

# LAND FOR SALE

## ±78,408 SF ON 1.8 ACRES

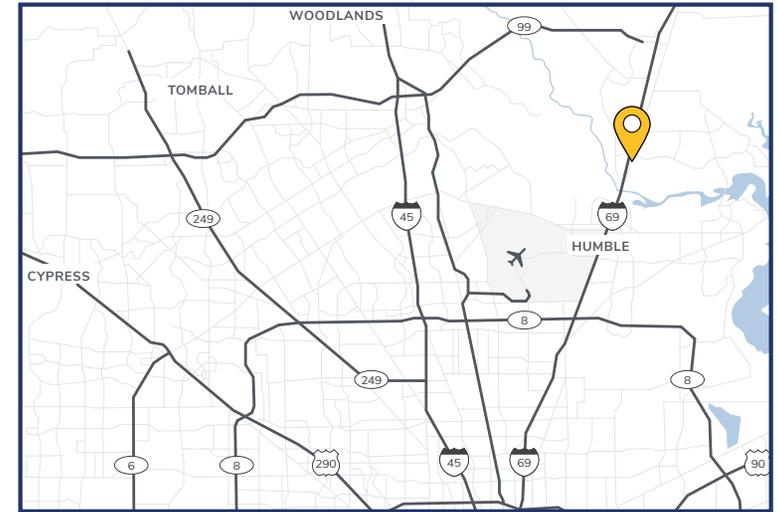
22530 & 22522 TX-494 Loop | Kingwood, TX 77339



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# PROPERTY OVERVIEW

22530 & 22522 TX-494 Loop  
Kingwood, TX 77339



## PROPERTY FEATURES:

- ±78,408 SF
- 1.8 acres
- 300' frontage on Loop 494
- 3 curb cuts
- Utilities available

## ACCESS:

- 14 minutes to Grand Parkway
- 7 minutes to Beltway 8
- 10 minutes to Bush Intercontinental Airport
- 30 minutes to The Woodlands



## Number of households

1 mile	3 miles	5 miles
<b>1,506</b>	<b>16,383</b>	<b>52,735</b>



## Estimated population

1 mile	3 miles	5 miles
<b>3,656</b>	<b>42,462</b>	<b>148,455</b>



## Median household income

1 mile	3 miles	5 miles
<b>\$68,023</b>	<b>\$81,056</b>	<b>\$82,873</b>



## Median age

1 mile	3 miles	5 miles
<b>39.2</b>	<b>38.7</b>	<b>36.3</b>



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