

# FORT BEND GATEWAY

FT. BEND TOLL RD.  
& McHARD RD.  
HOUSTON, TX



**KRISTEN McDADE**  
Managing Director  
+1 713 331 1798  
kristen.mcdade@cushwake.com

**MATTHEW DAVIS**  
Senior Director  
+1 713 331 1796  
matthew.davis@cushwake.com

**CHARLIE MCGAHREN**  
Associate  
+1 713 331 1772  
charlie.mcgahren@cushwake.com



1330 Post Oak Boulevard, Suite 2700 Houston, TX  
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## TRACT 3

- ±17.4 acres at the hard SWC of Ft. Bend Toll Rd. and McHard Rd.**
- ±300' frontage along Ft. Bend Toll Rd. frontage Rd. and ±2,000' frontage along McHard Rd.

## TRACT 1

- ±11 acres at the hard NEC of Ft. Bend Toll Rd. and McHard Rd.**
- ±2 acres at the hard corner
- ±656' frontage along Ft. Bend Toll Rd. frontage road and ±700' along McHard Rd.
- **Under Contract**

**PROPERTIES LIE WITHIN THE CITY OF HOUSTON AND FT. BEND COUNTY**

**PRICING: CONTACT BROKER**

### 2023 ESTIMATED DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,042	90,806	257,119
AVG. HOUSEHOLD INCOME	\$82,563	\$95,898	\$100,264
AVG. HOUSING VALUE	\$166,848	\$248,495	\$288,181

### 2018 TRAFFIC COUNTS

	CARS PER DAY
FT. BEND TOLL RD. @ MCHARD RD.	13,836
MCHARD RD., west of FT. BEND TOLL RD.	33,601
MCHARD RD., east of FT. BEND TOLL RD.	15,296

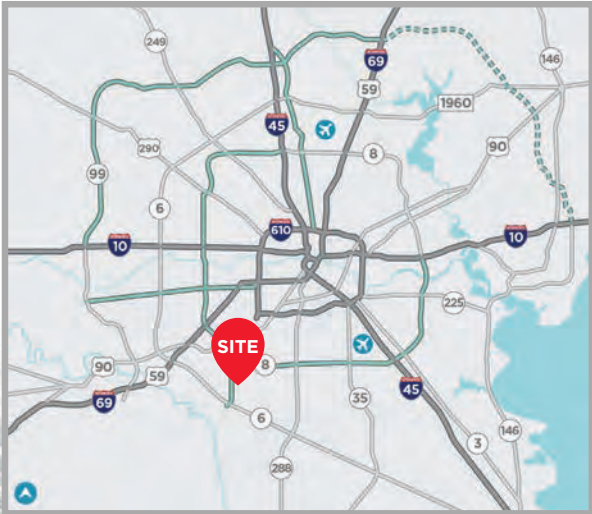
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