

Price Reduced

±35,963 SF

Chimney Rock Rd

Houston, TX



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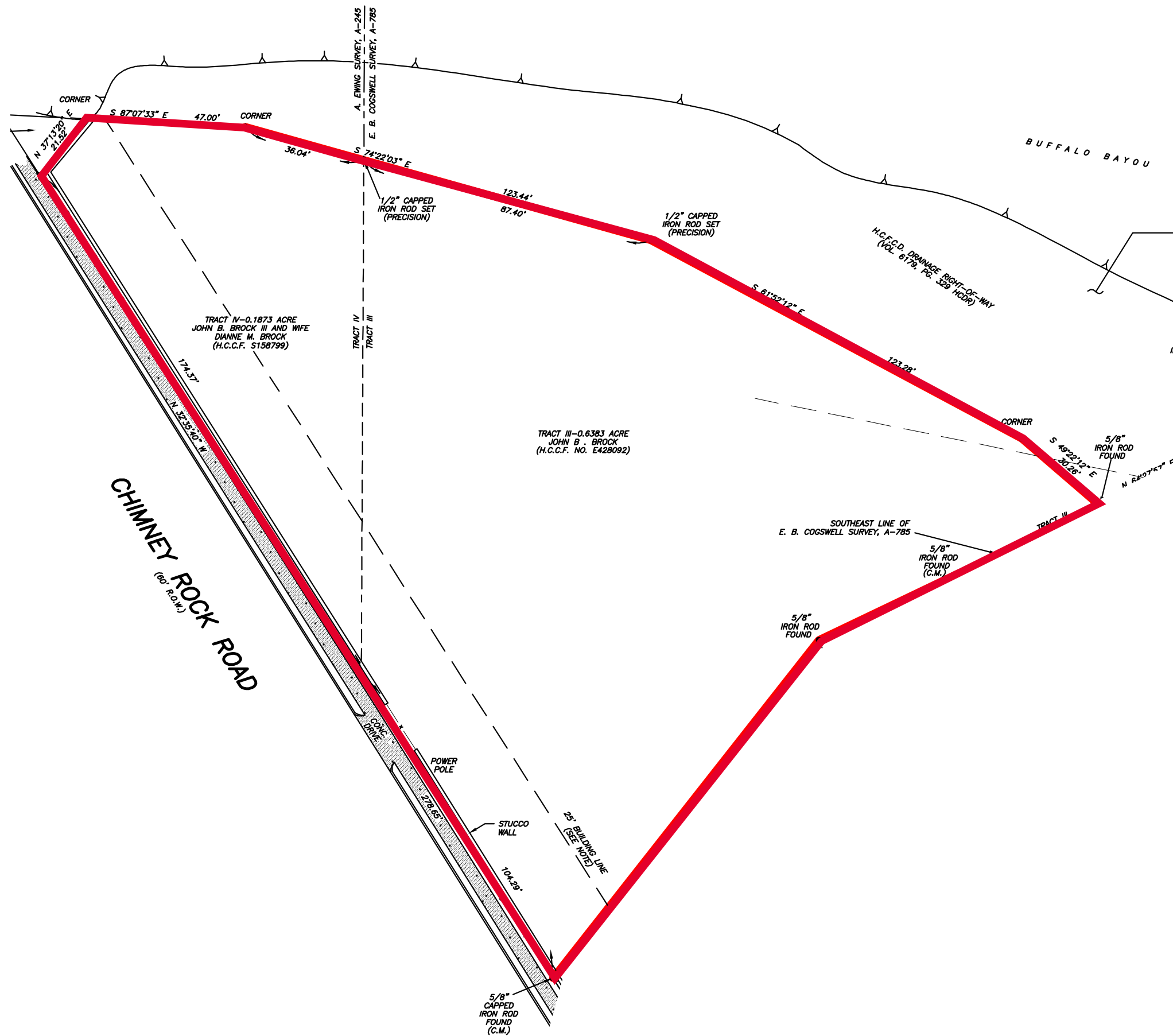
CHARLIE MCGAHREN

