## **1.04 ACRES IN SPRING BRANCH**

14517 SOMMERMEYER ST, HOUSTON, TX 77041

#### PROPERTY SUMMARY | LAND



### LOCATION DESCRIPTION

This property, just over an acre in size, is ideally situated in Spring Branch, a dynamic and rapidly growing area. Its proximity to the Sam Houston Tollway puts it minutes away from a plethora of major retailers, placing it in a highly desirable and accessible location. Nestled within the hustle and bustle of the city, this property offers a unique blend of urban convenience and spacious suburban living. The area is characterized by its vibrant commercial activities and robust consumer traffic, making it a prime spot for both residential and commercial opportunities. Its location within a bustling cityscape, yet offering a sizable land area, presents a rare and valuable opportunity for development or investment in one of the city's most sought-after neighborhoods.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES	
Total Households	447	1,587	3,764	
Total Population	1,196	4,618	11,536	
Average HH Income	\$48,446	\$52,589	\$64,029	



### **PROPERTY DESCRIPTION**

-Property listed at land value!

-Ideal for prospective future development

- -Located just minutes from Sam Houston Tollway and US 290
- -Expansive 1.04-acre plot with prime positioning

-City utilities available

-Strategic location perfect for multiple commercial uses: industrial, retail, office, storage, and more

-Excellent opportunity to enhance your business



THE COMMERCIAL PROFESSIONALS 713.614.2670 thecommercialprofessionals.com 2800 Post Oak Blvd. Suite 4100. Houston, TX 77056

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### RETAILER MAP | LAND

### FOR SALE: \$1,010,000



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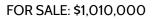
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### ADDITIONAL PHOTOS | LAND















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