

**EXECUTIVE SUMMARY**

**OFFERING SUMMARY**

Lot Size (SF)	191,664
Lot Size (Acres)	4.4 Acre(s)
Improvements	Three –to–Two Story Building
Building SF	101,603
Building Previous Use	Recently Vacated Affordable Assisted Living and Adult Day Care Facility
Frontage	Approximately 390 Feet on Boone Road

**MAJOR EMPLOYERS**

EMPLOYER	# OF EMPLOYEES *
Physicians At Sugar Creek	16,505
A L S	11,000
Verifinc Corporation	5,000
Acro Service Corp	4,383
Tracer Industries Inc	3,724
Agilent Technologies Inc	3,275
Precision Drilling Corporation	2,803
CJ Holding Co	2,609
Schlumberger	2,201
Shell	2,164
Schlumberger Oilfield Services	2,037
Verizon Wireless	1,871

**DEMOGRAPHICS**

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	32,928	211,380	514,396
2010 Census Pop	30,672	198,442	479,675
2017 Estimate HH	10,746	68,387	183,835
2010 Census HH	10,099	64,695	171,901
Median HH Income	\$29,010	\$34,908	\$41,511
Per Capita Income	\$12,858	\$16,537	\$22,950
Average HH Income	\$39,059	\$50,993	\$64,020

\* # of Employees based on 5 mile radius



## OVERVIEW

The site has improvements of a multi-story building with an approximate 101,000 square feet. In the mid 90s, it was converted to offer affordable assisted living and adult day care services catering to mental and/or behavioral health residents. The property was recently vacated and restored with over 1.9 MM upgrades and improvements. The building is comprised of a three-story residential area to the west with 90 units (3-4 beds per unit). It connects to the main two-story building with a mass amount of common areas including lobby, two dining rooms, full indoor basketball court, large and small fitness center, racquetball courts, indoor swimming pool, indoor jogging track, activities area, storage, convenience store area, laundry room mechanical room and commercial kitchen.

The property has approximately 390 feet of frontage on Boone Road and is located directly in front of El Franco Lee Health Center and Hospital, a part of Harris Health System that provides essential healthcare services to adults and pediatric residents in the area. It is also in close proximity to Boone Elementary, and Olle Middle School. The property is located a few blocks from Bissonnet and a little over a mile from Beltway 8 and Highway 59.

## INVESTMENT HIGHLIGHTS

- Across from El Franco Lee Health Center
- Approximately 390 Feet of Frontage on Boone Road
- Opportunity to Use Improvements for Healthcare Services
- Opportunity to Redevelop the Entire Site
- Well Rectangular Shape Site
- Close Proximity to Bissonnet, Beltway 8 and Highway 59



**PROPERTY SUMMARY**

THE OFFERING	
Property	9009 Boone Road Development
Property Address	9009 Boone Road, Houston, TX
Assessors Parcel Number	042-064-000-0011
Shape	Rectangular
Lot Size Dimensions	Approximately 390 Feet x 350 Feet
Utilities	Available
Ingress/Egress	One - Boone Road
SITE DESCRIPTION	
Lot Size (SF)	191,664
Lot Size (Acres)	4.4
Building SF	110,843
Number of Units	90
Number of Lots	One
Lease Type	NNN

PROPERTY SUMMARY	
Roads	Access to Boone Road. Few blocks from Bissonnet and a little over a mile from Beltway 8 and Highway 59.

