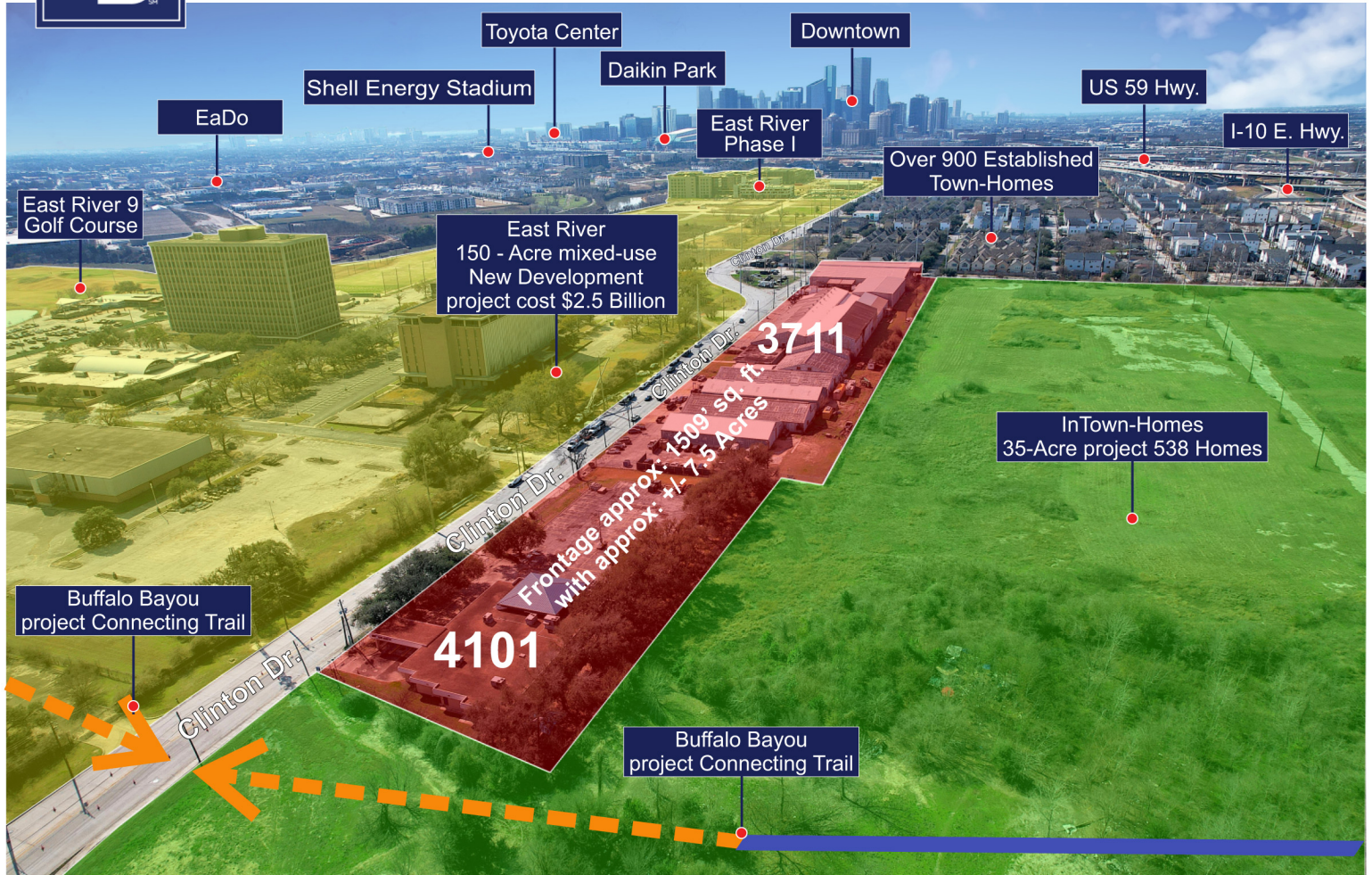




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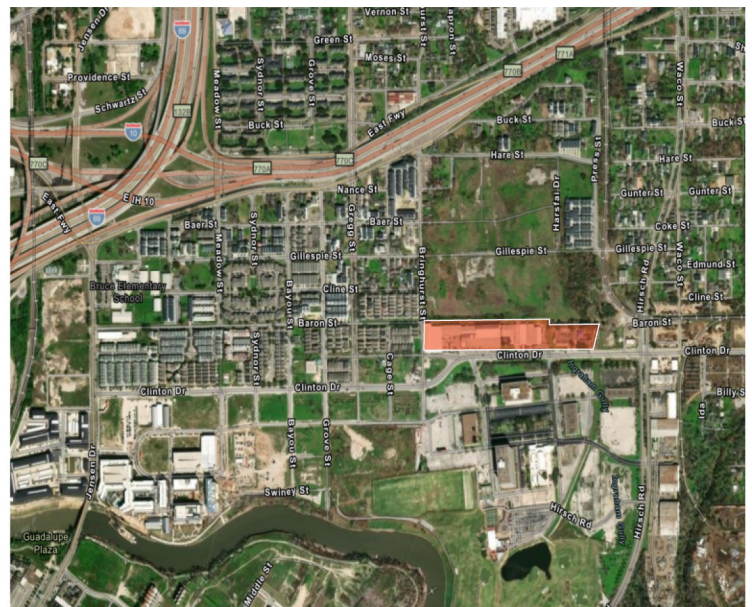
FOR SALE

3711 - 4101 Clinton Dr.
Houston, TX 77020



Property Features:

- ❖ **ASKING PRICE: \$23M** (Selling for Land Value).
- ❖ Income Producing (3711 and 4101 Clinton Dr).
- ❖ Approx: +/- 7.5 Acres.
- ❖ Clinton Dr. Frontage Approx: 1509' linear feet (3711- 4101).
- ❖ Located in TIRZ #18 (Tax Increment Reinvestment Zones).
- ❖ New \$2.5 Billion East River mixed-use across street.
- ❖ East River - Phase I (Near completion).
- ❖ 35-Acre project 538 Homes (Located behind 3711-4101).
- ❖ Buffalo Bayou projected Connecting Trail (Eastside of 4101).
- ❖ Over 900 established Town-Homes in place (Westside 3711).
- ❖ EaDo - East Downtown minutes away.
- ❖ Downtown - Houston Skyline minutes away.
- ❖ All Major Highways - Minutes away.
- ❖ Sport Arenas- Minutes away.



FOR MORE INFORMATION

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