

LAND FOR SALE **±0.78 AC**



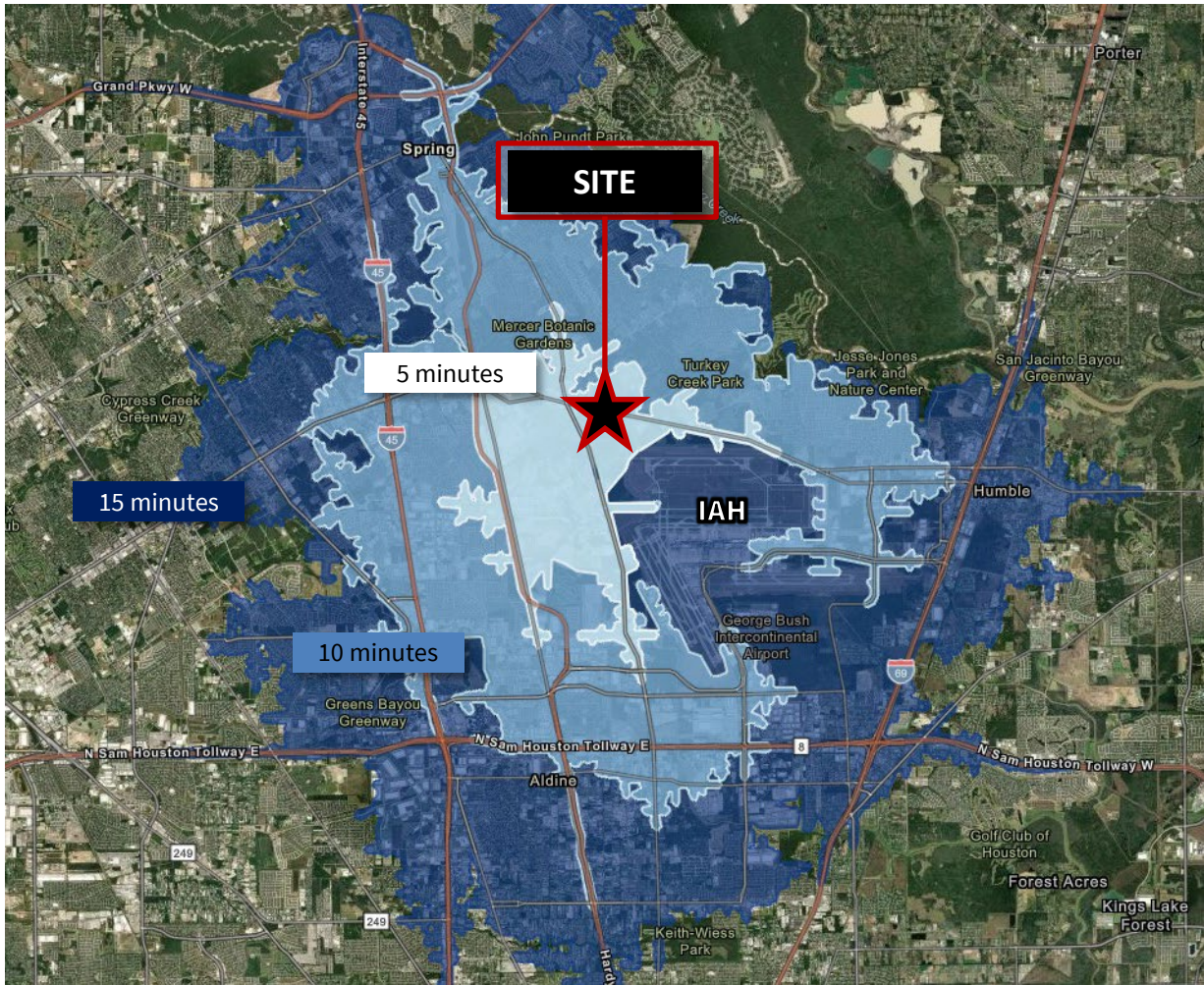
21505 ALDINE WESTFIELD | HOUSTON, TX 77338



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COMMUTE & DEMOGRAPHICS



Location

21505 Aldine Westfield, Humble, TX 77338 at the NWQ of Aldine Westfield and Treaschwig

Size

±0.78 Acres

Site Details

- Close proximity to IAH
- ±110' frontage on Aldine Westfield
- Shovel Ready
- No Floodplain
- Less than 0.3 miles from HEB owned land

Utilities

Utilities available from Timber Lane Utility District

Surrounding Area

This site is located approx. 13 miles from The Woodlands and 7 miles from City Place master-planned communities, home to: ExxonMobil, HP Inc, HPe, ABS, Southwestern Energy and more. Situated amidst numerous new development projects, growing high-end residential neighborhoods, premium Class-A office, and multi-family properties, this location presents an ideal opportunity for future development.

