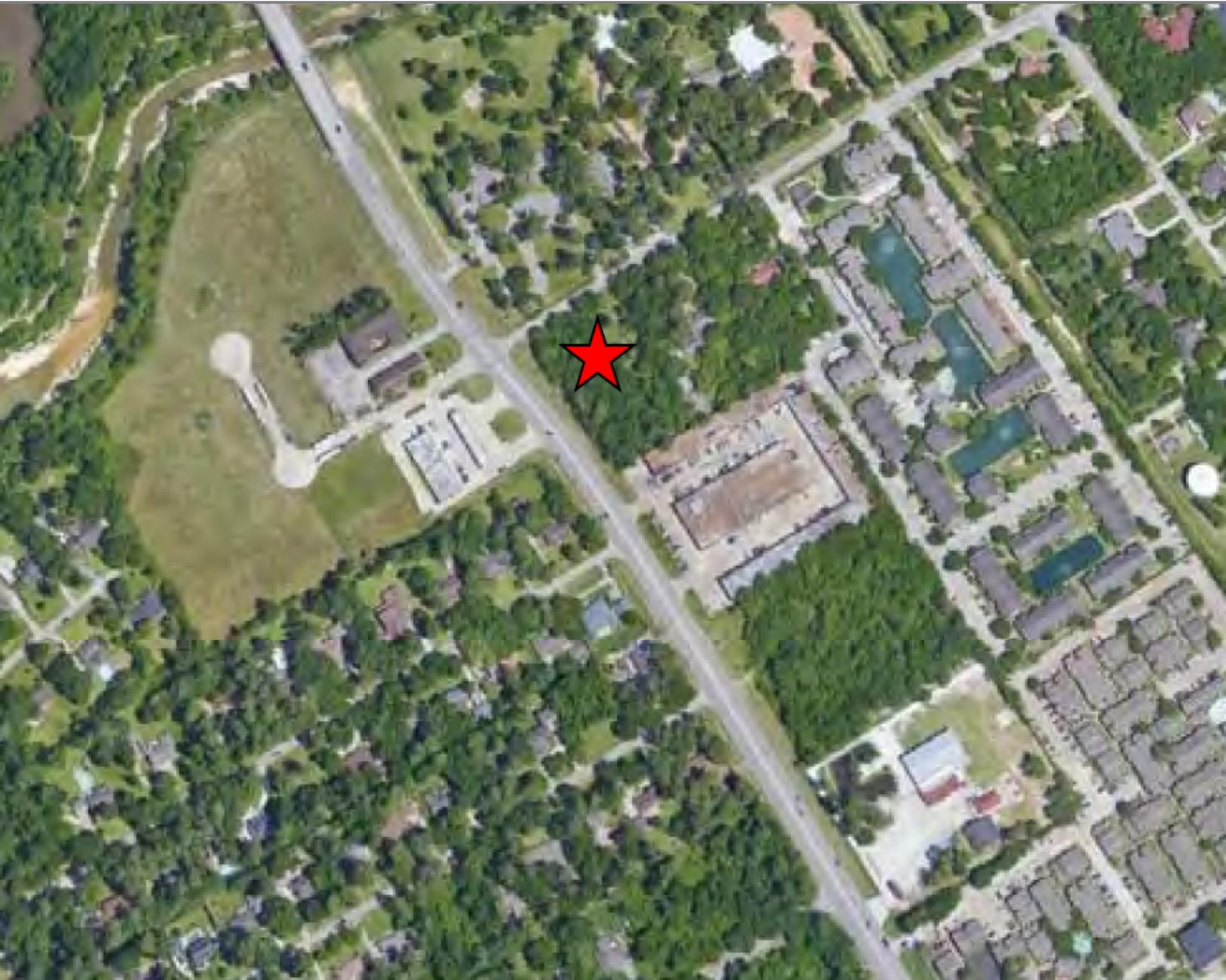


LAND FOR SALE

210 Woerner Rd, Houston, TX 77068



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

*PRESENTED BY:*

**ASH NOORANI**

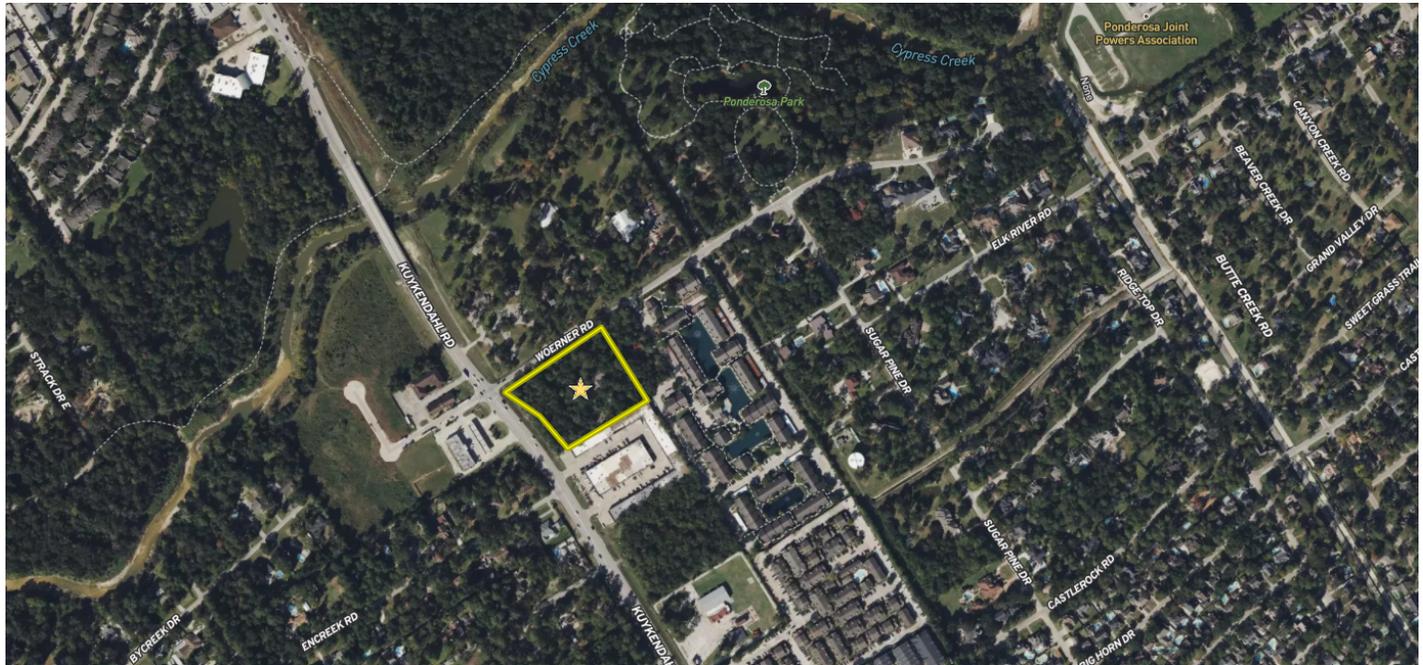
O: (832) 455-6486

[ash@cbanrealestate.com](mailto:ash@cbanrealestate.com)

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210 WOERNER RD, HOUSTON, TX 77090

210 WOERNER RD, HOUSTON, TX 77068



#### OFFERING SUMMARY

<b>PRICE:</b>	\$1,600,000
<b>LOT SIZE:</b>	4.23 Acres
<b>PRICE /SQ FT :</b>	\$8.68
<b>ZONING:</b>	Commercial
<b>FRONTAGE ON KUYKENDAHL:</b>	345 FEET
<b>FRONTAGE ON WOERNER RD:</b>	495 FEET
<b>UTILITIES:</b>	Water & Electricity

#### PROPERTY OVERVIEW

Explore this exceptional opportunity with 4.23 acres of prime undeveloped land ideally situated at the southwest corner traffic light of Kuykendahl and Woerner Road. Boasting 345 feet of frontage along Kuykendahl and 495 feet along Woerner Road, the property offers full utility (water and electricity). IMST report available, projected inside sales in year 1 is \$137,727 per month and fuel volume to 111,784 gallons. Don't miss out on the is exception development opportunity. Contact Ash Noorani today!

[Click here to E-sign NDA and receive IMST and Plans](#)

