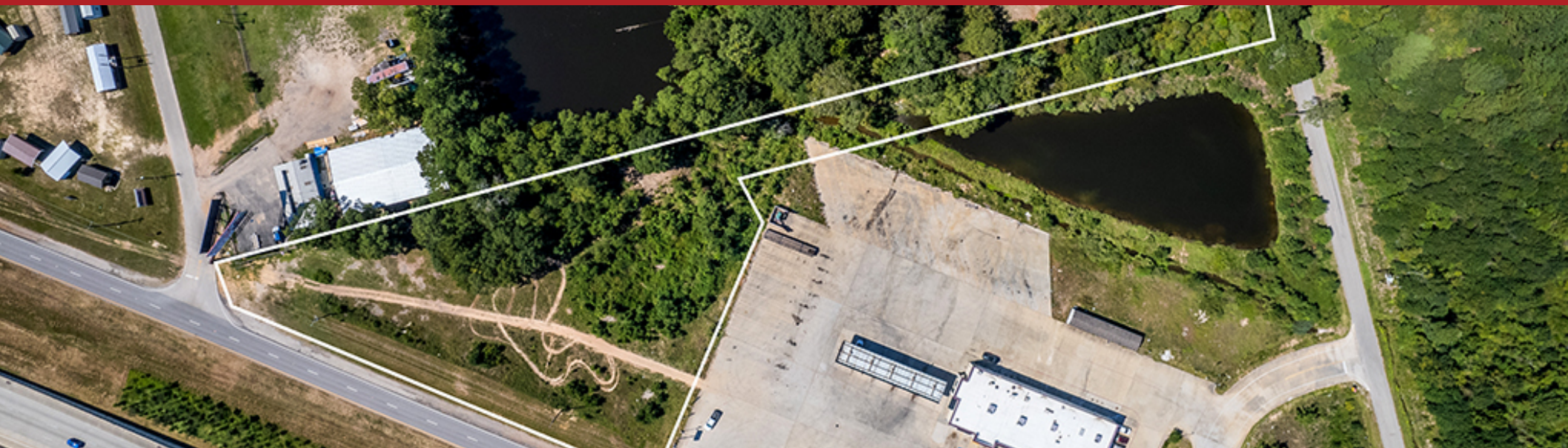


2 ACRES US 59 FRONTAGE RD & MAGNOLIA DR

TBD US 59 FRONTAGE RD, UNKNOWN, TX 77372

FOR SALE: \$500,000

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

Possible uses; hotel, car dealership, car accessories, food industry, and retail

-2 acre lot

-Frontage off of US 59 and access off of Magnolia Ln!

LOCATION DESCRIPTION

This 2-acre property boasts a prime location with direct frontage on US 59, a key transportation artery. Situated just off the intersection of US 59 and FM 2090, the property is easily accessible from US 59 towards Cleveland. To reach it, one would take a U-turn under US 59, finding the property conveniently located beside a gas station on 59/Magnolia Drive. This strategic positioning near a major highway ensures high visibility and easy access, making it ideal for a variety of commercial or developmental purposes. The property is well-suited for enterprises that benefit from highway proximity, such as retail centers, service businesses, or potentially a hospitality venture.

OFFERING SUMMARY

Sale Price: \$500,000

Lot Size: 3.841 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	441	3,497	7,924
Total Population	1,339	10,318	23,076
Average HH Income	\$66,973	\$69,866	\$72,999

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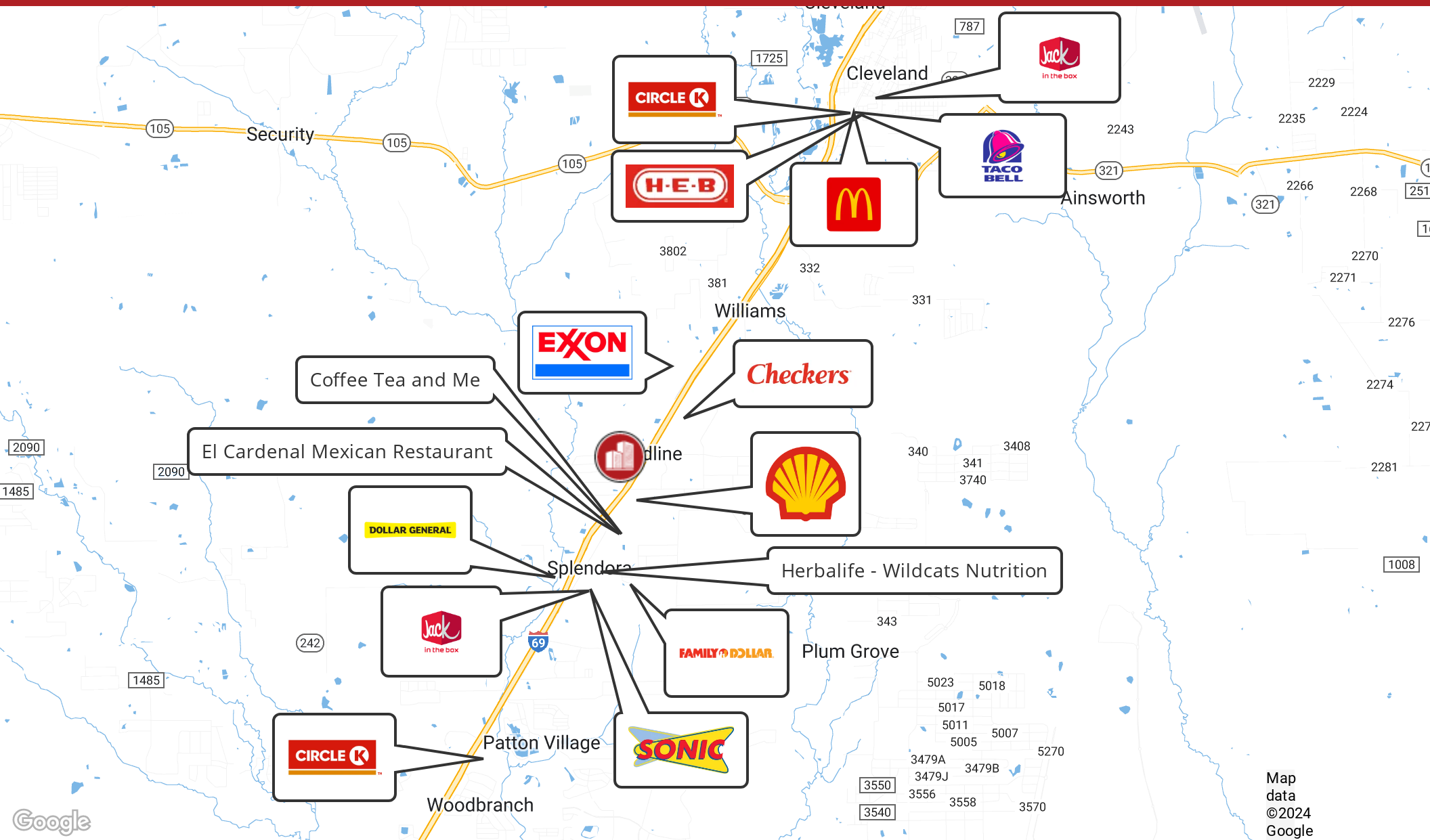
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | LAND



