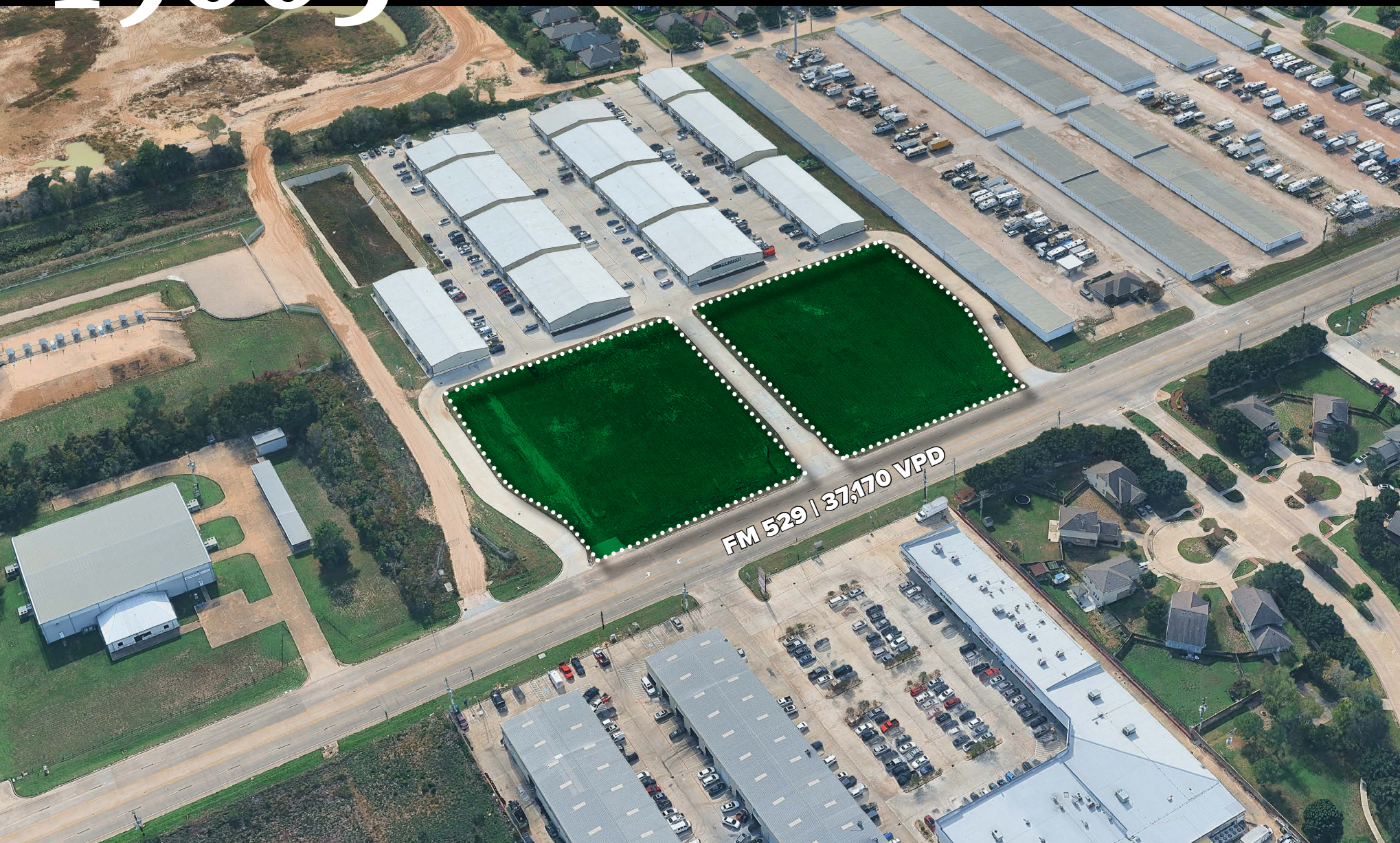


19005 FM 529

TWO 1.83 ACRE PAD SITES
FOR SALE IN HOUSTON, TX



Cotton Munson
cotton@rockspring.com
(830) 857-4727

Charlie Wyatt
charlie@rockspring.com
(210) 667-5565



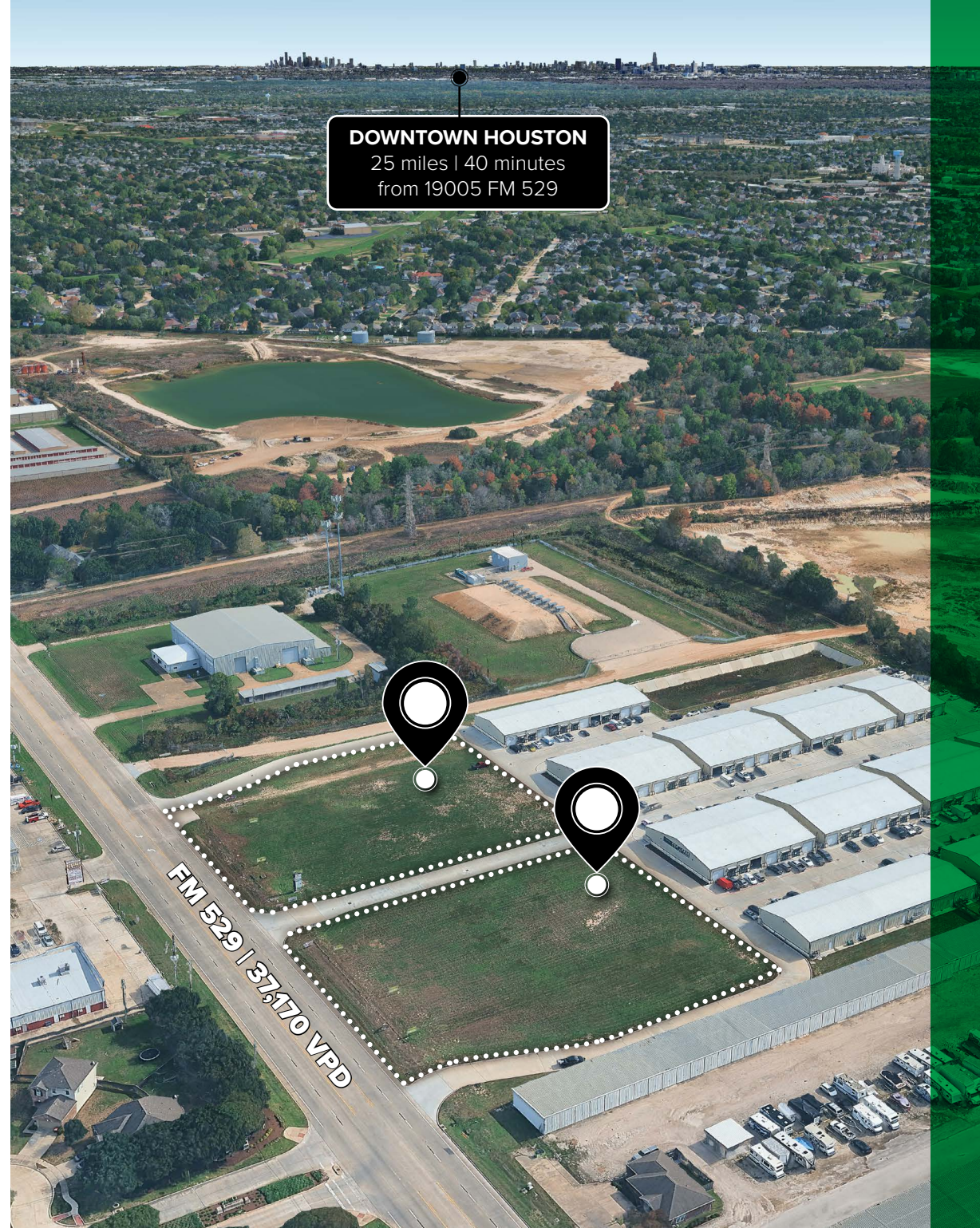
19005

EXECUTIVE SUMMARY

Rockspring Properties is pleased to present two adjacent pad sites located at the front of the flex park at 19005 FM 529, Houston, TX 77433. Together, the sites comprise a total of 3.66 acres (two 1.83-acre pads), offering a versatile development opportunity in one of Houston's most rapidly growing corridors.

With excellent access and visibility along FM 529, the sites are strategically positioned less than four miles from both Highway 99 (Grand Parkway) and Highway 6, ensuring superior connectivity to the greater Houston metro and surrounding suburban markets. Their location within an established flex park further enhances accessibility for a wide range of commercial, retail, or service-oriented uses.

19005 FM 529 presents a rare opportunity to secure well-located pad sites in a high-growth area, offering both immediate development potential and long-term investment value.



