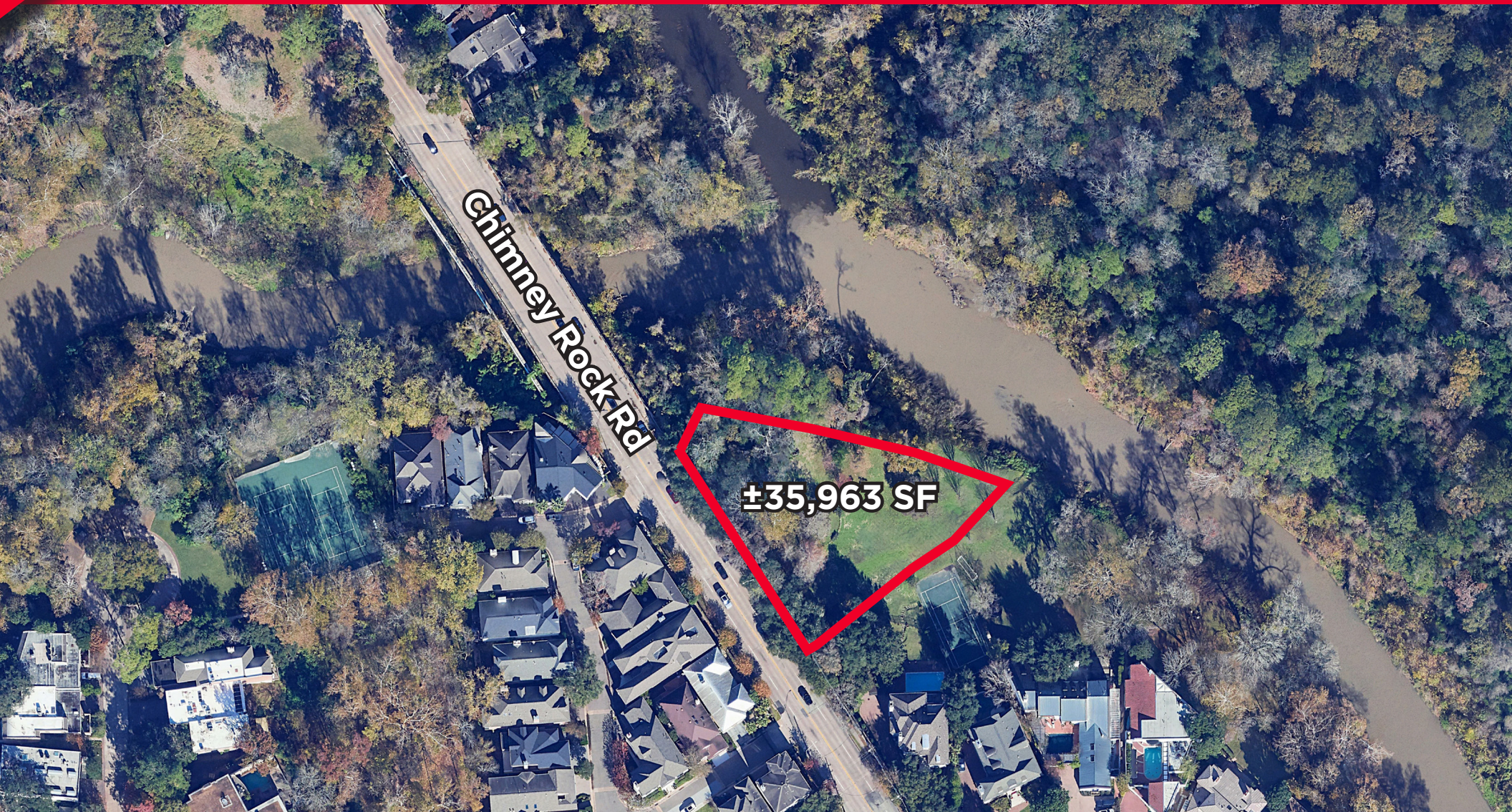


PRICED TO SELL

# CHIMNEY ROCK RD

HOUSTON, TX 77056



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2026

# GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

Needs to be updated

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

## DEMOGRAPHICS

(within 5 miles of Chimney Rock Rd, Houston, TX 77056)



