



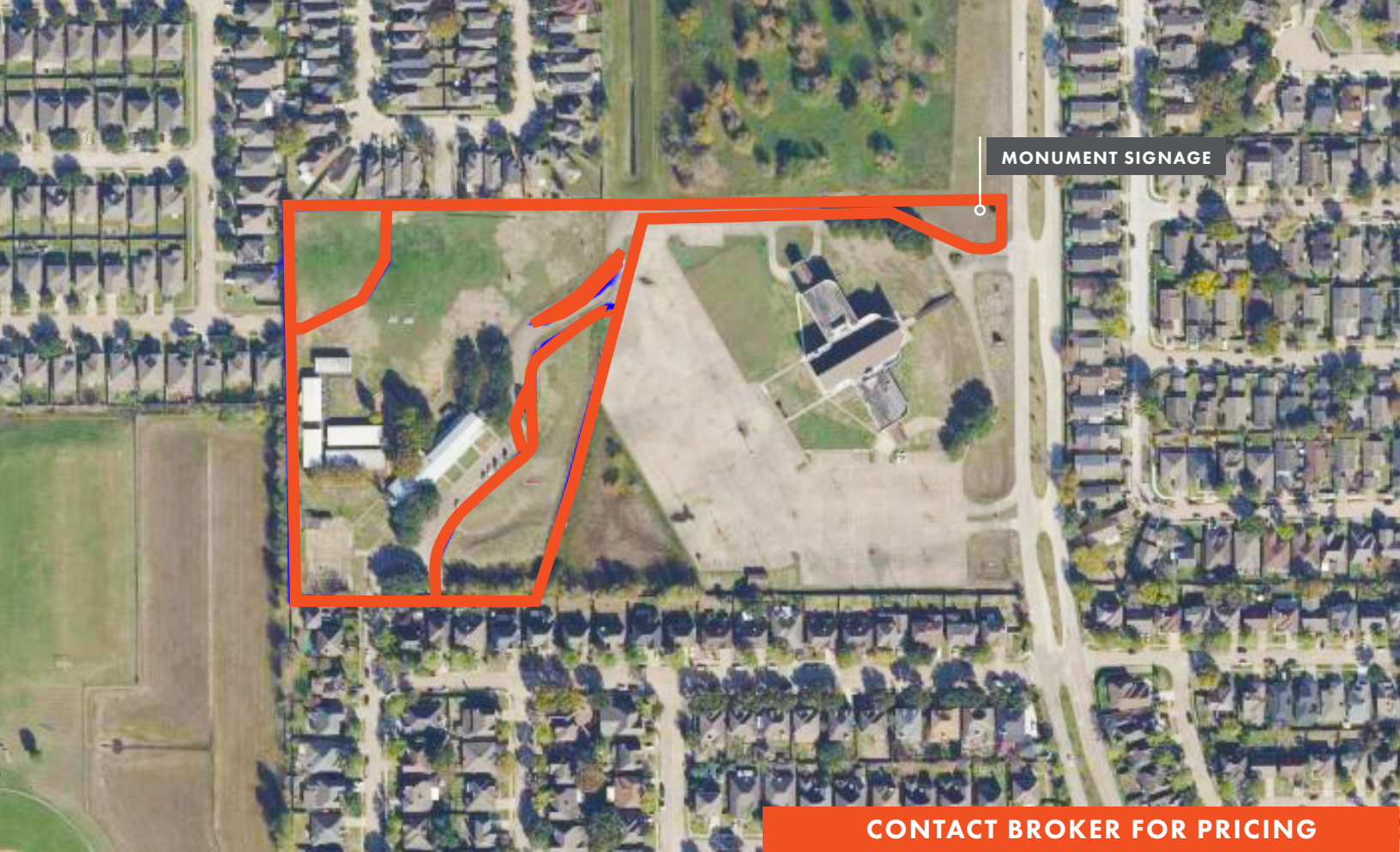
FOUNDRY
COMMERCIAL

PROPERTY FOR SALE

EDUCATIONAL, RELIGIOUS OR REDEVELOPMENT

7400 ELDRIDGE PARKWAY | HOUSTON, TX 77083

19,005± TOTAL SF ON 8.11± AC FOR SALE



MONUMENT SIGNAGE

CONTACT BROKER FOR PRICING

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, 0582970000255, 0582970000583, 0582970000260
- **Land Use:** Public & Institutional and Undeveloped



FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | **407.540.7789**
Senior Vice President
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Licensed Real Estate Broker

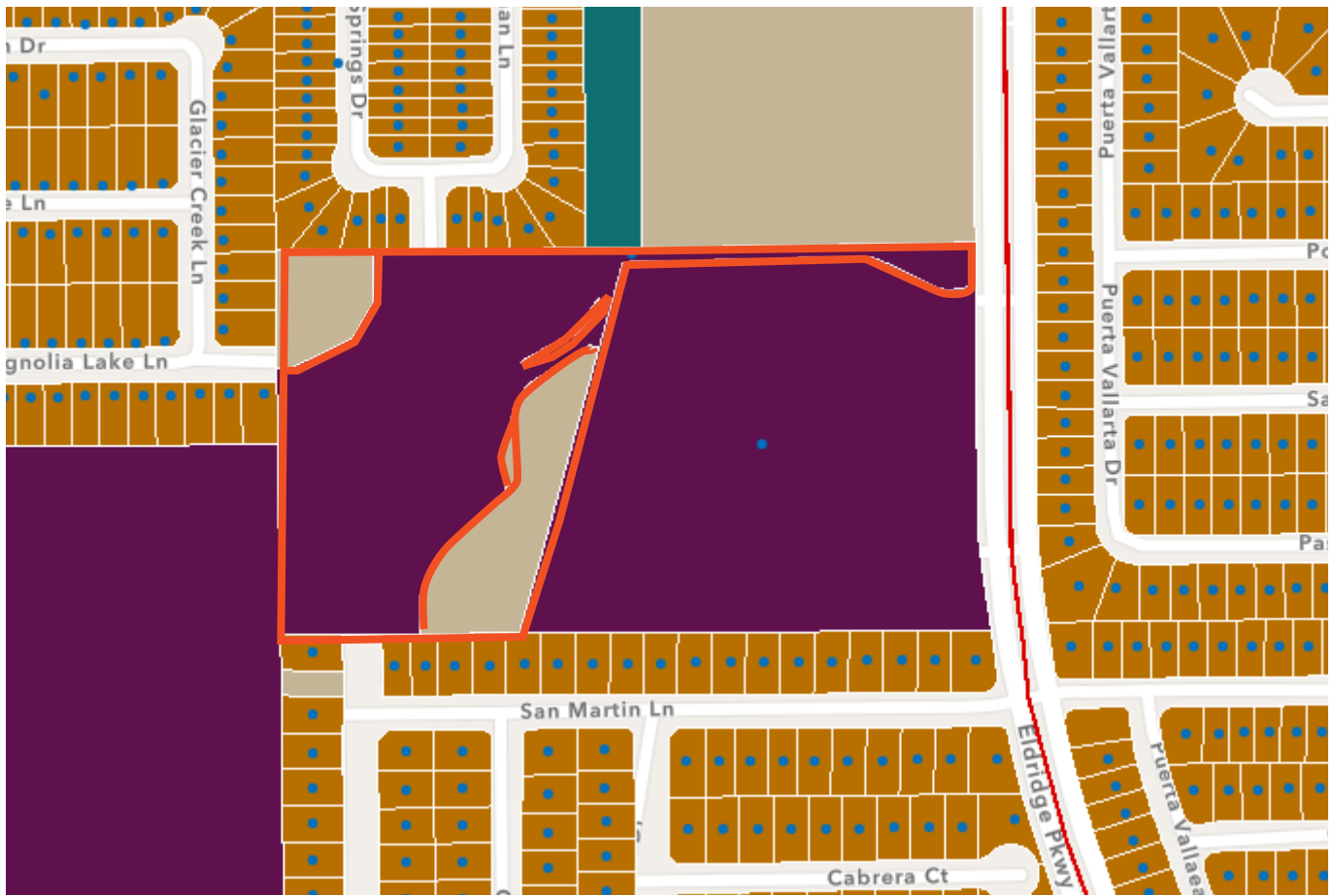
IN COOPERATION WITH:

