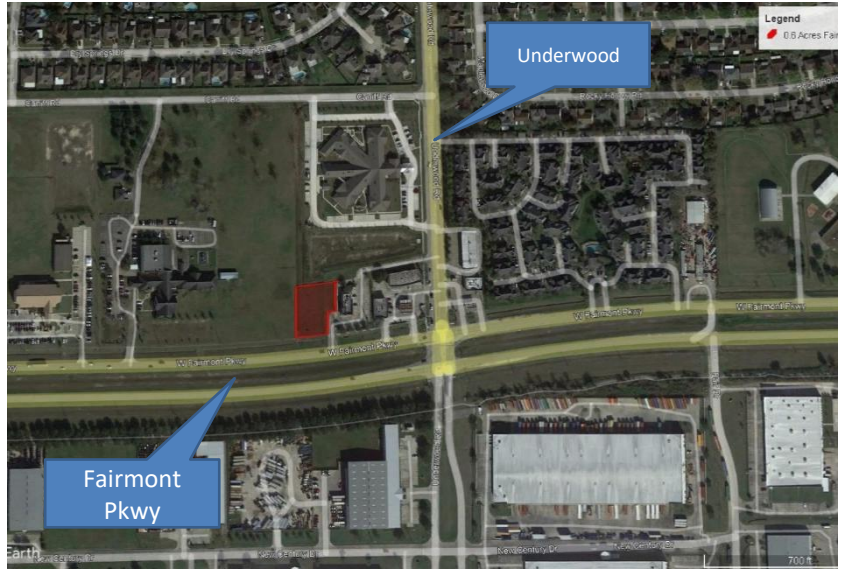


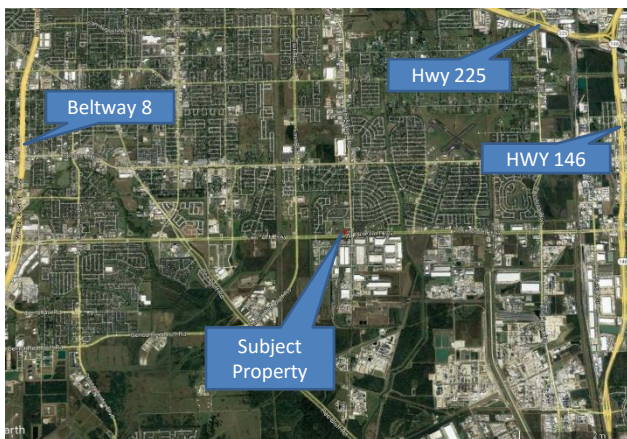
EXCLUSIVE OFFERING

26,192 SF Pad Site on Fairmont Pkwy
0 Fairmont Pkwy, La Porte, TX

- **Approximately 26,192 SF of Land**
- **Dual Road Access**
- **116' Frontage on FM 3180**
- **Utilities Available**
- **Directly Across from Bay Port**
- **23,351 AADT 2019**
- **Neighborhood Commercial**



Sales Price: \$10.00 / SF



This is an excellent opportunity to purchase a pad site with approximately 116 feet of frontage on Fairmont Parkway. It also has driveway access to Underwood Road. It is located in LaPorte next to Bay Port Industrial Park next to a Jack-in-the-Box. It is zoned Neighborhood Commercial, and utilities are available. The 2019 Annual Average Daily Traffic (AADT) on Fairmont Pkwy was 23,351. This is an ideal location for fast food or coffee shop.

