

For Sale 1803 Riley Fuzzel Road

NWQ Riley Fuzzel and Grand Pwky Spring, TX 77386

±14 acres
±4 acres

EXECUTE CONFIDENTIALITY AGREEMENT

🏠 **LEGENDS RUN**
home values \$200K-375K

🏠 **FOX RUN**
home values \$230K-\$400K

FUTURE COTTAGE GREEN BTR SITE

± 4 AC

± 14 AC

FUTURE RETAIL

Visionworks
Kroger FRESH FOR EVERYONE™
PET SMART
LifeStorage
WALMART SUPERCENTER
TACO BELL
STARBUCKS
SHELL
WENDY'S

REGAL

64,550 VPD

99 TEXAS

RILEY FUZZEL

SNYDER ELEMENTARY SCHOOL
1,265 students

🏠 **HARMONY PARK**
Built 2016 | 273 Units

MOD HEB LAIFITNESS
ExtraSpace Storage Panera Bread CHASE SONIC

YORK JUNIOR HIGH SCHOOL
2,032 students

COX INTERM SCHOOL
1,478 students

🏠 **SYNC AT HARMONY APARTMENTS**
Built 2015 | 308 Units

🏠 **BENDERS LANDING**
home values \$350K-\$1.25M

🏠 **HARMONY**
home values \$330-\$500K

hmf
americana

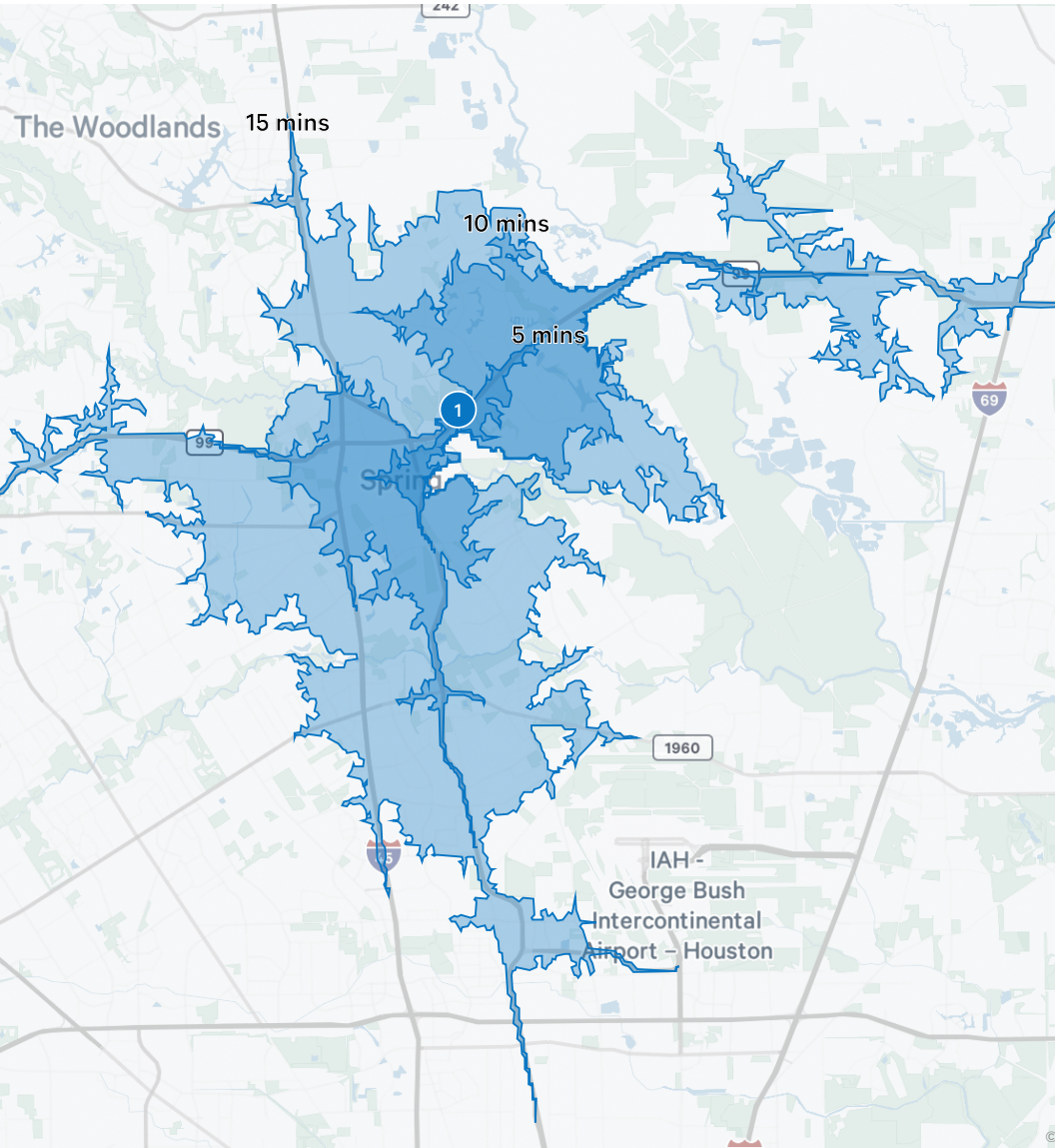
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Commute & Demographics



