

FOR SALE OR LEASE

CALL BROKER
FOR PRICING

8 ACRES OF LAND

0 SPEARS ROAD, HOUSTON, TX 77067



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

SULEMAN (SAM) RAJANI

Agent - REALM Professionals

Suleman@Rajani realestategroup.com

(832) 266-4786





PROPERTY HIGHLIGHTS



Location

0 Spears Rd.
Houston, TX 77067



Asking Price

Call Broker for Pricing



Size

+/- 8 Acres

Contact:

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

SULEMAN (SAM) RAJANI

Agent - REALM Professionals

Suleman@Rajanirealestategroup.com

(832) 266-4786

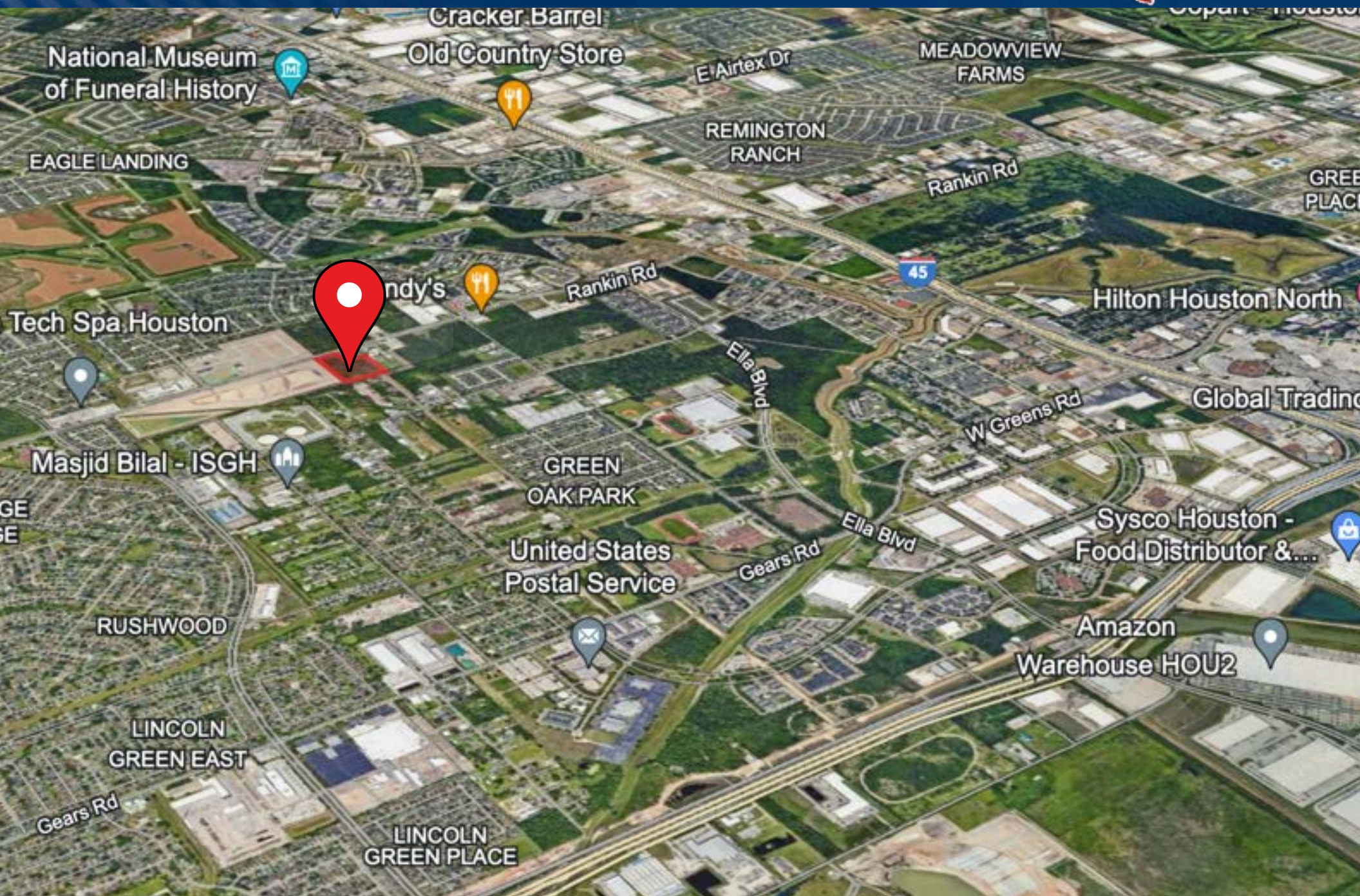
- +/- 8 acre pad site available for sale or ground lease on Spears Road
- Located on Spears Road between TC Jester and Ella Boulevards, only 1.5 miles west of I-45 and less than 2 miles north of Beltway 8
- Excellent location with great visibility; +/- 253 feet of frontage on Spears Road
- Located in high density residential & commercial area, adjacent to new DR Horton single family residential development coming soon
- Average traffic of over 24,000 vehicles per day on Spears Road, over 145,000 vehicles per day on nearby Beltway 8 & over 314,000 vehicles per day on nearby I-45
- Located in Harris County & Spring ISD
- Full survey and demographic package available