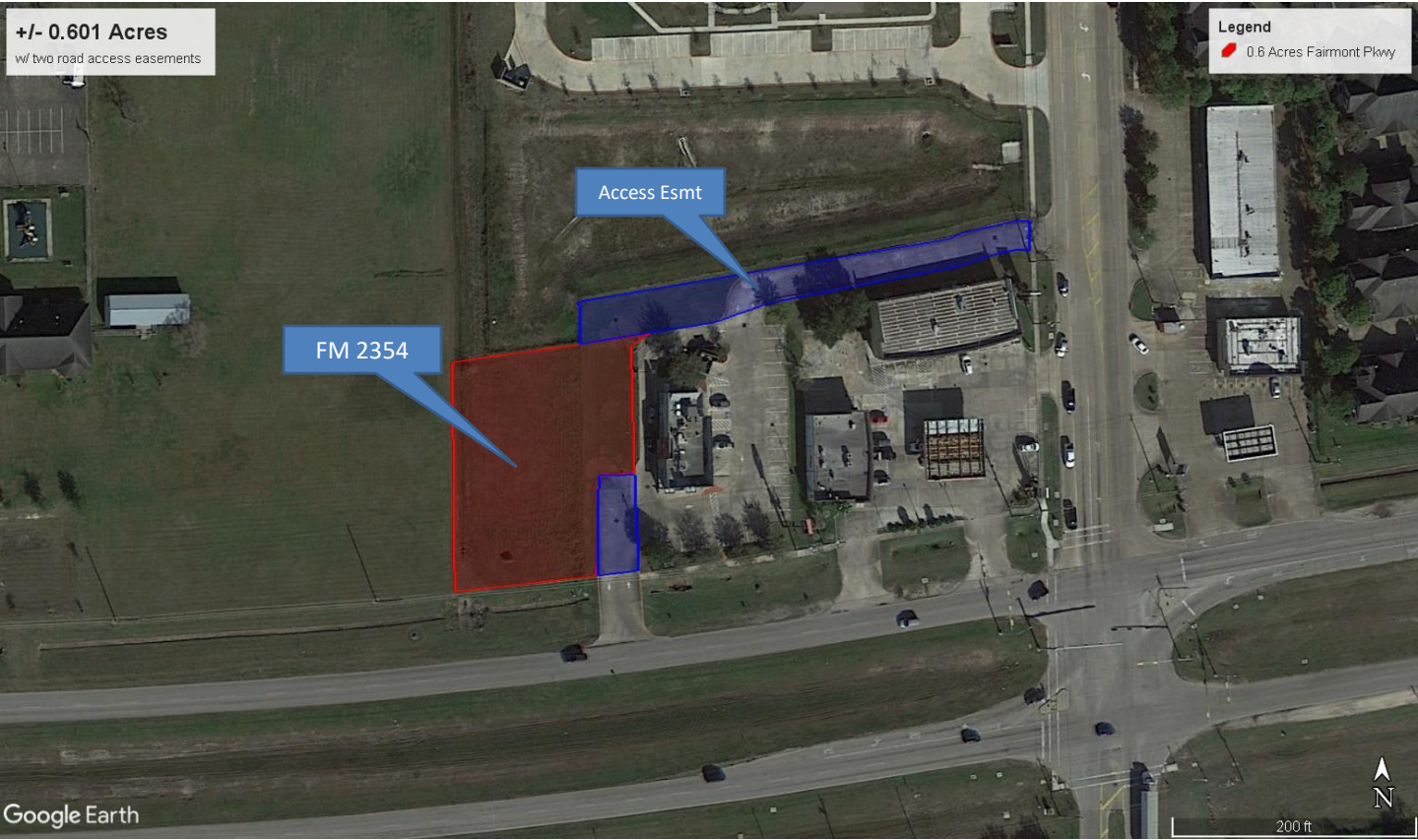
For Information: 281-573-4567 / Adrian@combscommercial.com

Adrian Combs 832-597-6436

Billy Combs 832-573-9201

www.combscommercial.com

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+/- 0.601 Acres
w/ two road access easements

Legend
0.6 Acres Fairmont Pkwy

FM 2354

Access Esmt



200 ft

Google Earth



Legend
7 Acres FM 2354 and FM 3180

Subject Property

2 mi



Google Earth