

Property Highlights: 1103 Beckman St

Conveniently Located Near

Major Roadways

- Airline Drive – 3–5 minutes
- Tidwell Road – 5 minutes
- Hardy Toll Road – 5–8 minutes
- I-45 North – 7–10 minutes
- North Loop 610 – 10–12 minutes
- Beltway 8 – 12–15 minutes

Everyday Shopping

- Local grocery stores and neighborhood markets – 5–10 minutes
- Northline Commons – 10–12 minutes
- Walmart Supercenter – 10–12 minutes
- Lowe's Home Improvement – 10–12 minutes
- Ross, Burlington, and additional retail stores – 10–12 minutes
- The Heights shopping and dining district – 15–20 minutes

Dining & Entertainment

- Restaurants and local businesses along Airline Drive – 5–10 minutes
- Houston Farmers Market – 12–15 minutes
- The Heights – 15–20 minutes
- Downtown Houston – 15–20 minutes
- Toyota Center – 18–22 minutes
- Minute Maid Park – 18–22 minutes
- Discovery Green – 18–22 minutes
- Theater District and Downtown Aquarium – 18–22 minutes

Transportation & Employment Centers

- Northline Transit Center/HCC – 10–12 minutes
- METRORail Red Line access – 10–12 minutes
- Houston Community College Northline Campus – 10–12 minutes
- George Bush Intercontinental Airport – 15–20 minutes
- Downtown Houston employment centers – 15–20 minutes
- Texas Medical Center – 25–30 minutes
- The Woodlands – 25–30 minutes

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Outdoor Recreation

- Cooper Road Park – 3–5 minutes
- Clark Park – 5–8 minutes
- Melrose Park – 8–10 minutes
- Moody Park – 12–15 minutes
- Buffalo Bayou Park – 20–25 minutes
- Memorial Park – 20–25 minutes

Education

- De Chaumes Elementary School – approximately 0.7 mile
- Sam Houston Math, Science and Technology Center – approximately 0.9 mile
- Fonville Middle School – approximately 1.5 miles
- Houston Community College Northline Campus – approximately 10–12 minutes

This location offers convenient access to major highways, Downtown Houston, George Bush Intercontinental Airport, shopping, dining, schools, public transportation, recreation, and important employment centers throughout the Houston area.

 **DRIVE TIMES ARE APPROXIMATE AND MAY VARY BASED ON TRAFFIC CONDITIONS. BUYERS ARE ENCOURAGED TO INDEPENDENTLY VERIFY SCHOOL ZONING, LOCATIONS, TRAVEL TIMES, SERVICES, AND AVAILABILITY.** 