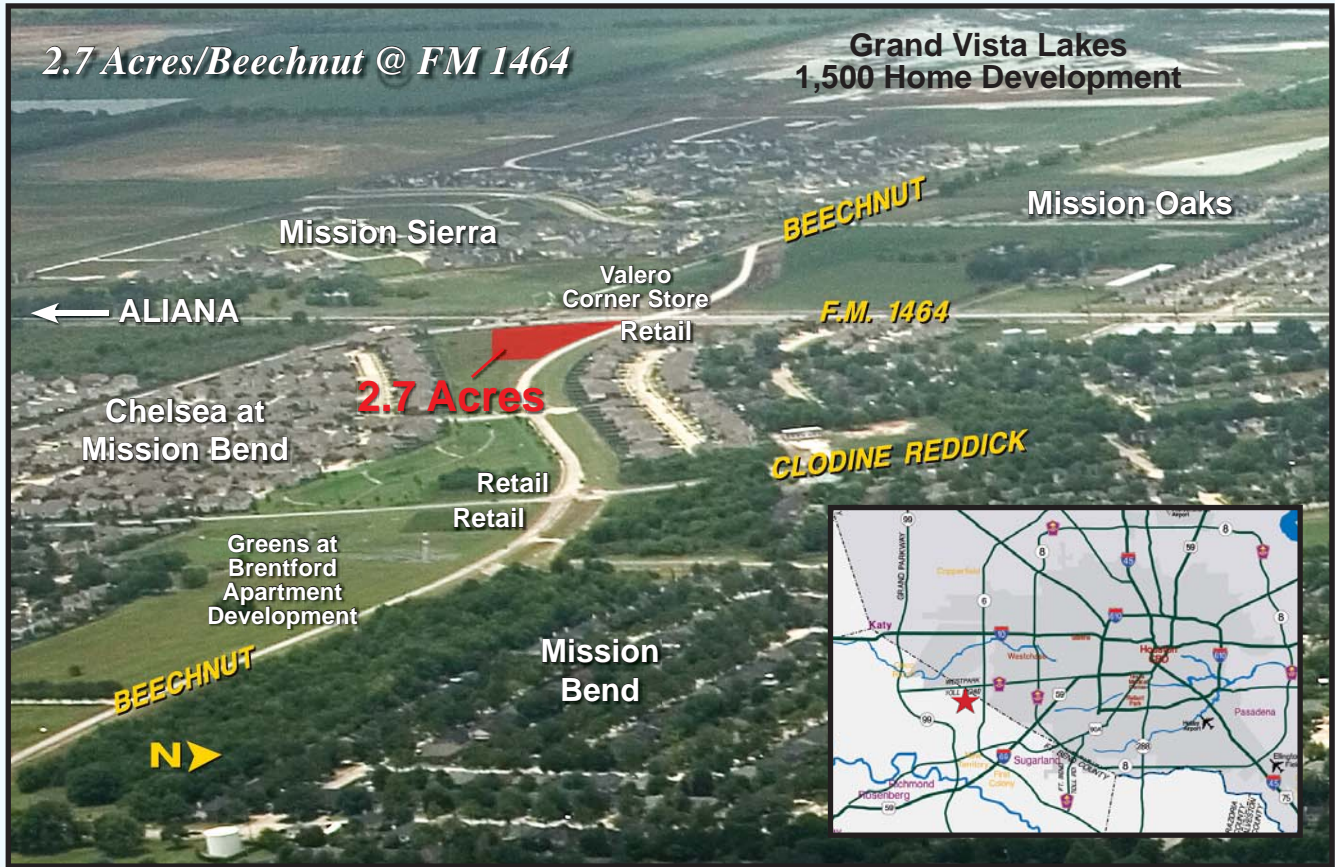


LAND FOR SALE IN STRONG GROWTH AREA WEST HOUSTON, FORT BEND COUNTY



Ideal tract for commercial or retail development in the fast growing area west of Houston, approximately one mile south of the intersection of Westpark Tollway and Westheimer Road (FM 1093).



- ◆ 2.7 Acres located at traffic controlled intersection of Beechnut Street and FM 1464 with frontage, access from both streets (Key Map 527-N) Property is surrounded by extensive new residential and retail development as well as several established and expanding neighborhoods.
- ◆ Convenient access to Westpark Tollway, Interstate 10, Westheimer Road (FM 1093), Highway 6 and the Grand Parkway.
- ◆ Widening of Beechnut scheduled in 2017.
- ◆ MUD #30 utilities available to tract.
- ◆ Price: \$18/psf