



# ±1.42 ACRES — LAND FOR SALE

NEQ W FAIRMONT PKWY & COTTONWOOD DR | LA PORTE, TEXAS 77571

## PROPERTY INFORMATION

ADDRESS	0 W. Fairmont Pkwy, La Porte, TX 77571
PARCEL SIZE	±1.42 Acres (±62,117 SF)
FRONTAGE	±260 ft on W Fairmont Pkwy
NORTH DEPTH	±267.82 ft
E / W SIDES	±240.38 ft / ±232.44 ft
SCHOOL DISTRICT	La Porte ISD
TRAFFIC COUNT	33,800+ VPD — W Fairmont Pkwy
ZONING	General Commercial (GC)
UTILITIES	Water, Sewer & Electric at street
FLOOD ZONE	To be verified — see <a href="https://www.msc.fema.gov">msc.fema.gov</a>
PRICING	Offers Invited — Contact for Details

## PROPERTY HIGHLIGHTS

- First time on the market — rare infill opportunity
- Prime frontage on a 33,800+ VPD major corridor
- Surrounded by 4,000+ established rooftops
- Morgan's Landing: 642 homes — built & occupied
- Adjacent retailers: Texaco, Church's Chicken, Valero
- Ideal for small shopping center or strip retail
- QSR pad site, medical office or mixed-use development
- Bayport Industrial District nearby — strong workforce
- Minutes to HEB, Walmart & San Jacinto College

## AERIAL — W FAIRMONT PKWY



Street-level view — W Fairmont Pkwy frontage



**MUMTAZ TEJANI**

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**38,610**

CITY POPULATION 2025

La Porte Projection

**\$119,827**

AVG HH INCOME

ZIP 77571, Jan 2026

**\$83,795**

MEDIAN HH INCOME

ZIP 77571, Mar 2026

**\$44,981**

PER CAPITA INCOME

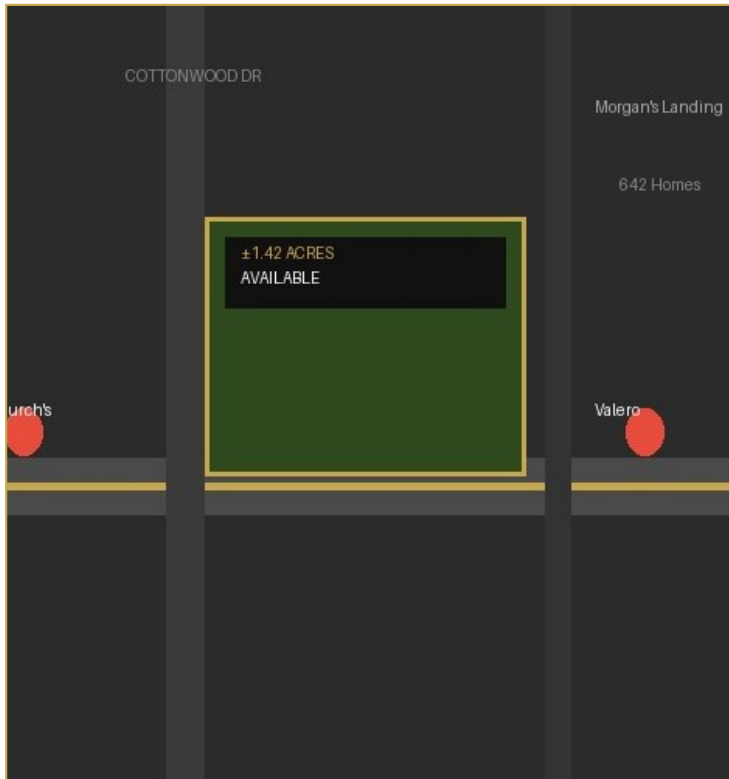
ZIP 77571, Jan 2026

**+19.3%**

POPULATION GROWTH

Since 2000

## LOCATION MAP



## AREA GROWTH DRIVERS

- **Morgan's Landing**  
642 homes — Beazer & Taylor Morrison — BUILT & OCCUPIED
- **Fairmont Park East**  
1,465 established homes adjacent to site
- **Fairmont Park West**  
1,134 homes — strong owner-occupant community
- **Glen Meadows**  
721 homes — active family neighborhood
- **Creekmont**  
476 homes — growing residential base
- **Bayport Industrial Dist.**  
8,500 acres | 27 global companies | workforce demand
- **San Jacinto College**  
15,000+ students — 3.5 miles east
- **HEB & Walmart**  
Major anchors minutes from site
- **Avg HHI Growth**  
+18.6% since 2011 in ZIP 77571

## AERIAL — SITE & INDUSTRIAL CONTEXT



## DEMOGRAPHIC DETAIL — ZIP 77571

TRAFFIC — W FAIRMONT PKWY	33,800+ VPD
MEDIAN AGE	38.2 years
OWNER-OCCUPIED UNITS	89.6% (1-mi radius)
3+ PERSON HOUSEHOLDS	56.2% (1-mi radius)
AVG WORKER EARNINGS	\$50,441
MEDIAN HOME VALUE	\$220,300 (2026)
POPULATION — ZIP 77571	37,018 residents
HOUSEHOLDS	13,442 households



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