

FOR SALE

17310 N ELDRIDGE PKY

Selling Price: \$1,695,000

Lot Acres: 4.72



Property Overview

This highly sought after location includes a 4.73-acre property with an existing structure currently used as a church.

Whether you are looking to expand an existing business, start a new venture, or invest in a prime piece of commercial real estate, with generous frontage, this property offers incredible value and opportunity. The combination of high traffic, great visibility, and the flexibility of being unrestricted, make this a rare find with substantial commercial potential.

The surrounding area boasts a mix of established businesses, residential homes and multi-family, further increasing the potential for success.

With expansive space ready for development, this property presents a unique opportunity to turn your vision into reality—don't miss out on securing this prime asset and making it your own today!



Property Summary

17310 N Eldridge Pky, Tomball, TX, 77377

PROPERTY INFORMATION

Number of Building	1
Stories	1
Year Built	1968
Building Sq Ft	1,812
Parking type	Detached Frame/Concrete Block
Garage Sq Ft	400
Carpport Sq Ft	720

Land

Land Acres	4.72
Land SF	205,882

CONSTRUCTION

Exterior	Frame Concrete Block/Brick
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Property Highlights

LAND FEATURES

- Level, Cleared Ground
- Easy Access & High Visibility
- Commercial Zoning
- Flexible Zoning
- 5 Acres of Prime, Cleared Land

BUILDING

- Existing Commercial Structure

UTILITIES:

- Well Water Supply
- Septic System
- Electric Power

LOCATION

- High-Traffic Area

INVESTMENT OPPORTUNITY

- Highly Versatile, High-Potential Property



Aerial View



Aerial View



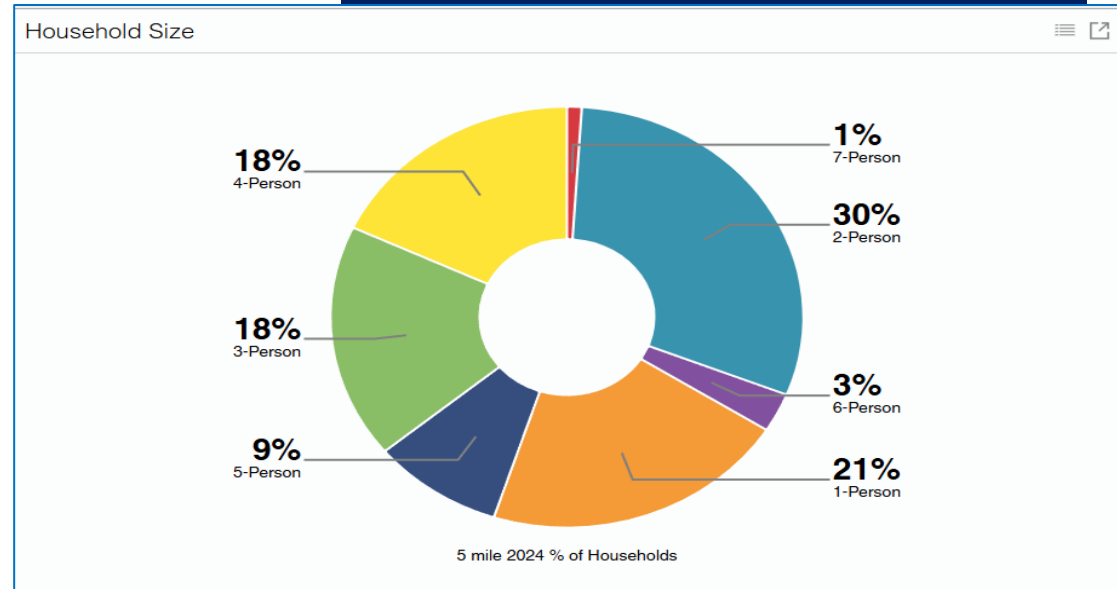
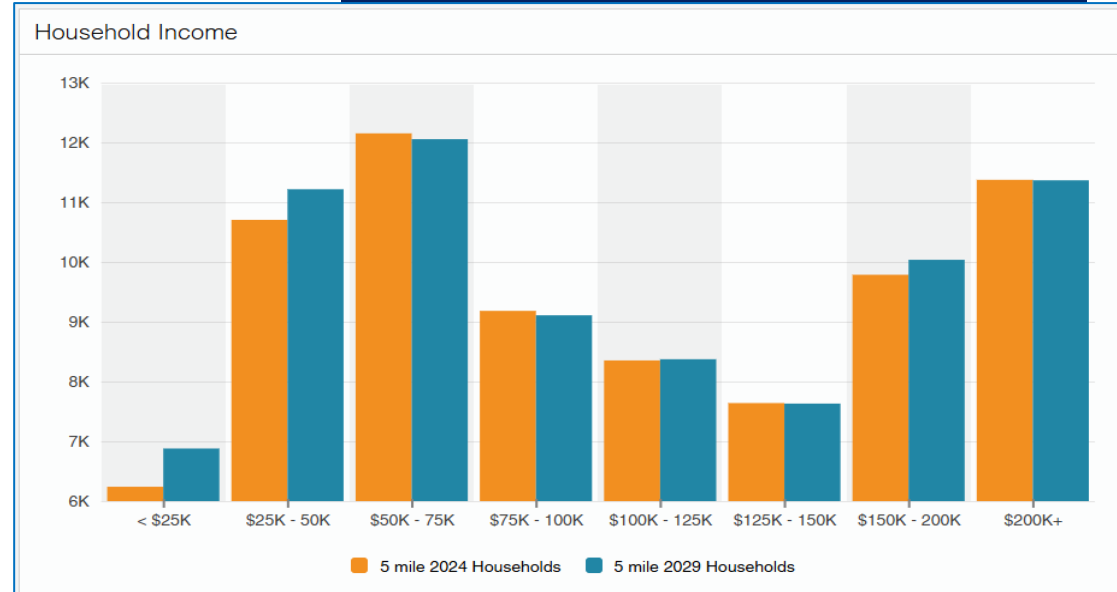
Nearby Institutions and Services