Drive Times	Minutes
City Place/The Woodlands	13
Houston	20
Conroe	20
George Bush Intercontinental Airport (IAH)	19

Property Information

Location

- 1803 Riley Fuzzel Road Spring, TX
- Located just west of Birnham Woods master plan community in east Spring, TX

Property Information

- ±14 acres | ±4 acres
- Total tax rate once annexed to Spring Creek Utility (MUD) \$2.6451
- Annexation in process
- MUD will only approve MF development up to 342 units
- No pipeline through tract
- Cross access through property
- 500-year floodplain (LOMR-F will be delivered by at closing)
- On-site detention required

Surrounding Area

- Proximity to 99, Hardy Toll Rd, and I-45
- Near a new HEB, Walmart, and Kroger anchored power center
- Adjacent to the future class A Cottage Green BTR Community

Price

Call Broker for Pricing



Commute

Traffic Counts	Vehicles Per Day
Grand Parkway/99	64,550
Hardy Toll Rd	64,952
I-45	231,484



2022 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	11,059	80,357	188,956
Median Age	33.9	34.4	34.8
Average Household Income	\$144,870	\$141,881	\$122,210
Average Home Value	\$291,517	\$319,637	\$303,998
College Degree or Higher	55.7%	46.7%	40.7%

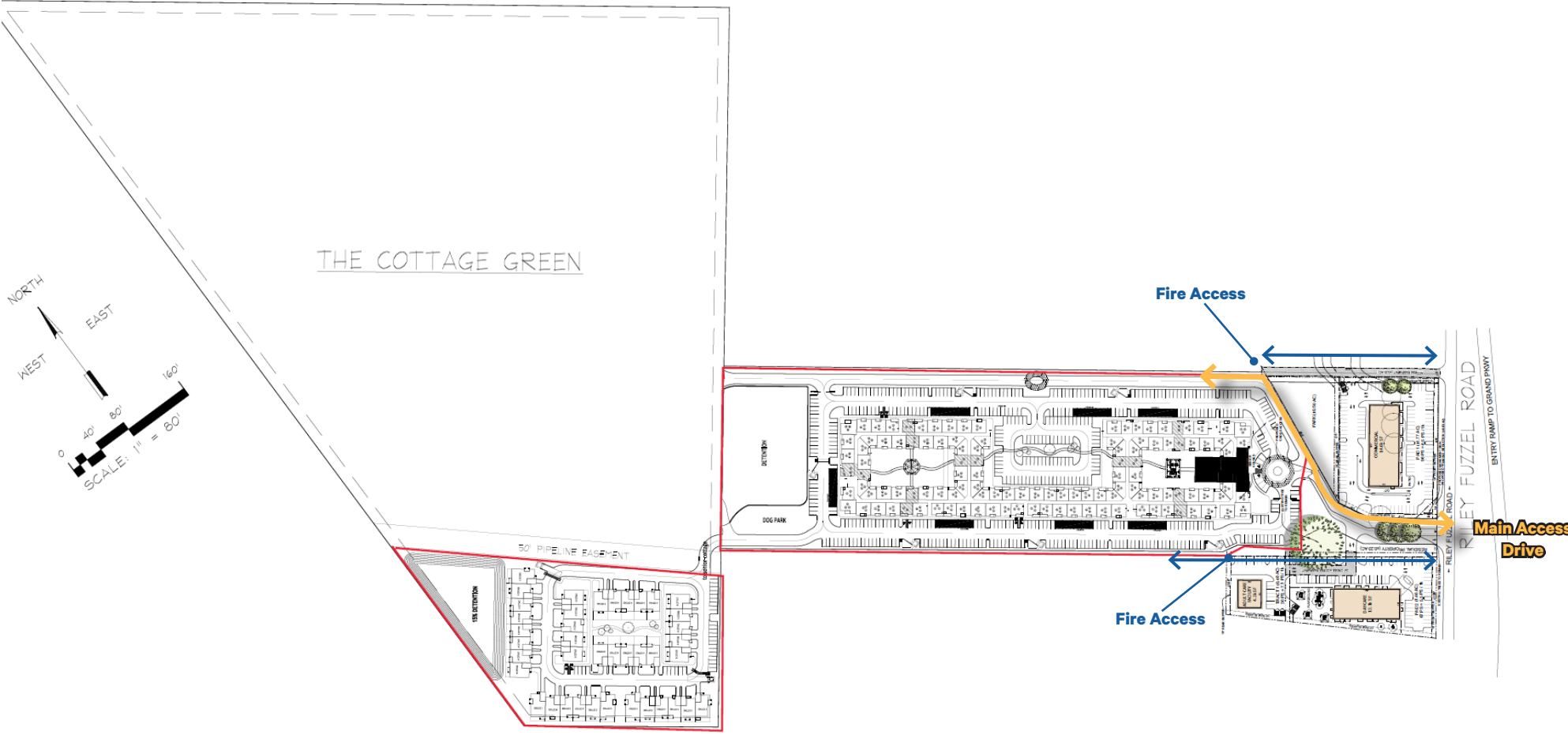
Property Aerial



Property Aerial



Conceptual Site Plan



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www.cbre.com

Contact Us

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