

FOR SALE | \$1,340,000
UNDEVELOPED LAND | LOT: 5.35 AC
20688 LOOP 494
NEW CANEY, TX 77357

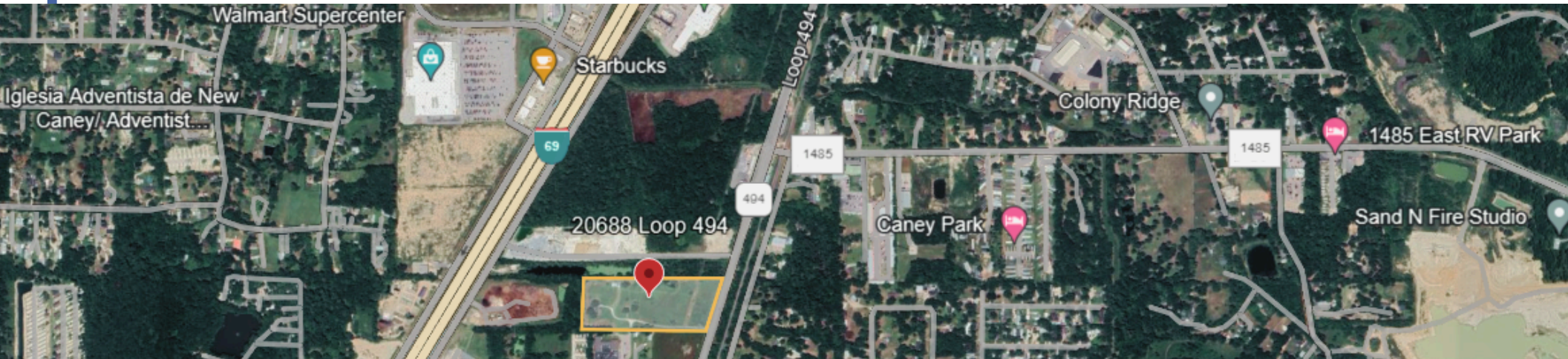


Carlos Iglesias
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PROPERTY SUMMARY

Sales Price: \$1,340,000
Property Type: LAND
Subtype: Commercial
Total Lot Size: ± 5.35 AC

PROPERTY HIGHLIGHTS

- Close Proximity to I-69, 99 Grand Pkwy, Hwy 494 and 1485
- Located Northeast of Houston
- High Traffic Area
- Rapidly Expanding Area
- New developments include a Walmart Supercenter, several retail shops and fast food chains
- Substantial land area provides a versatile options for construction development

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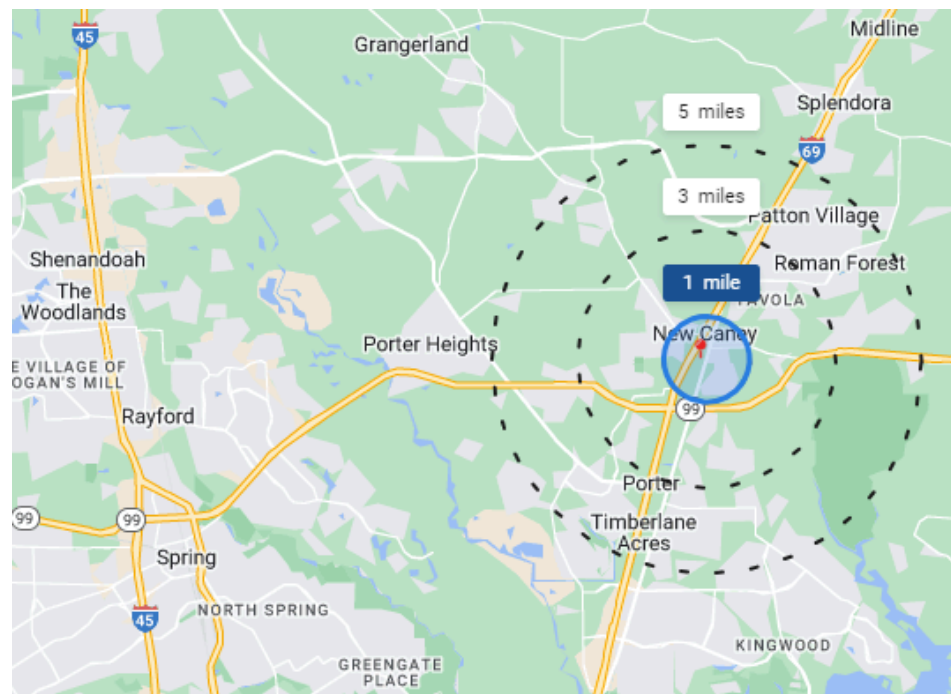
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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	6,394	99,341	293,691
2023 Census	5,123	81,089	252,084
2010 Census	3,938	66,373	224,587
Households			
2028 Projection	2,162	32,598	98,375
2023 Estimate	1,729	26,564	84,610
2010 Census	1,324	21,699	75,737
Avg HH Income	\$83,906	\$106,857	\$115,585



TRAFFIC STATISTICS

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
State Loop 494	Antique Ln S	8,816	2022	0.21 mi
I 20-N Business	Antique Ln S	9,946	2020	0.21 mi
Johnson Rd	State Loop 494 W	2,521	2022	0.33 mi
Johnson Rd	Lodge Rd W	610	2018	0.34 mi
US Hwy 59	FM 1485 NE	57,041	2022	0.36 mi
I 20-N Business	Lodge Rd W	19,275	2020	0.41 mi

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