CARLOS IGLESIAS | **281.250.4991**
Broker
carlos@riverflowcommercial.com
Licensed Real Estate Broker



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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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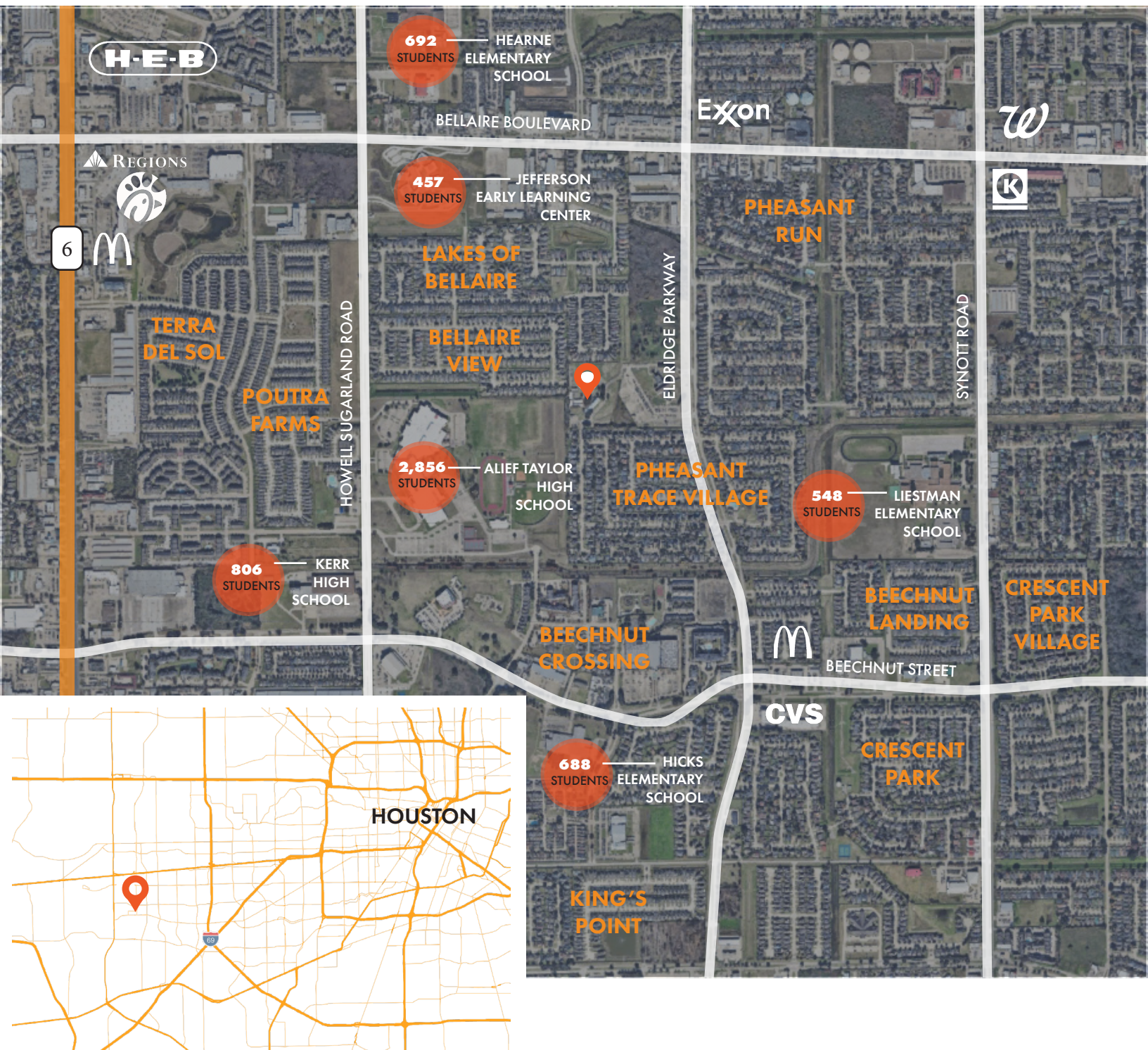