Associate

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Floodplain Map

Buffalo Bayou

Buffalo Bayou

Buffalo Bayou

Buffalo

5714

5710

5706

5702

Indian Bluff

302

306

310

314

318

Indian Bayou

Indian Bluff

303

311

315

351

347

343

Chimney Rock Rd

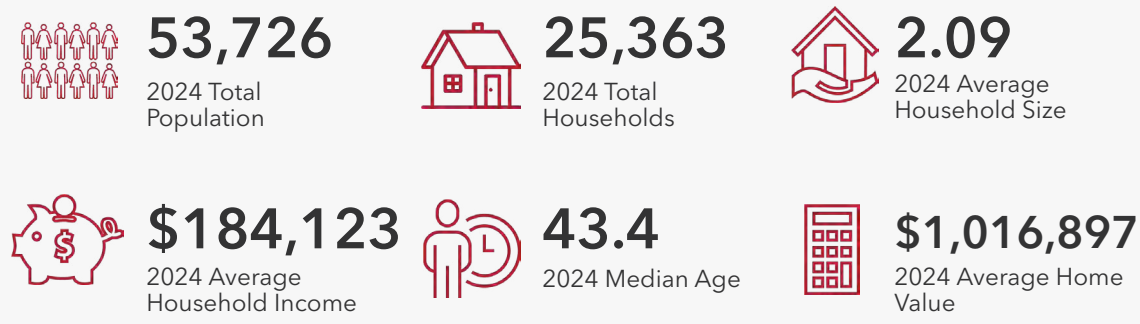
560

5602

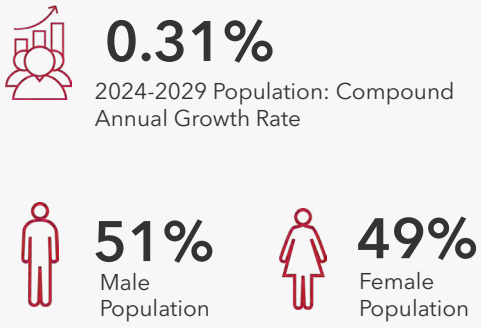
5603

DEMOGRAPHICS

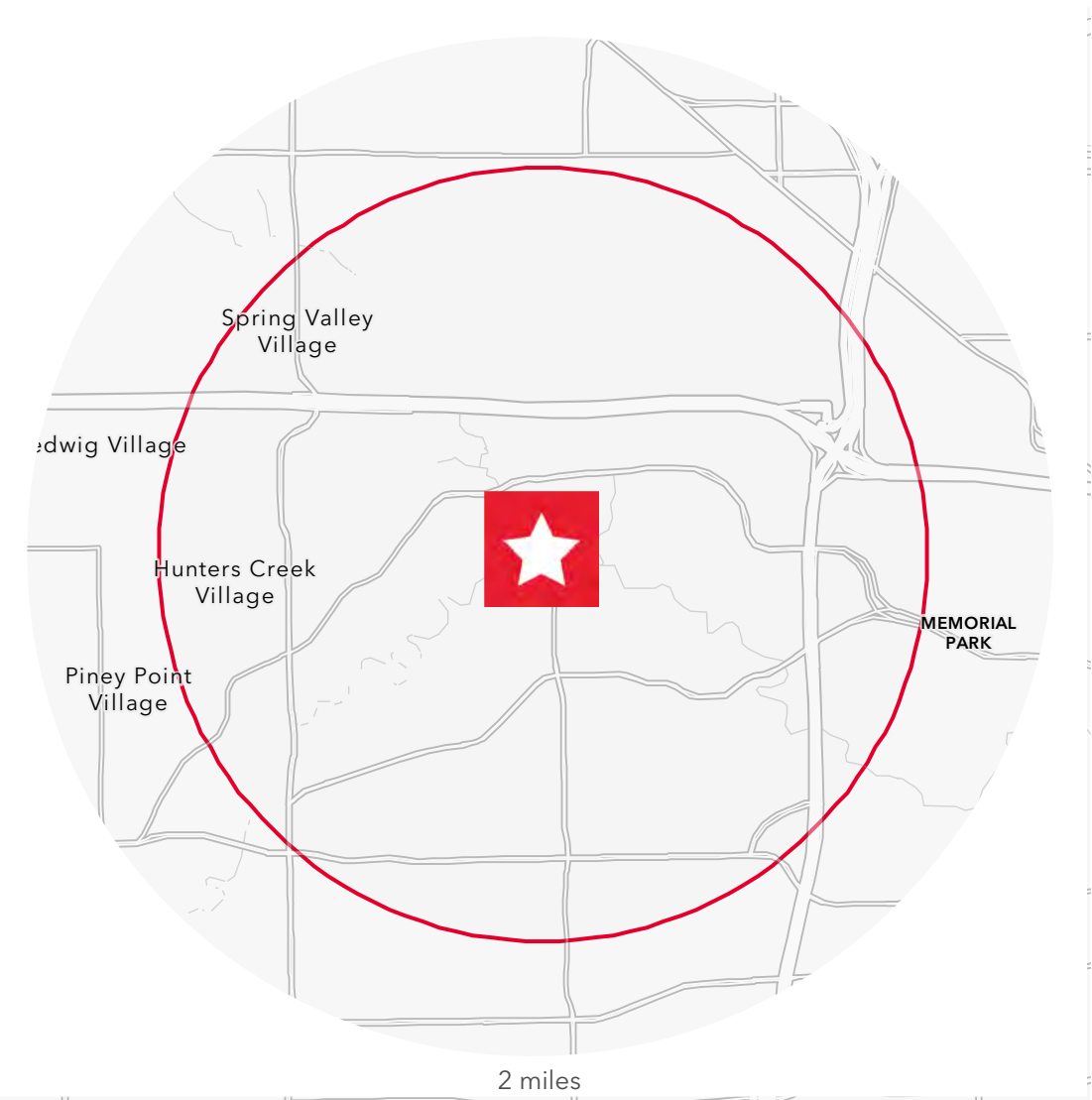
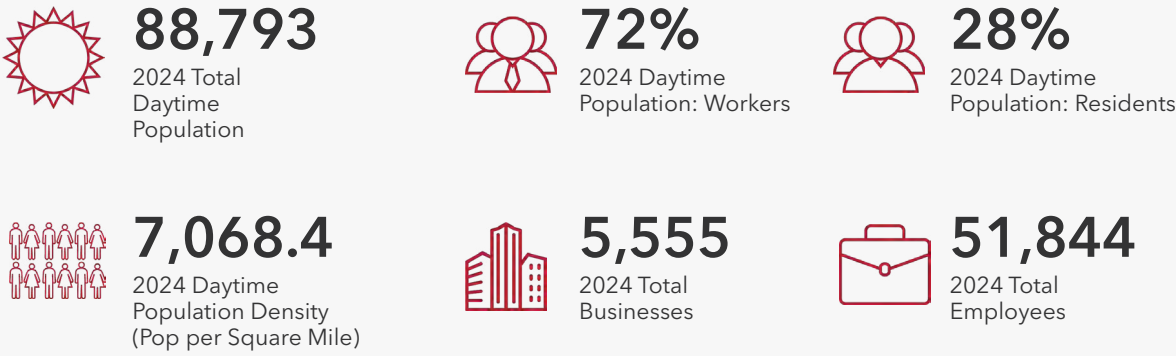
HOUSEHOLDS