**ADDRESS:**

19005 FM 529
HOUSTON TX 77433

**PRICE:**

CALL BROKER

**ENTRANCES:**

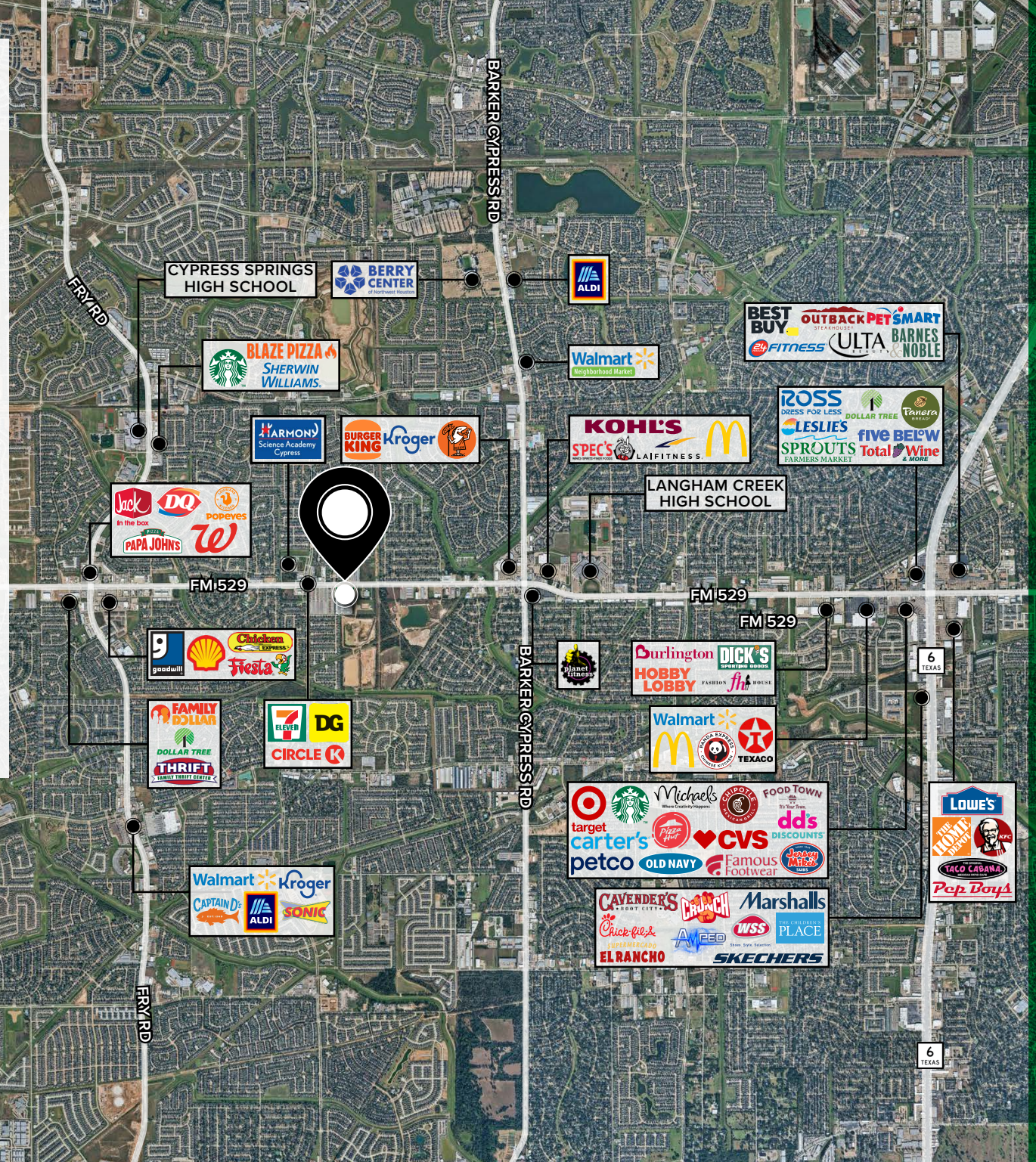
3 OFF KATY HOCKLEY
CUTOFF RD

**SIZE:**

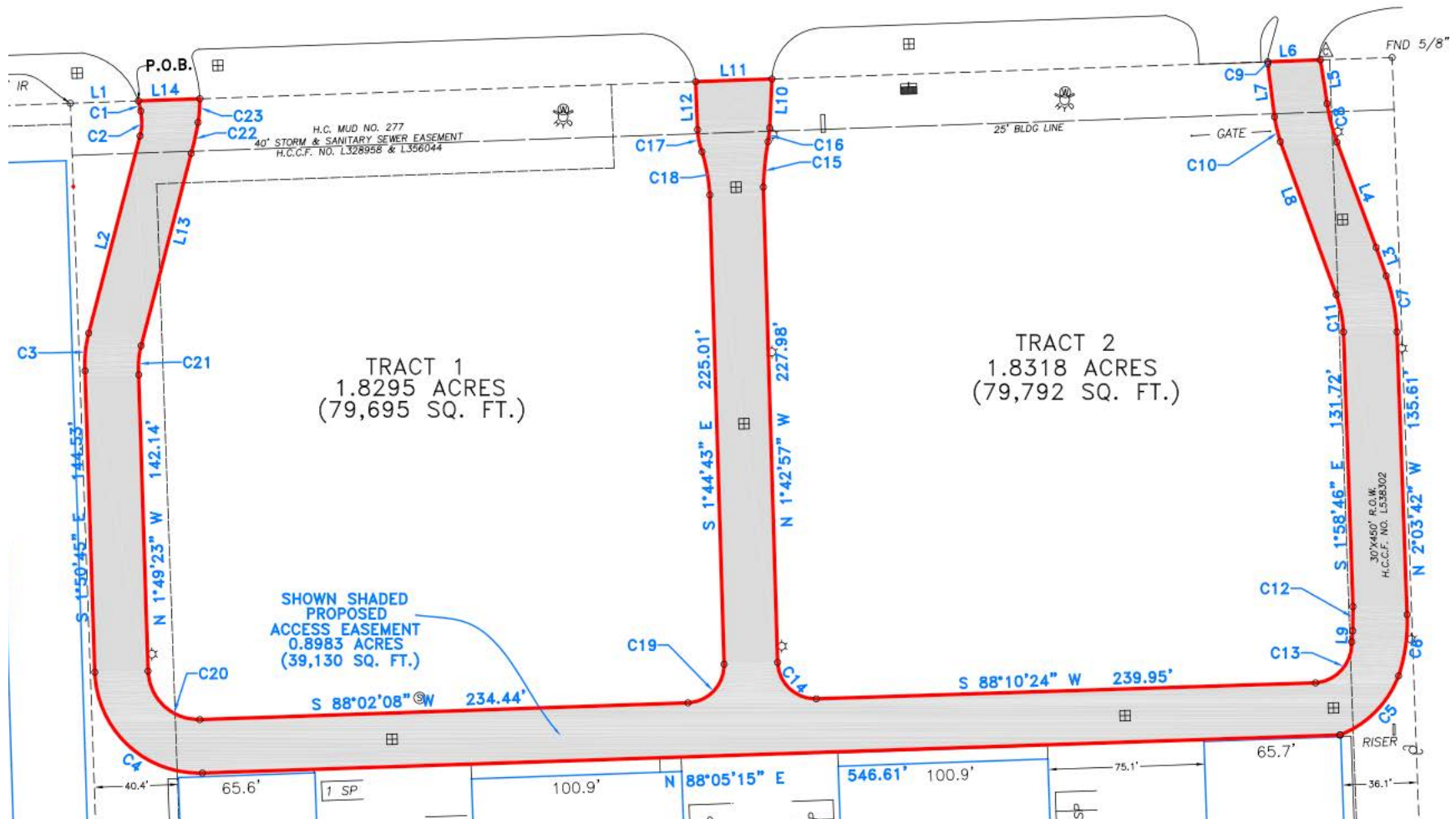
TWO 1.83 ACRE PADS

**HIGHWAYS:**

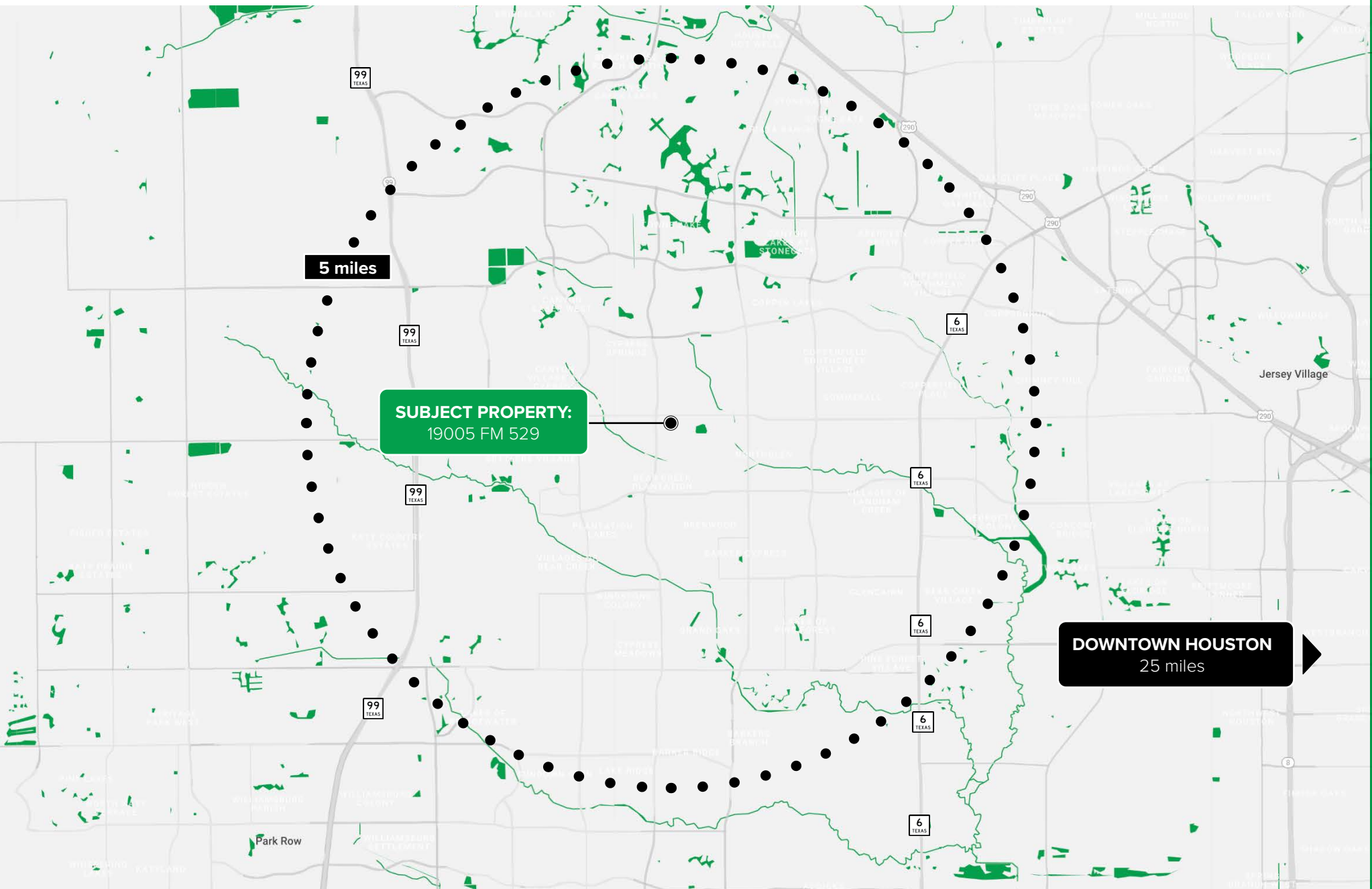
LESS THAN 4 MILES TO 99
AND HWY 6



SITE PLAN



19005



\$125,106 average household income within 5 miles

Employees within 5 miles total **56,287**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	23,347	177,309	367,995
Households	6,886	55,341	117,642
Families	5,665	45,045	93,925
Average Household Size	3.39	3.20	3.13
Owner Occupied Housing Units	5,233	40,966	85,279
Renter Occupied Housing Units	1,653	14,375	32,363
Median Age	33.1	34.2	34.9
Median Household Income	\$92,236	\$98,130	\$98,071
Average Household Income	\$103,048	\$119,385	\$125,106

2030 Summary	1 Mile	3 Miles	5 Miles
Population	23,039	185,950	381,985
Households	6,913	59,154	124,246
Families	5,665	47,998	98,956
Average Household Size	3.33	3.14	3.07
Owner Occupied Housing Units	5,309	43,875	90,976
Renter Occupied Housing Units	1,604	15,279	33,270
Median Age	34.2	35.1	35.6
Median Household Income	\$101,922	\$108,955	\$109,836
Average Household Income	\$111,726	\$135,136	\$140,660



PRESENTED BY

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