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LOCATION AND AREA MAP



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MAIN BUILDING PHOTOS



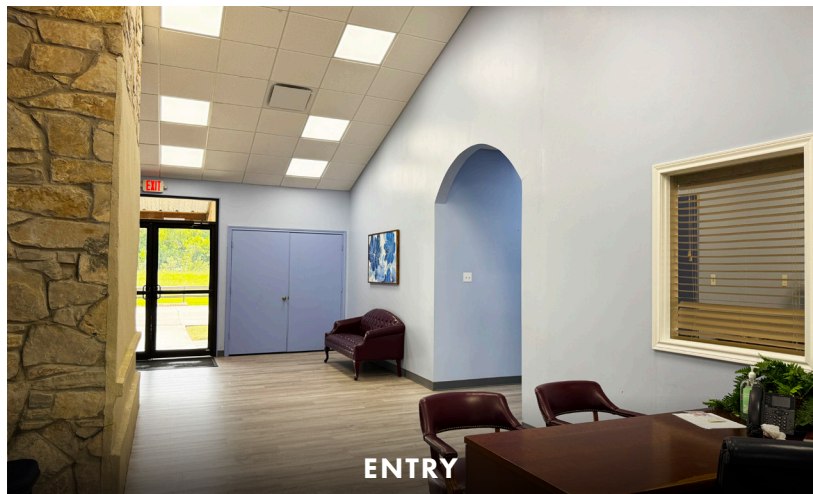
AUDITORIUM FROM BACK



AUDITORIUM FROM FRONT



KITCHEN



ENTRY



STAFF LOUNGE



CLASSROOM

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19,005+ SF ON 8.11+ AC

7400 ELDRIDGE PARKWAY | HOUSTON, TX

MODULAR BUILDING PHOTOS



RAISED WALKWAY



CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



RAISED WALKWAY

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19,005+ SF ON 8.11+ AC

7400 ELDRIDGE PARKWAY | HOUSTON, TX

GROUNDS PHOTOS



PLAYGROUND



MODULAR BUILDINGS



BASKETBALL / PARKING



MAIN BUILDING



MODULAR BUILDINGS



AERIAL OF BUILDINGS

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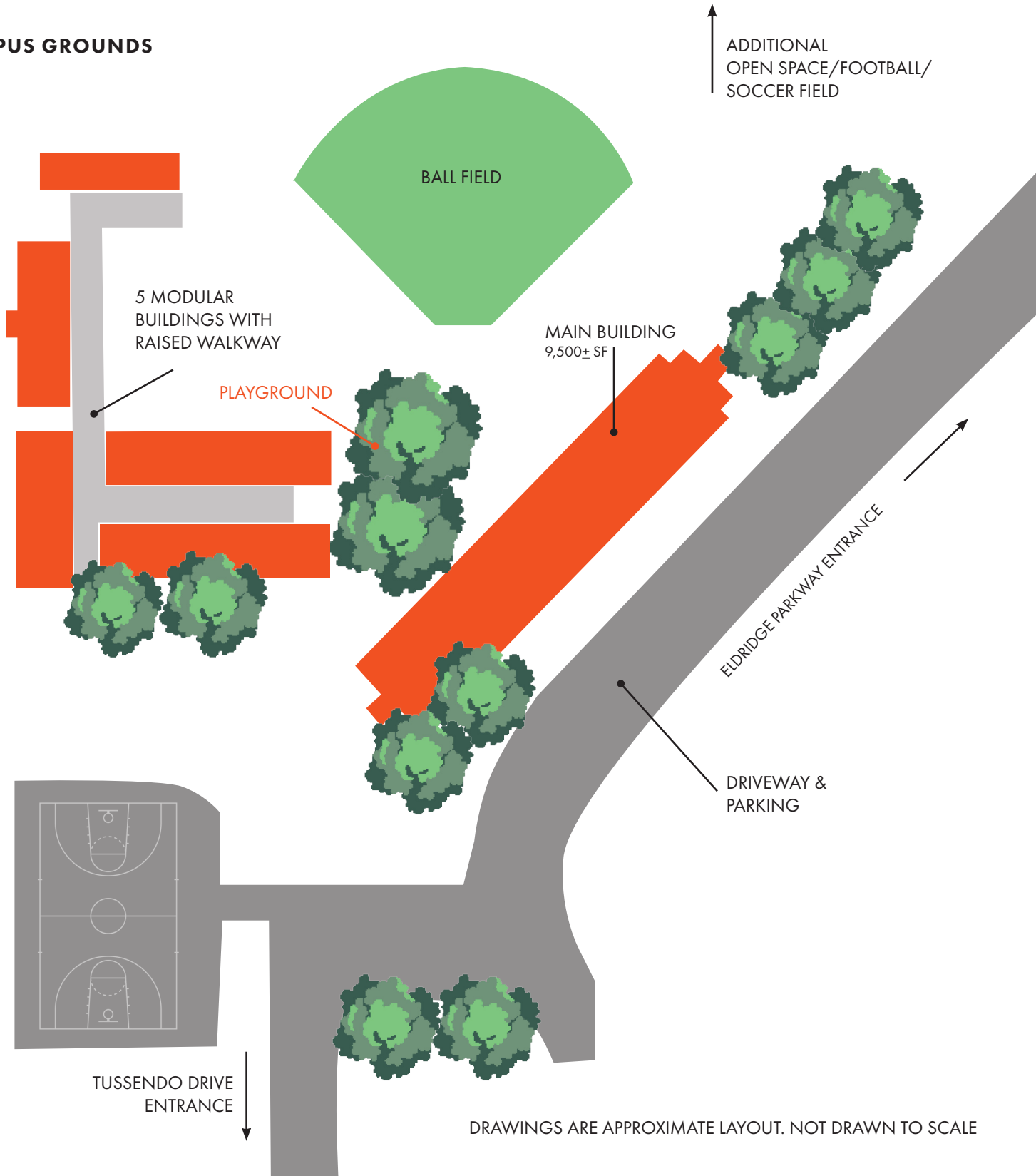
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CAMPUS GROUNDS