\$498,879

2025 Total Population



\$152,452

2025 Average Household Income



\$543,948

2025 Average Home Value

## MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON

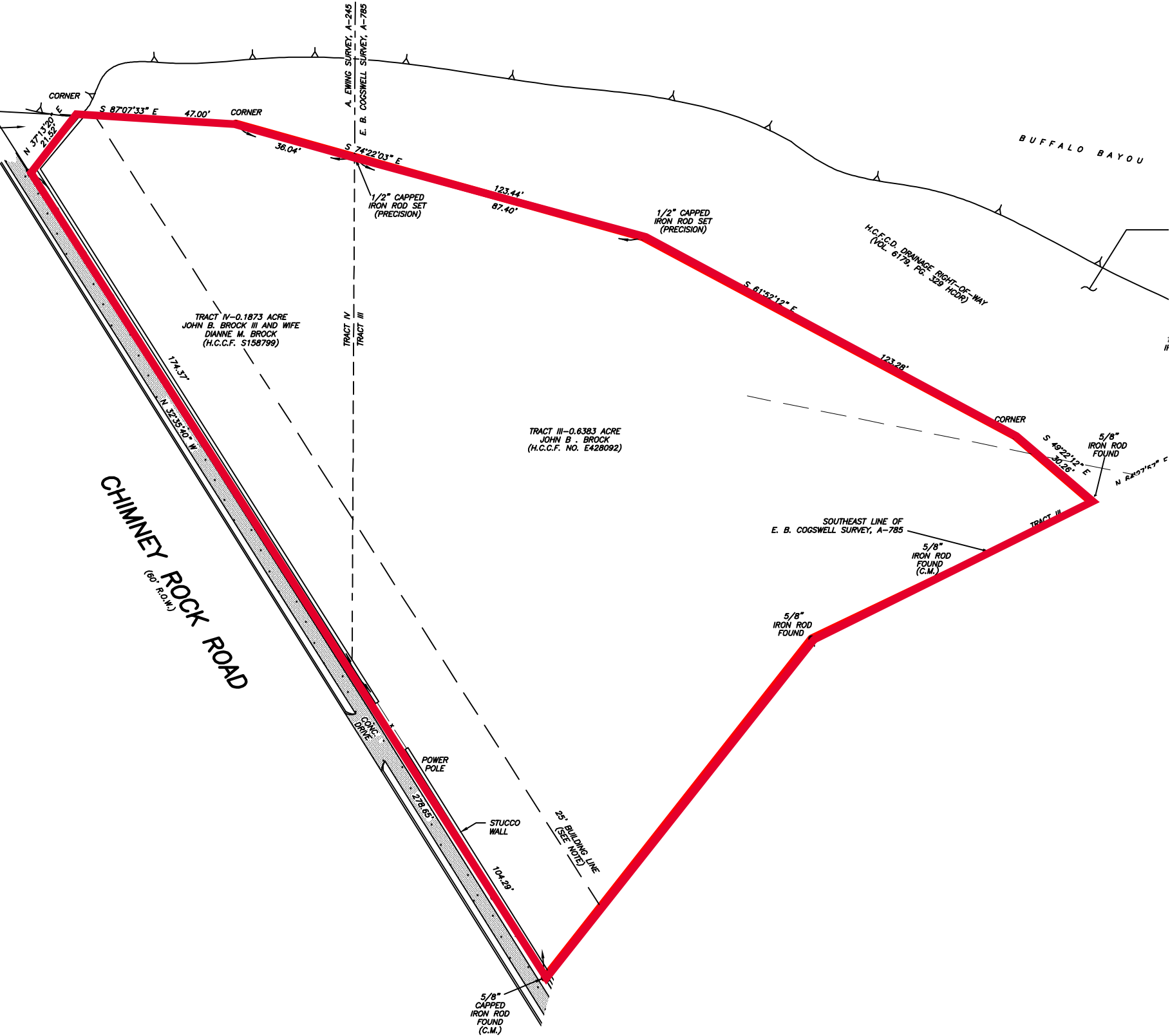


WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY





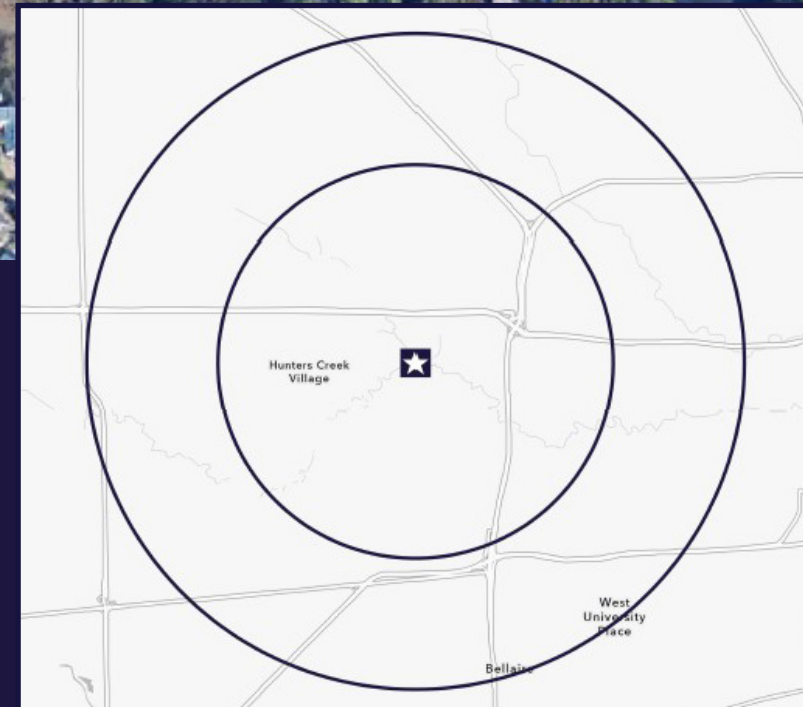
# CHIMNEY ROCK RD

## HOUSTON, TX 77056



### PROPERTY HIGHLIGHTS

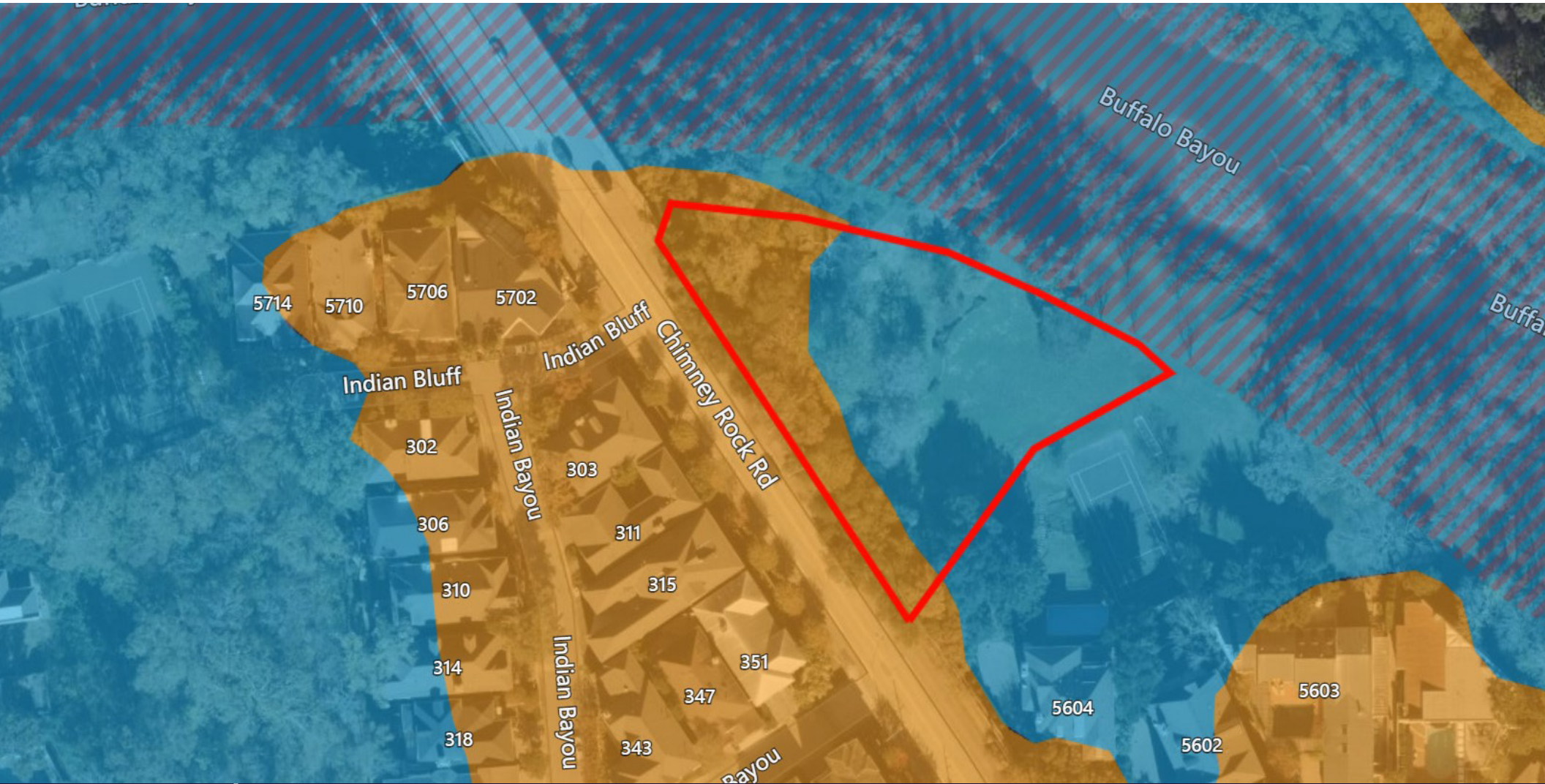
- ±278' of frontage on Chimney Rock Rd
- No known restrictions for redevelopment
- Located within the 100 and 500-year floodplain
- Zoning to Spring Branch ISD: Hunters Creek Elementary, Spring Branch Middle School, Memorial High School
- Within 2 miles of Duchesne Academy, Awty International School, and Second Baptist School
- Responsive to all offers





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