Price

Contact brokers for pricing



Demographics

| Population Summary | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| 2023 Population | 2,241 | 52,222 | 206,328 |
| 2023 Median Age | 33.8 | 31.4 | 30.7 |
| Average Household Income | \$72,631 | \$77,278 | \$70,259 |
| Average Home Value | \$241,274 | \$215,601 | \$217,053 |

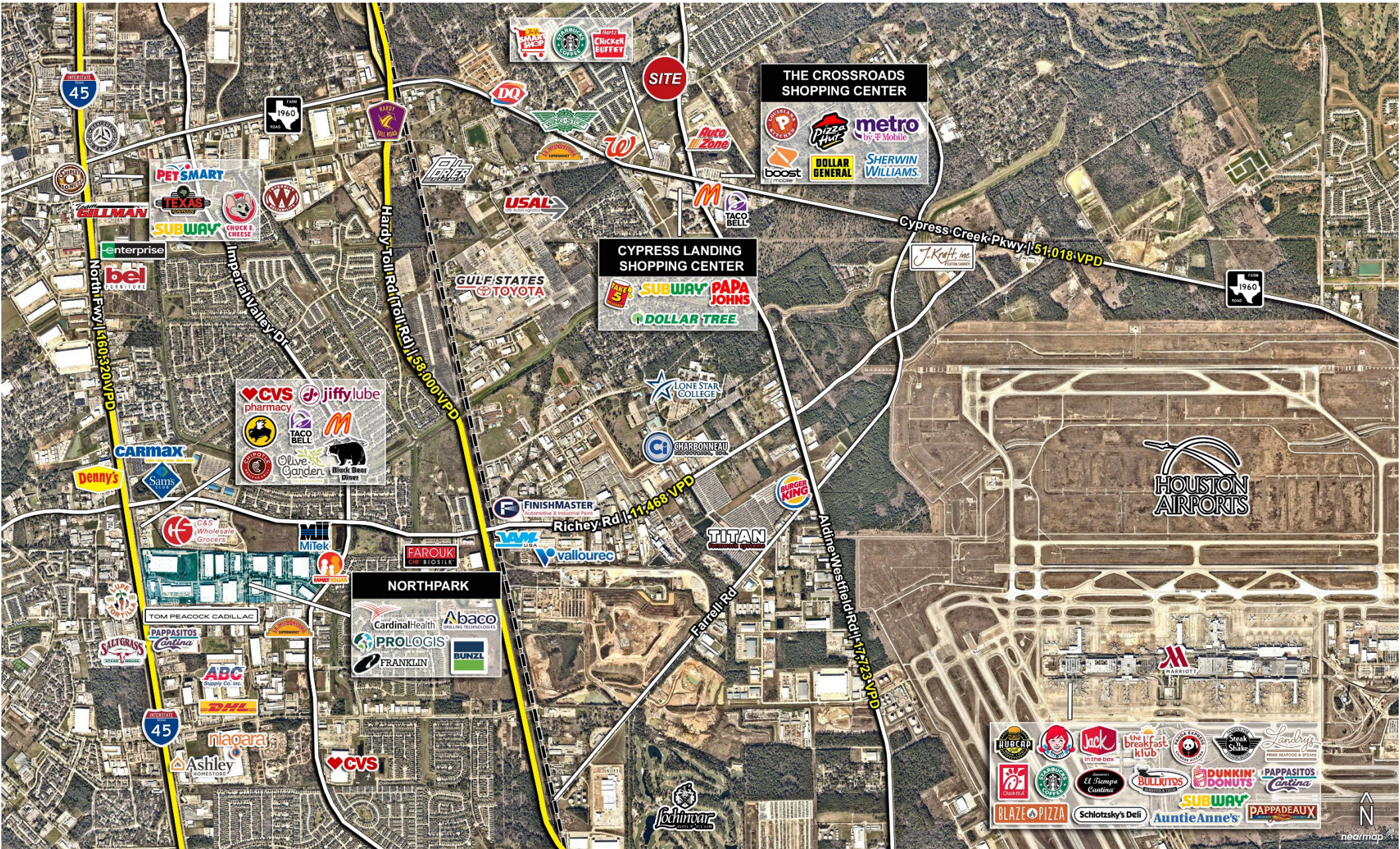


Drive Times

| Locations | Minutes |
|--|---------|
| George Bush Intercontinental Airport (IAH) | 8 |
| The Woodlands Mall | 15 |
| Woodlands Medical Center | 20 |
| Downtown Houston | 25 |

PROPERTY AERIAL

±0.78 AC | 21505 ALDINE WESTFIELD | HOUSTON, TX 77338  3



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