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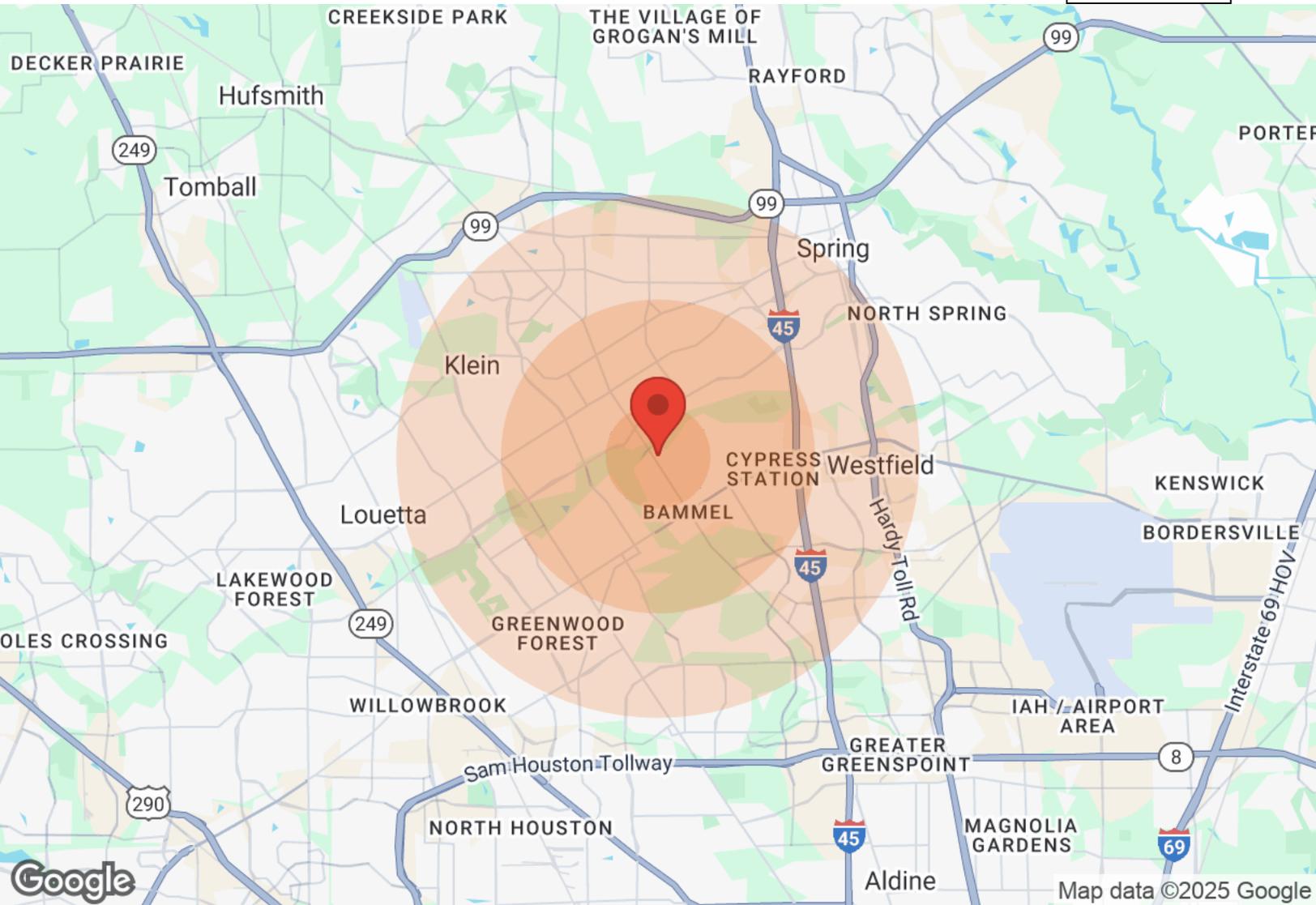
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# DEMOGRAPHICS

210 WOERNER ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,037	50,389	132,195
Female	6,513	51,598	135,751
Total Population	12,550	101,987	267,946

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,680	22,408	62,239
Ages 15-24	1,663	14,389	39,577
Ages 25-54	4,690	40,813	104,225
Ages 55-64	1,624	12,124	30,982
Ages 65+	1,893	12,253	30,923

Race	1 Mile	3 Miles	5 Miles
White	7,977	58,791	145,564
Black	2,068	22,802	63,929
Am In/AK Nat	11	147	431
Hawaiian	N/A	28	89
Hispanic	3,637	29,287	83,701
Multi-Racial	3,552	28,466	81,282

Income	1 Mile	3 Miles	5 Miles
Median	\$53,822	\$64,635	\$65,730
< \$15,000	363	3,184	7,507
\$15,000-\$24,999	671	4,107	8,796
\$25,000-\$34,999	613	3,746	8,909
\$35,000-\$49,999	638	4,735	12,059
\$50,000-\$74,999	828	6,707	17,410
\$75,000-\$99,999	617	5,019	12,663
\$100,000-\$149,999	621	5,687	14,954
\$150,000-\$199,999	365	2,731	6,054
> \$200,000	169	2,131	5,195

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,772	44,110	105,782
Occupied	5,122	38,664	94,661
Owner Occupied	2,600	21,507	60,400
Renter Occupied	2,522	17,157	34,261
Vacant	650	5,446	11,121

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## PROFESSIONAL BIO

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210 WOERNER ROAD



### ASH NOORANI



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Houston, TX 77057  
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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

## DISCLAIMER

210 WOERNER ROAD



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