



**SCARBOROUGH  
REAL ESTATE**

# Available Property

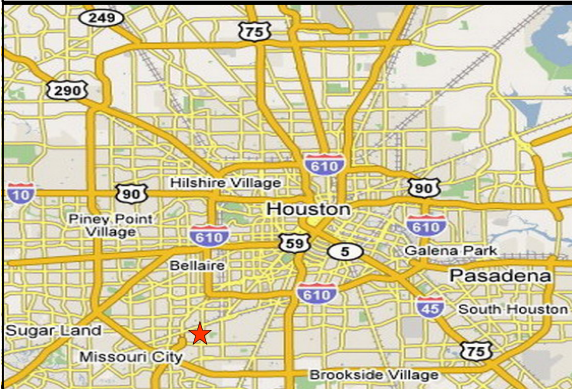
NWQ S. Post Oak & W. Orem  
Houston, TX 77045

## Property Highlights

- Site has cross access with CVS & Advance Auto Parts providing access to both streets and median breaks.
- No on site detention required.
- Many new developments in immediate area including
  - ⇒ Texas Children's Pediatrics Associates clinic
  - ⇒ Proposed McDonald's
  - ⇒ Newly Open Advanced Auto Parts
  - ⇒ 450 newly occupied homes
  - ⇒ \$63 million 183,000 Sq. Ft. Family Life Center
  - ⇒ \$7 million YMCA

## Demographics

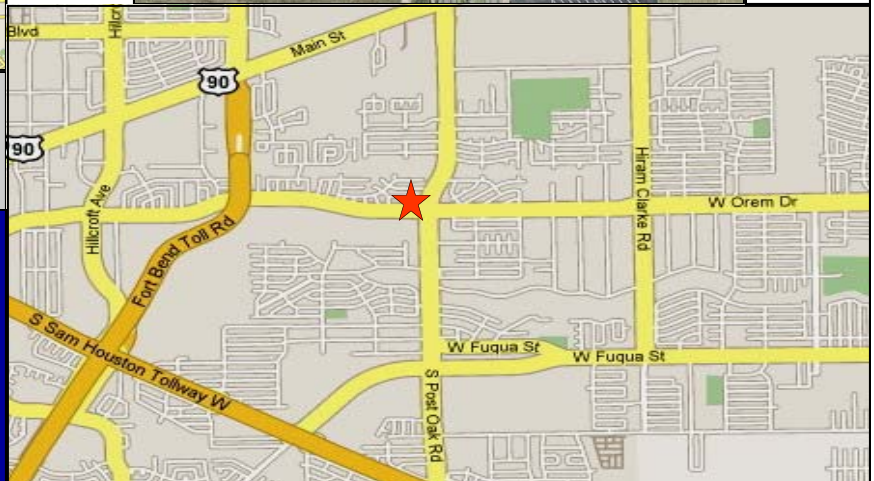
	1 Mile	2 Mile	3 Mile
2005 Population	8,597	42,702	122,442
Avg. HH. Income	\$52,082	\$50,873	\$53,848



**Price: \$12.00 Per Sq. Ft.**  
**Land Area: 66,548 Sq. Ft.**  
**Dimensions: 193' x 330'**

**Scarborough Real Estate**

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The information contained herein has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may

Proposed



323'  
**Site**  
193'



W Orem

S Post Oak

28,017 CPD

18,005 CPD



