



## 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: \$16.00 / 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 / info@combscommercial.com Adrian Combs 832-597-6436 Billy Combs 832-573-9201 www.combscommercial.com

The information contained herein was obtained from sources believed to be reliable. However, Combs Commercial Investment Properties LLC nor the property owners make any guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.