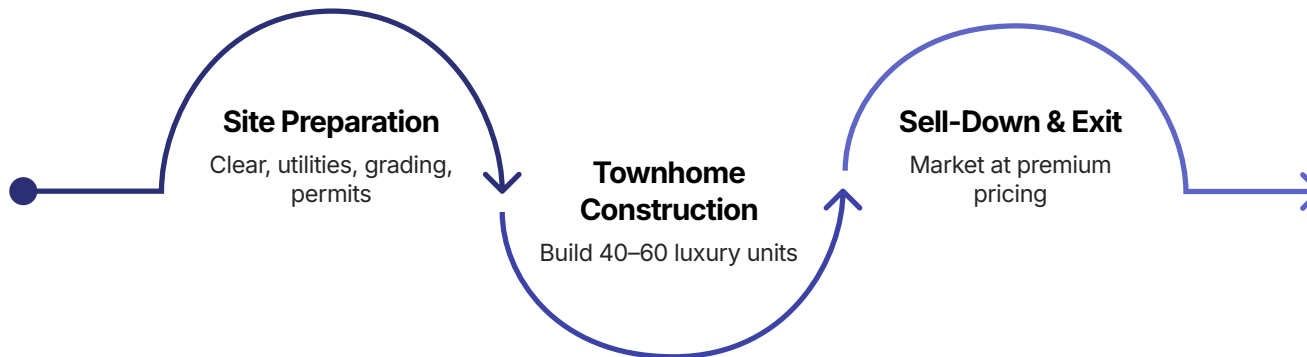
With no zoning restrictions and a low flood risk, the site is ideal for a flexible multi-tenant property. Consider medical offices catering to TMC's vast workforce, specialty retail, or collaborative co-working spaces. Its accessibility offers broad appeal.



## Community or Religious Center

The spacious 5.51-acre parcel, formerly a church campus, is perfectly suited to revert to a large-scale community or religious facility. The tree-lined, established neighborhood provides a welcoming backdrop for congregations and community programs.

# Redevelopment Concept



A luxury townhome community of 40–60 units is achievable on 5.51 acres — well within Inner Loop density norms and fully supported by market absorption data.

## No Zoning Barriers

Houston's lack of municipal zoning eliminates rezoning risk entirely — build by-right from day one.

## Premium Pricing Power

Proximity to TMC, Bellaire HS, and Loop 610 supports \$750K+ exit pricing per unit.

## Dual Street Access

Two curb cuts on Linkwood Dr and Belvyn Dr enable efficient phased delivery and flexible site planning.

# Profile

## Land + Construction Basis

Competitive land basis on a per-unit basis in a supply-constrained Inner Loop submarket. Hard construction costs supported by established Houston townhome builders.

## Exit at \$600K–\$750K/Unit

Conservative exit underwritten at market comps. Upside scenario supported by Braeswood's \$840K average and \$524/SF TMC corridor pricing.

## Strong IRR Potential

Inner Loop infill townhome projects in comparable Houston corridors have generated equity multiples of 1.8–2.5x. Velocity of absorption limits hold risk.



# Why This Site. Why Now.



## Irreplaceable Infill Land

5.51-acre contiguous Inner Loop parcels are essentially extinct. This is one of the last meaningful assemblages in the corridor — a site that cannot be recreated.



## Construction Already Moving

Adjacent parcels already under active development — a leading indicator of neighborhood momentum and institutional validation of the corridor's trajectory.



## Permanent Demand Tailwind

The TMC is not cyclical. Its 106,000+ workforce and continued expansion make this a demand story that is structural, not speculative.

⚠ Opportunities of this scale in this submarket are extremely rare. Time sensitivity is real — investor interest is active.

# Secure Your Position

This is a **rare, time-sensitive opportunity** to acquire a generational Inner Loop infill asset in one of the nation's most resilient real estate markets.

## Step 1: Express Interest

Reach out.

## Step 2: Site Walk

Schedule a private site tour and meet the team.

## Step 3: Commit

Move quickly.

3511 Linkwood Drive | Houston, TX 77025 — Confidential Offering.



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# MAJOR OPPORTUNITY

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