(713) 473-7200





MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

1557-1725 Spears Rd, Houston, Texas, 77067
Ring of 3 miles

KEY FACTS

134,946

Population



44,005

Households

31.2

Median Age

\$42,806

Median Disposable Income

EDUCATION

22.1%

No High School Diploma

30.2%

High School Graduate

17.0%

Bachelor's/Grad / Prof Degree

30.7%

Some College/ Associate's Degree

134,946

2023 Total Population (Esri)

INCOME



\$50,162

Median Household Income



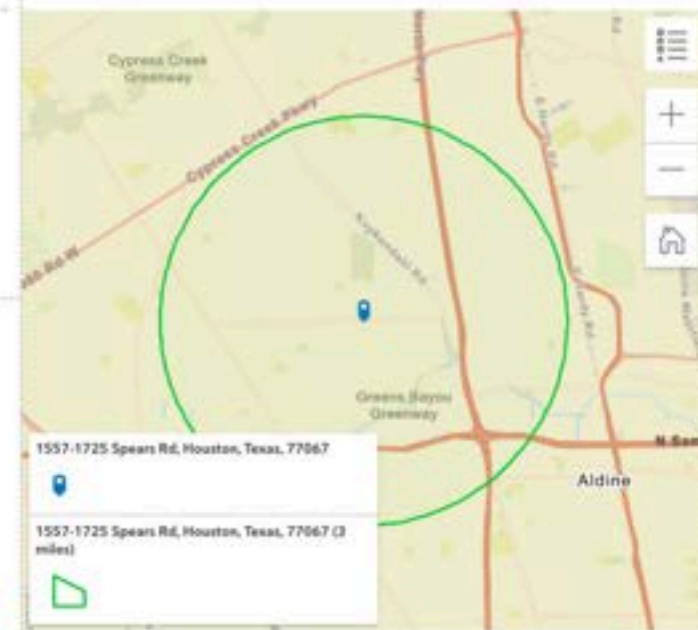
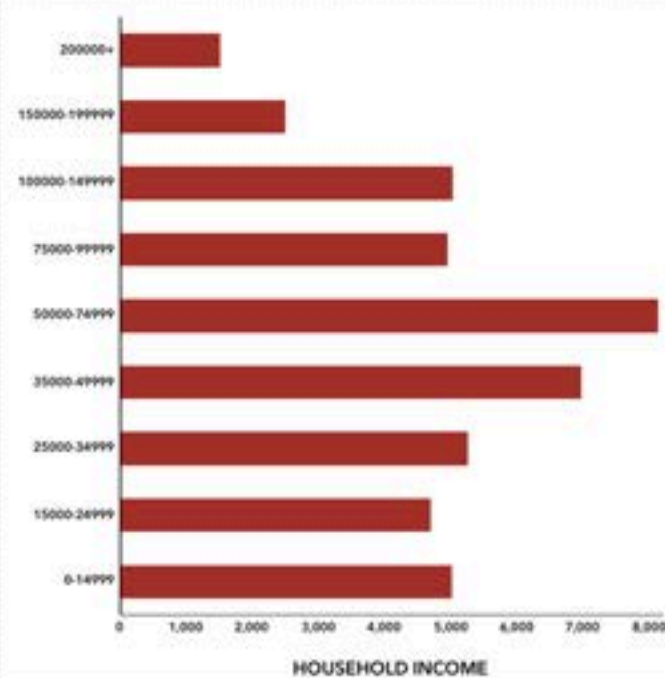
\$22,913

Per Capita Income



\$33,671

Median Net Worth



EMPLOYMENT



46.5%

White Collar



34.5%

Blue Collar



22.4%

Services

4.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

TYLER TORRES
Principal
Tyler@TexasCRES.com
(281) 898-0895

SULEMAN (SAM) RAJANI
Agent - REALM Professionals
Suleman@Rajanirealestategroup.com
(832) 266-4786