POPULATION



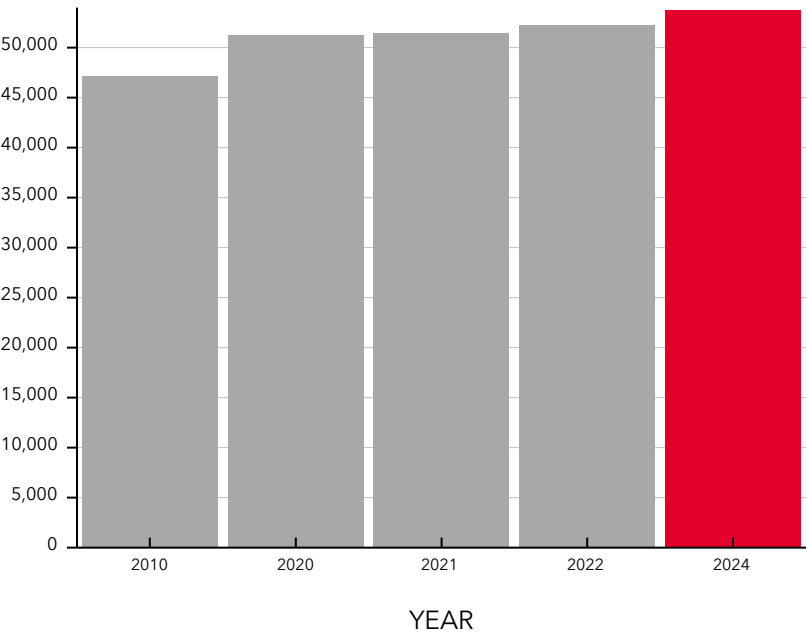
EMPLOYMENT



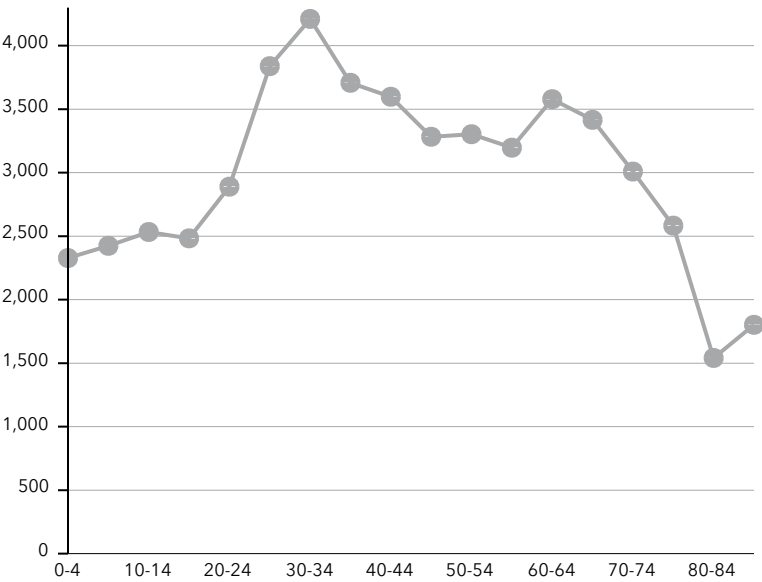
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



