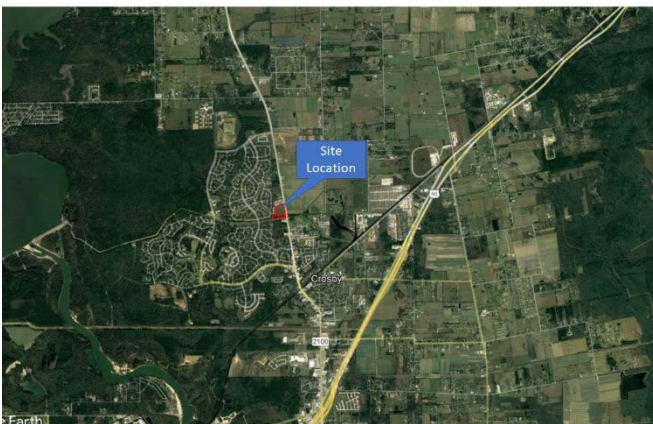


EXCLUSIVE OFFERING
Commercial Land
FM 2100, Crosby TX

- **Approximately 16.6 Acres Total**
- **Parcel A, +/-10.9 Acres**
- **Parcel B, +/- 5.7 Acres**
- **30,459 AADT (TXDOT) at S Diamondhead**
- **Booming Area**
- **High Commercial Demand**
- **Adjacent to Newport MUD**
- **FM 2100 Road Construction Near Complete**
- **Priced to Sale!**



Sales Price: \$4.00 SF



This property consists of two tracts totaling approximately 16.6 acres. Tract A is approximately 10.9 acres and has approximately 800 feet of frontage on FM 2100. Tract B is approximately 5.9 acres and has approximately 200 feet of frontage on FM 2100. There is a 50' wide HCFCD drainage easement along the northern property line of Tract B. The properties are located on the west side of FM 2100 between North Diamondhead and South Diamondhead. Newport MUD has water and sewer utilities in the area, however annexation into the MUD would be required to get utilities.

This area is experiencing rapid growth with residential development making this an ideal location and opportunity for many types of commercial development.

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