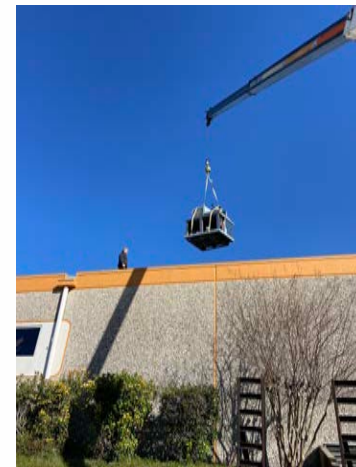




**General Store**



**Updated Rooms level 1**





**Mezzanine Fitness Area**



**Indoor Basket Ball Court**



**Weight Lifting Room**



**Training rooms**



**Indoor Pool**



**New polished concrete throughout facility**



**Laundry Room**



**Outside Patio**



**Updated HVAC and Roof**



**Updated bathrooms**



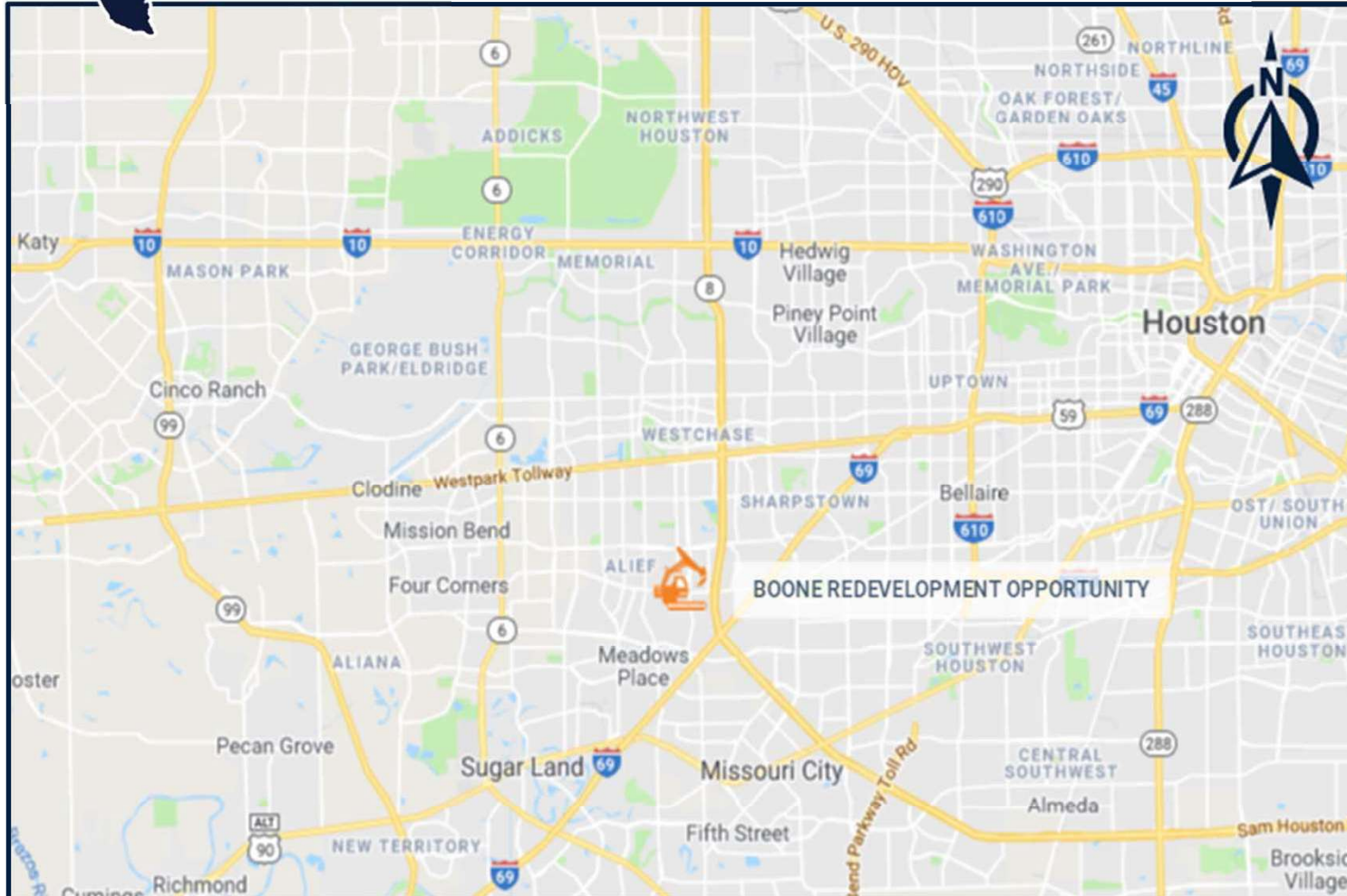
**New exterior paint & LED security lighting**



**New perimeter fencing**



9009 Boone Road, Houston, Texas 77099



CLOSE PROXIMITY TO:



