



ADAM OLSEN, CCIM

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PROPERTY **SUMMARY**

11711 Veterans Memorial Drive, Houston, TX 77067

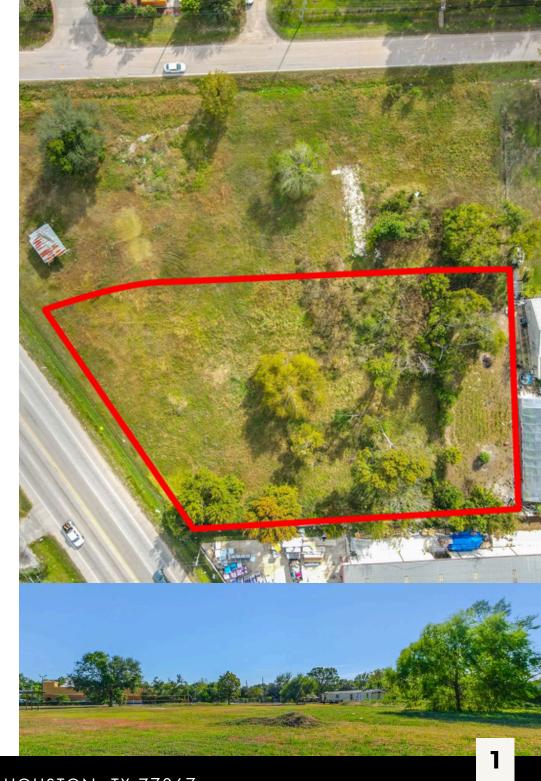
SALE PRICE: \$695,000

PROPERTY TYPE: Land

LOT SIZE: 1.1 Acres

Prime ±1.1-acre (47,651 SF) corner lot positioned at the high-visibility intersection of Veterans Memorial Dr. and Milroy Ln. Located within Development Area No. 2, the tract includes access to shared detention.

This site will be delivered stabilized, with utilities and detention in place, offering a permit-ready, development-friendly opportunity for a wide range of commercial uses. Ideal for retail, service, or mixed-use projects seeking strong traffic exposure.

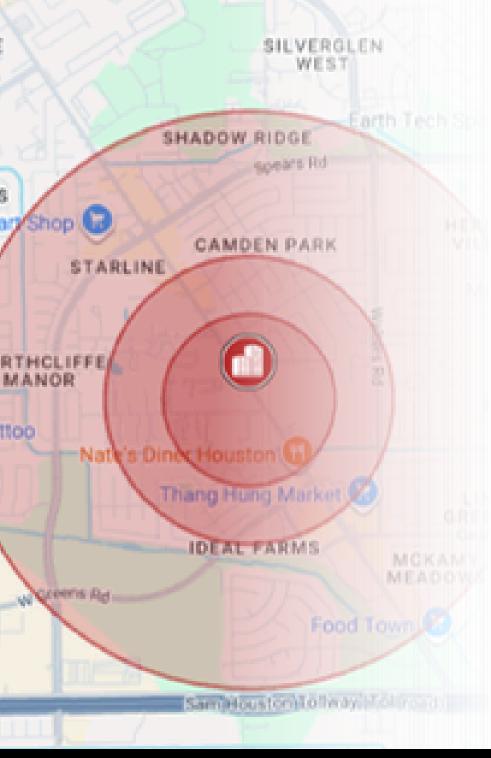


PROPERTY HIGHLIGHTS

FOR SALE - ±1.1 AC DEVELOPMENT SITE | VETERANS MEMORIAL & MILROY LN

- Located in the Houston area
- High visibility on Veterans Memorial Drive
- Ideal for Land / Retail-Pad development
- Close proximity to major highways
- Strong demographic profile in the surrounding area
- Ample parking and easy access
- Potential for high traffic and visibility
- Surrounded by established residential neighborhoods
- Nearby retail and dining amenities
- Excellent investment opportunity in a growing market





AREA **OVERVIEW**

Positioned at the prominent corner of Veterans Memorial Drive and Milroy Lane, this ± 1.1 -acre site offers excellent visibility and accessibility within a rapidly developing commercial corridor. Veterans Memorial serves as a major north-south artery, connecting directly to FM 1960, Beltway 8, and 1-45, ensuring consistent traffic flow from local residents, commuters, and nearby businesses.

	0.3 Miles	0.5 Miles	1 Miles
Total households	175	1,008	5,781
Total population	625	3,551	20,056
Persons per household	3.6	3.5	3.5
Average household income	\$86,647	\$91,499	\$84,604
Average house value	\$195,161	\$190,599	\$196,399
Average age	37	36	36
Average age male	36	34	35
Average age female	37	37	37

RETAILER MAP