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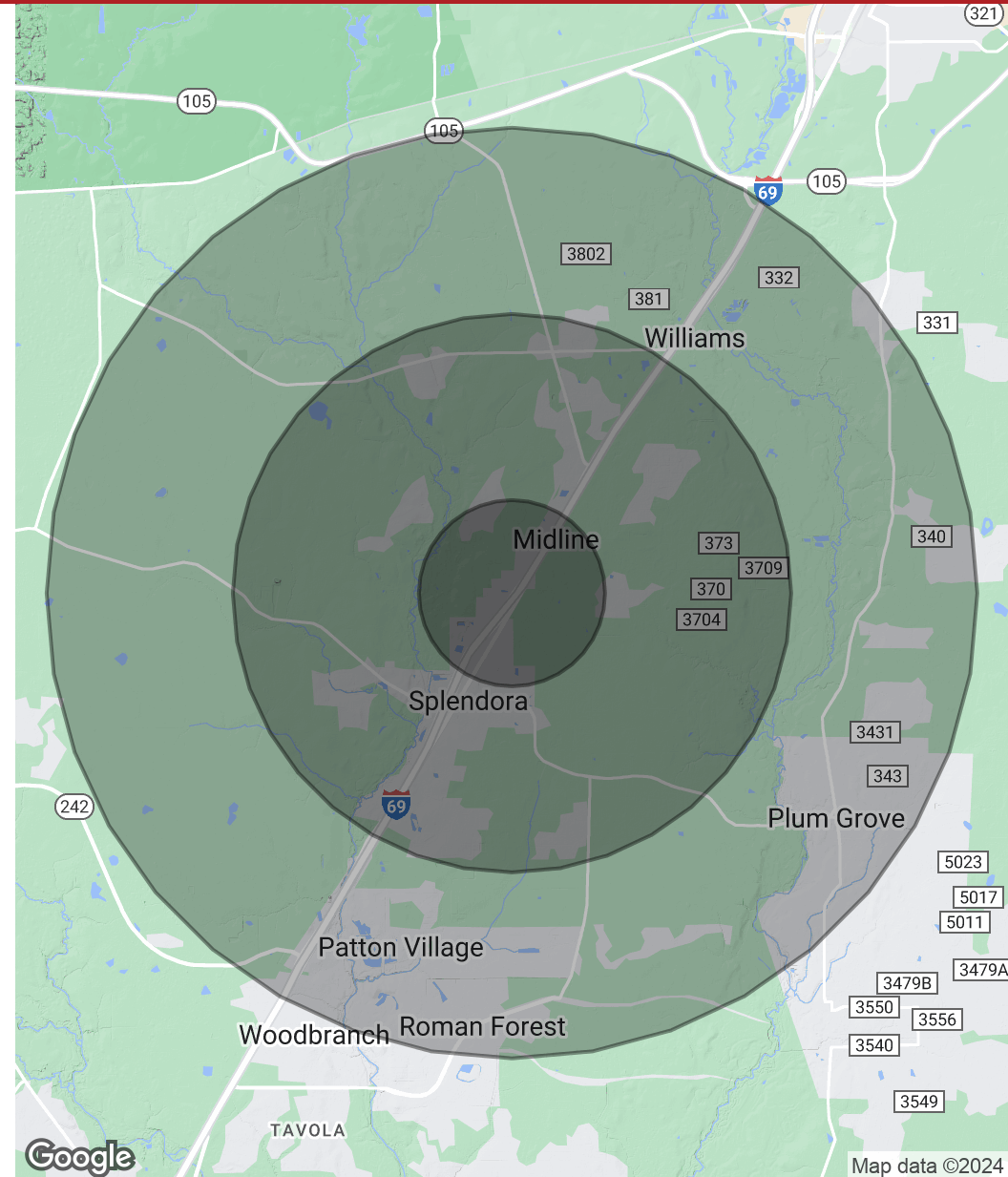
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DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,339	10,318	23,076
Average Age	38.9	35.2	34.8
Average Age (Male)	39.1	34.0	33.1
Average Age (Female)	36.2	35.4	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	441	3,497	7,924
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$66,973	\$69,866	\$72,999
Average House Value	\$226,130	\$177,026	\$183,091

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS | LAND



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