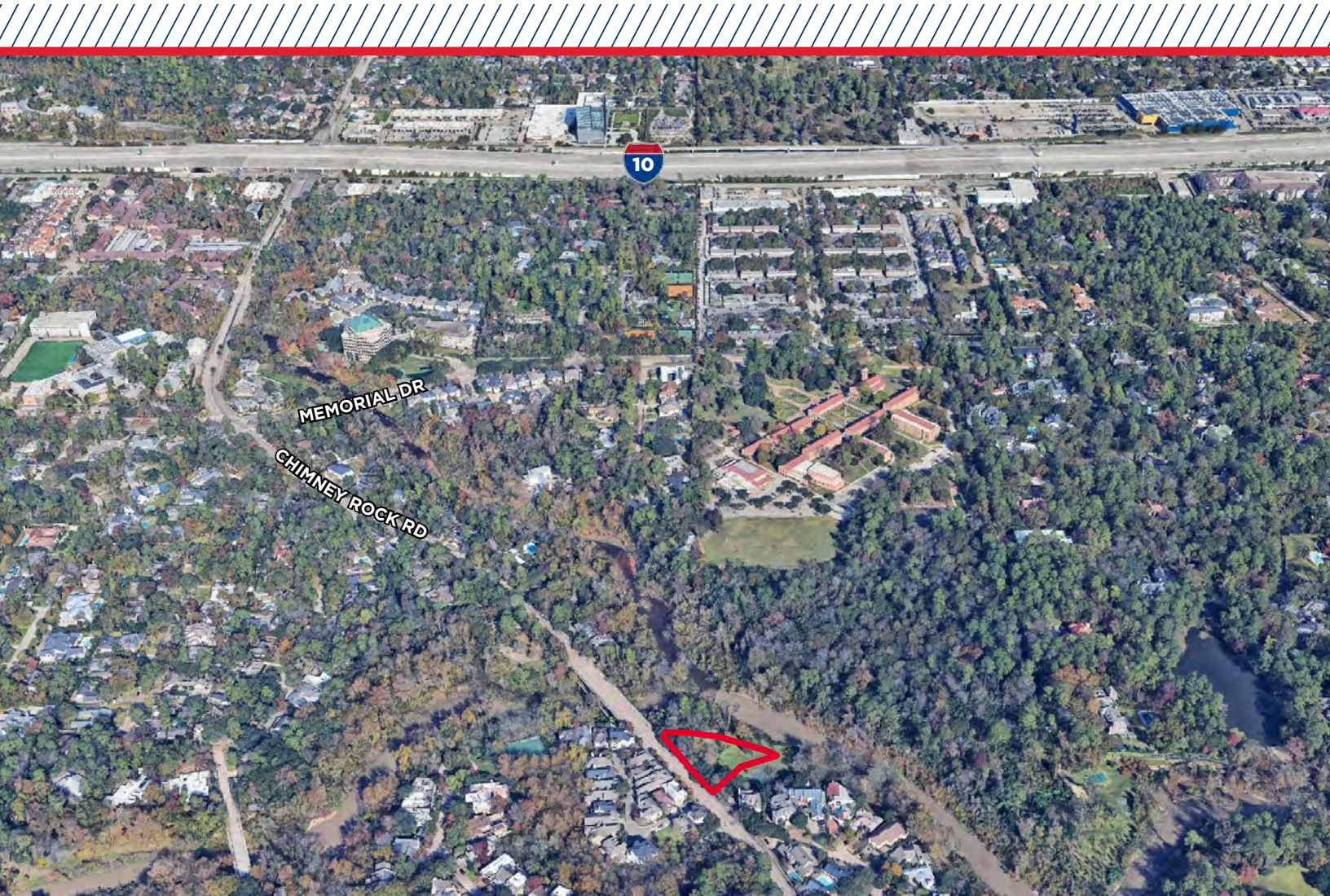
POPULATION BY AGE GROUP



±35,963 SF

Chimney Rock Rd

Houston, TX



±35,963 SF of land located along Chimney Rock Rd. The site is zoned to Spring Branch Independent School District (SBISD) and specifically zoned for Hunters Creek Elementary, Spring Branch Middle School and Memorial High School. Several highly sought after private schools nearby include Duchesne Academy, Awty International School and Second Baptist School which are all within a 2 mile radius of the site. Spring Branch ISD is known for its commitment to academic excellence, innovative programs, and a supportive learning environment fostering student success.

- No known restrictions for redevelopment
- Located in the 100 and 500-year floodplain
- 278' of frontage along Chimney Rock
- Price Reduced - \$1,795,000.00

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