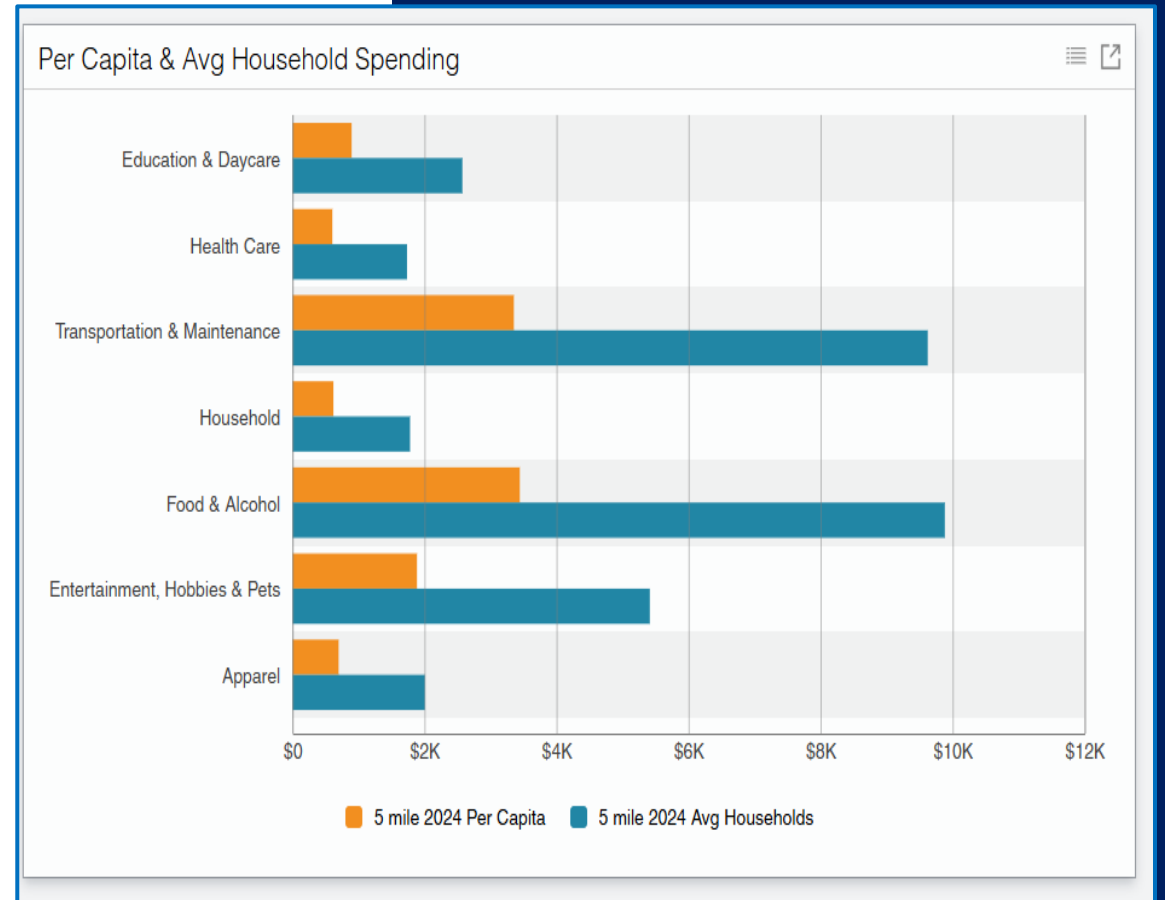
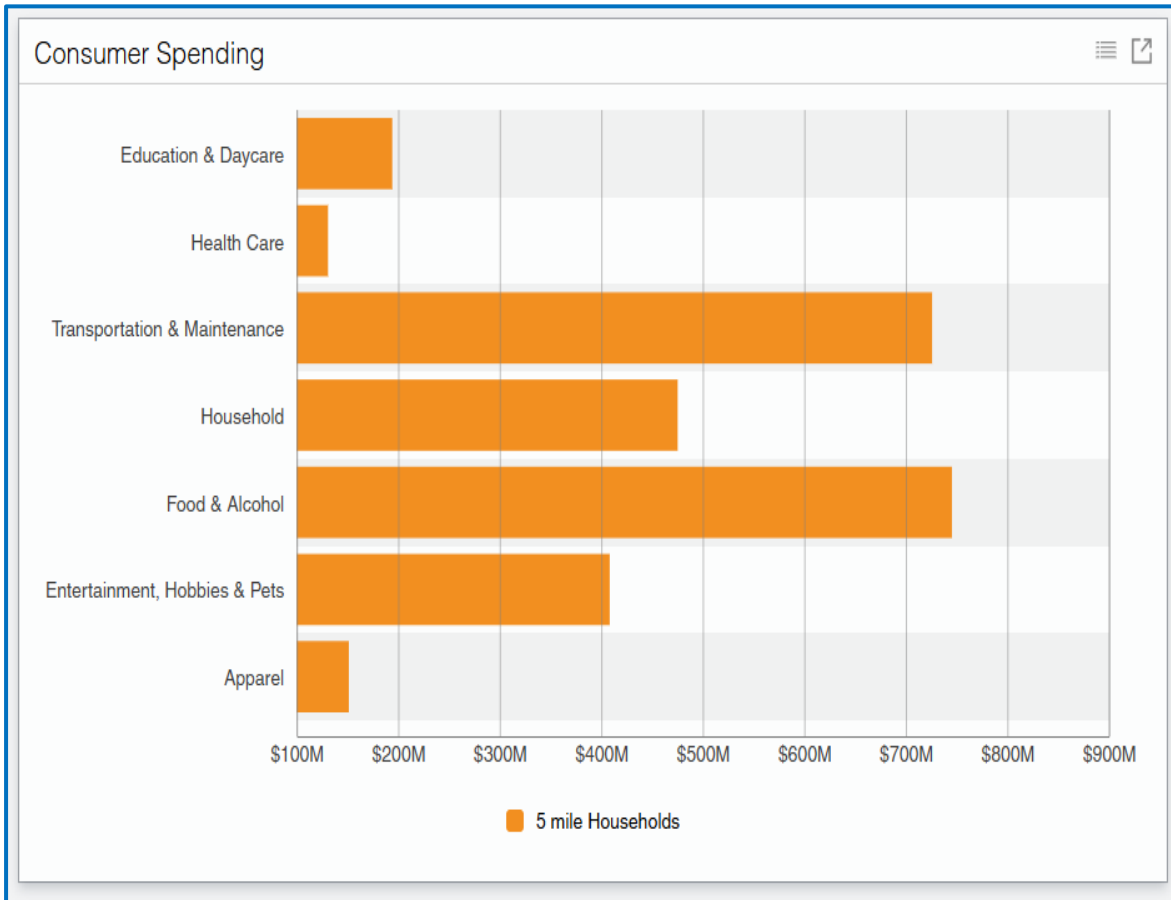
Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Population	49,506	222,003	824,280
2024 Population	46,926	216,404	810,683
2029 Population Projection	47,438	219,962	828,166
Annual Growth 2024-2029	-1.3%	-0.6%	-0.4%
Median Age	0.2%	0.3%	0.4%
Bachelor's Degree or Higher	37.6	37.8	36.9

Households	2 Mile	5 Mile	10 Mile
2020 Households	16,745	77,687	282,580
2024 Households	15,713	75,430	276,308
2029 Household Projection	15,862	76,664	282,137
Annual Growth 2024-2029	4%	0.8%	0.8%
Owner Occupied Households	12,433	54,377	191,112
Renter Occupied Households	3,429	22,287	91,025
Total Specified Consumer Spending (\$)	\$643.4 M	\$2.8B	\$9.9B



Demographics



Contact me for any additional questions

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