DRAWINGS ARE APPROXIMATE LAYOUT. NOT DRAWN TO SCALE

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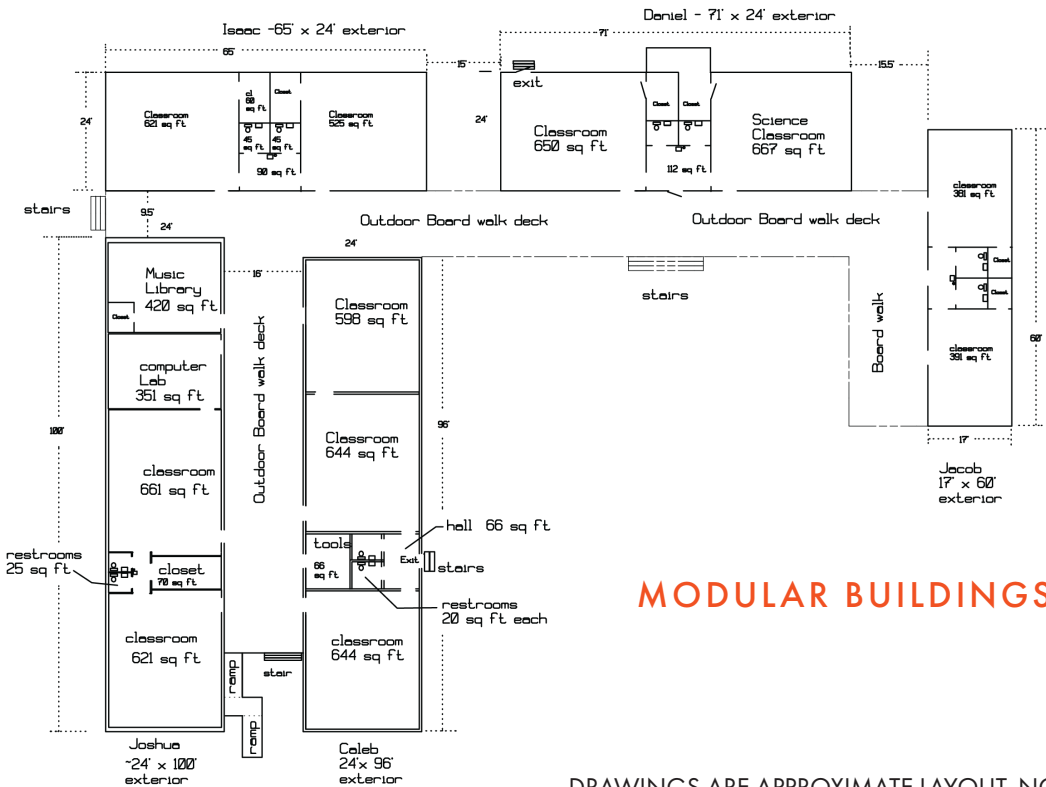
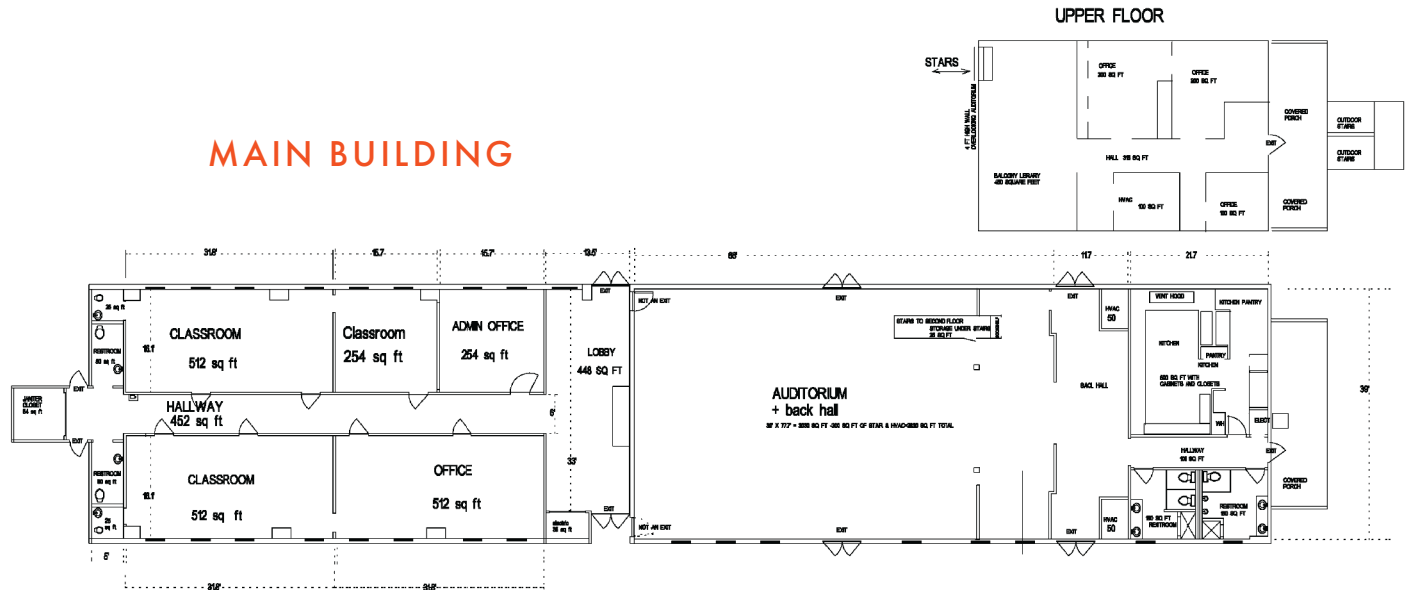
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BUILDING LAYOUTS

