



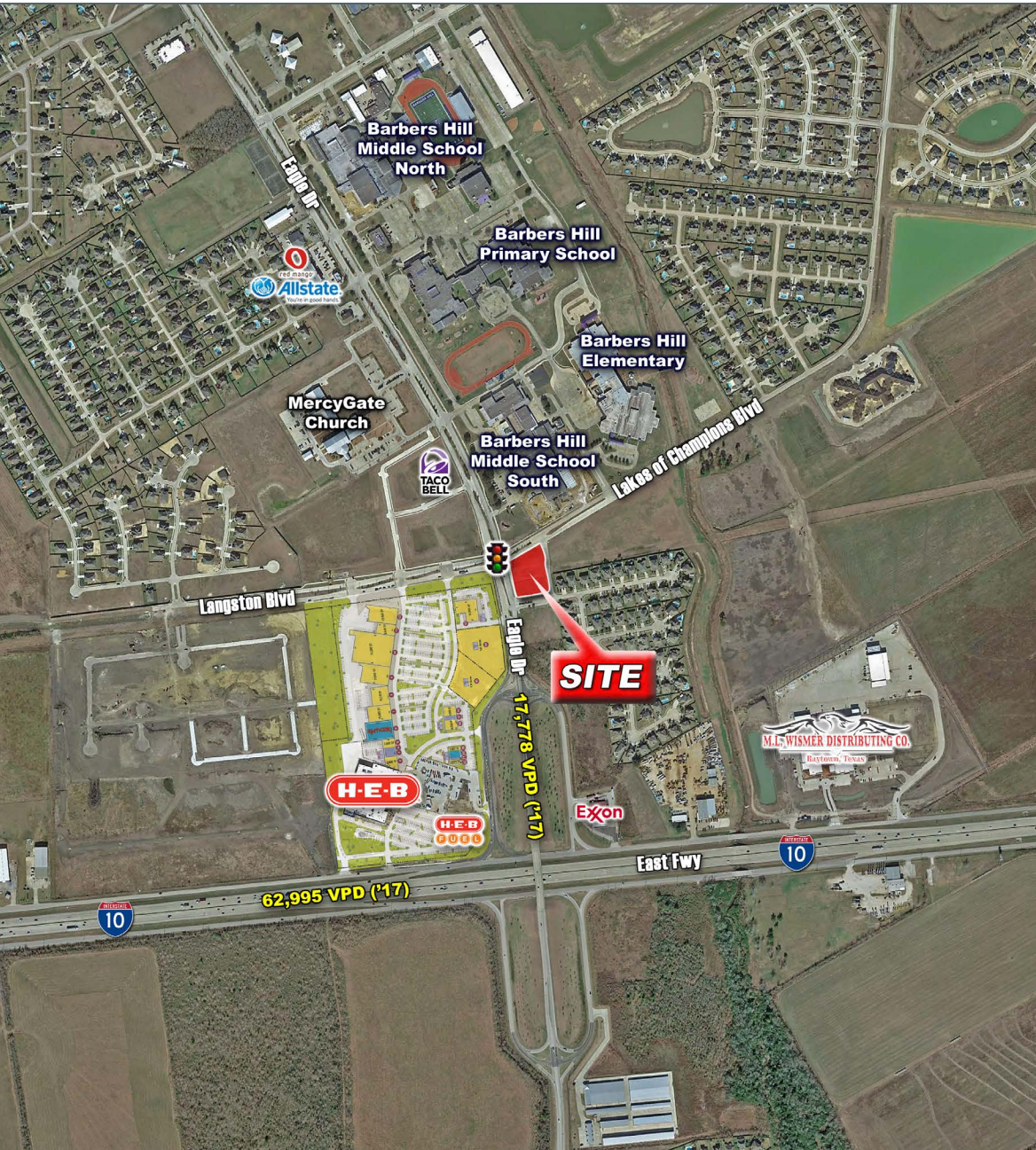
**New Medical/Office Building**  
7611 Eagle Drive  
Mont Belvieu, Chambers County, Texas 77523

Delivering Q1-Q2 2019



# Medical / Office Space for Lease

7611 Eagle Drive, Mont Belvieu, Chambers County TX 77523.



## Property Highlights:

- Great visibility and location
- Across from Barbers Hill Elementary, Primary, and Middle Schools
- Conveniently located just north of I-10 / East Fwy
- Delivering before HEB retail
- Electronic Pylon Sign
- Located in a growing area
- Grand Parkway / 99 Loop is expanding just to the west of this location
- Delivering Q1-Q2 2019
- Call for Pricing

## Traffic Counts:

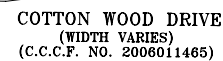
Eagle Drive: 17,778 VPD (TXDOT 2017)

I-10/East Fwy: 62,995 VPD (TXDOT 2017)

## Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	2,615	12,111	25,658
5 Year Proj. Growth	18.1%	15.8%	13.3%
Avg Household Income	\$109,119	\$118,474	\$106,573

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