Hospital



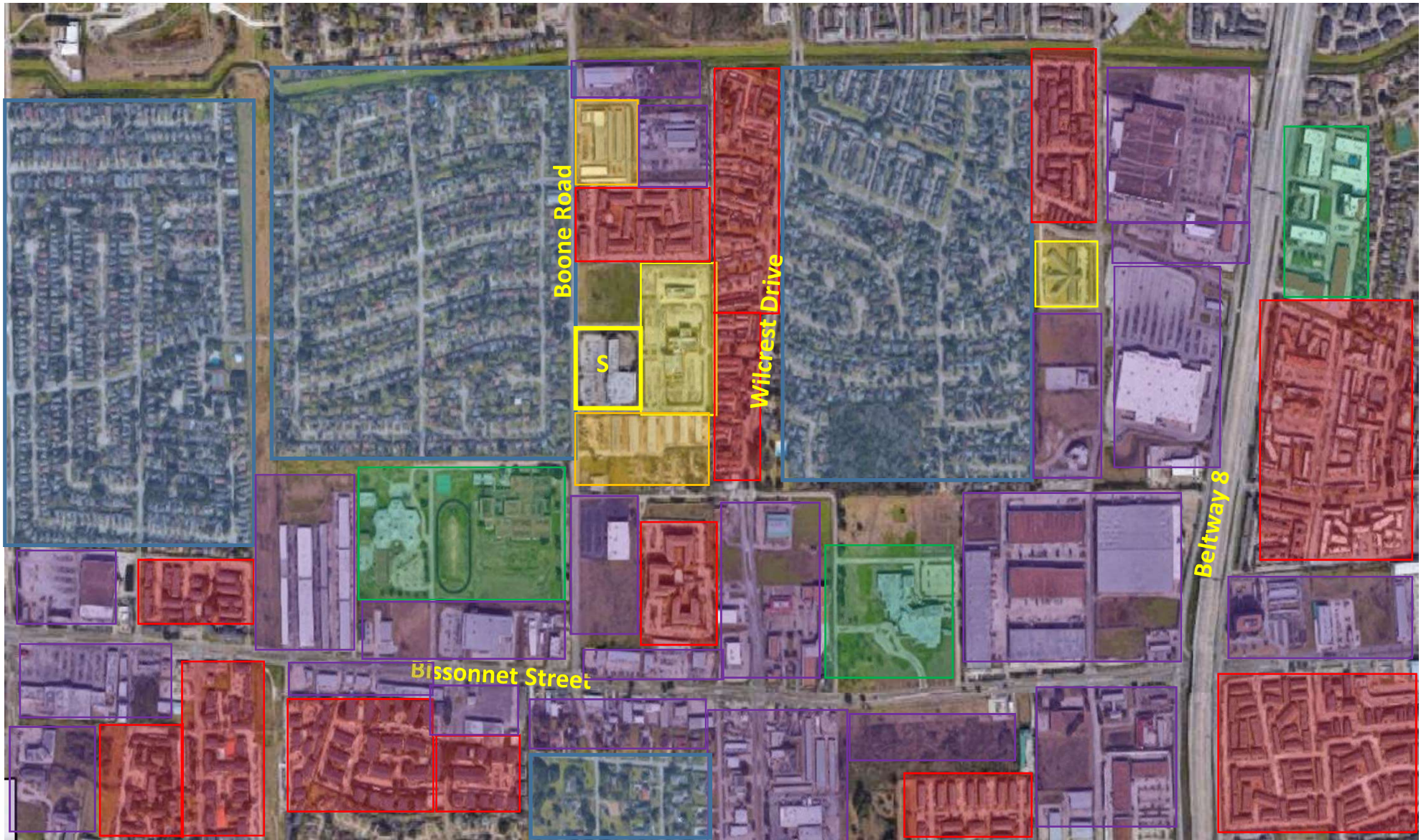
Major Highway



Schools



Public Transportation



- = Single Family Homes
- = Healthcare
- = Public Schools
- = Multifamily
- = Self Storage
- = Office/Retail



El Franco Lee  
Health Center



BOONE REDEVELOPMENT OPPORTUNITY