MAIN BUILDING



MODULAR BUILDINGS

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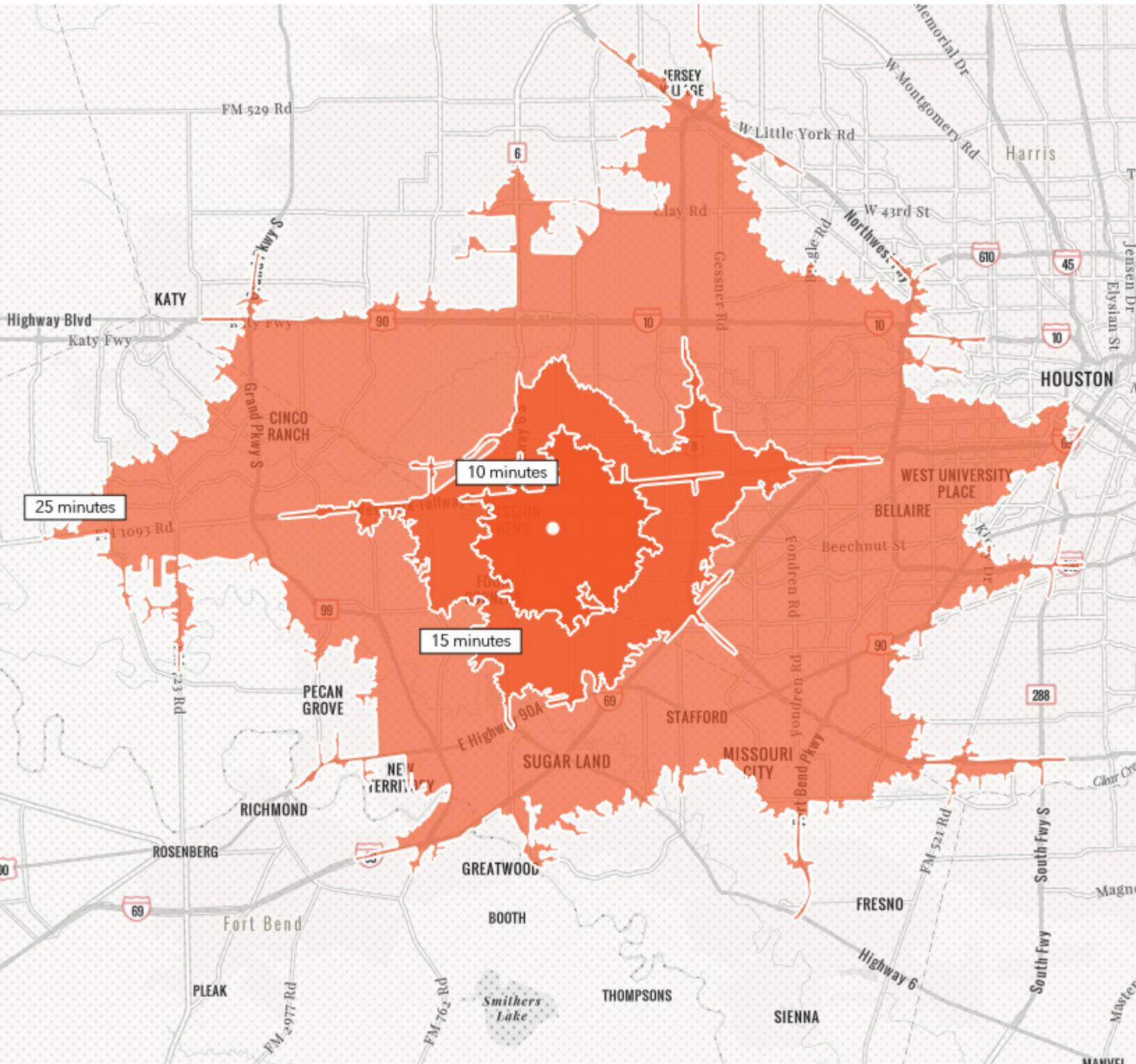
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DRIVE TIMES



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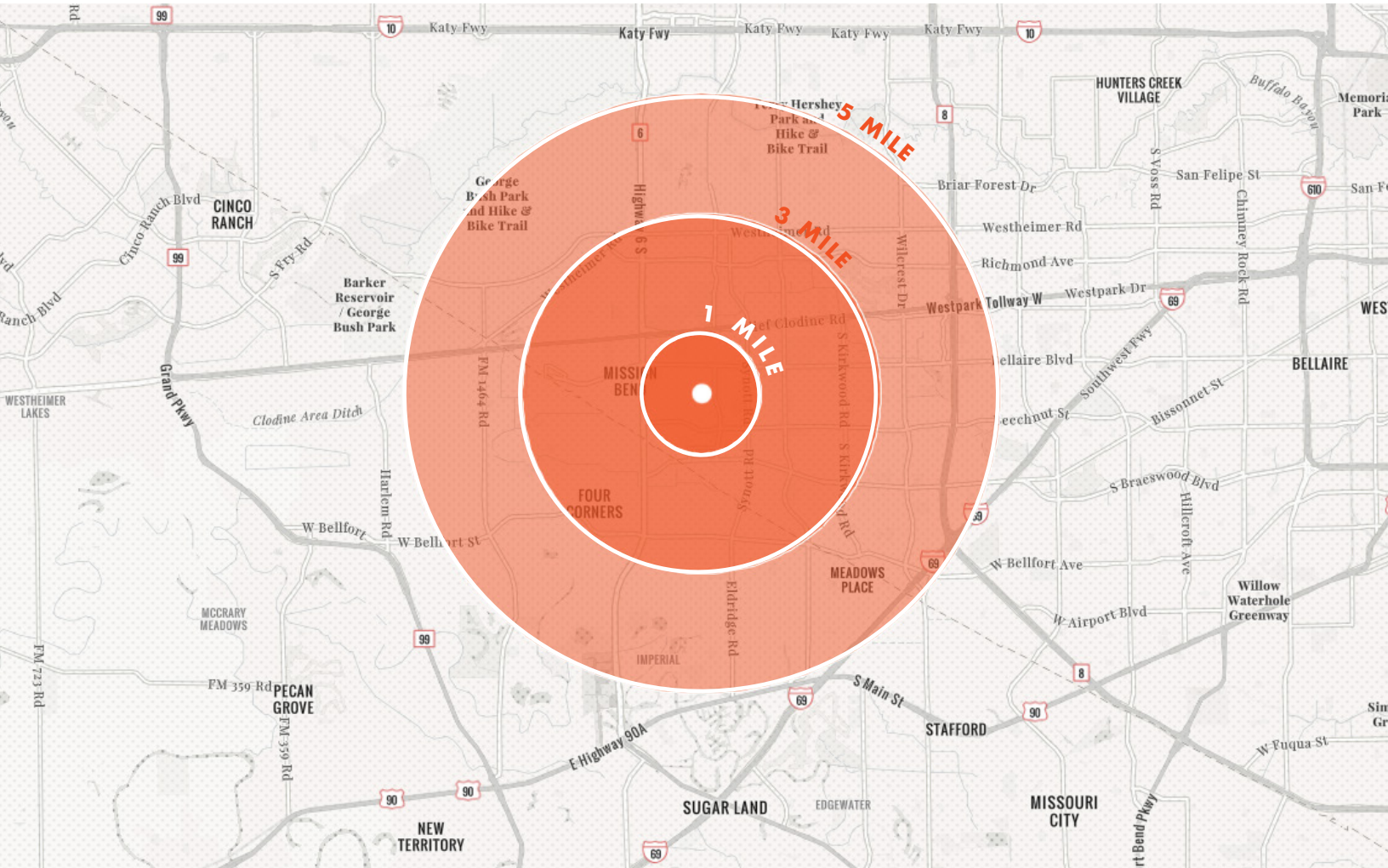
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DEMOGRAPHICS



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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