

Prime 8.047-Acre Corner Development Site



**11550 Farm to Market Road 1764
Santa Fe, TX 77510**

BAYOU
PROPERTIES

FOR SALE

PROPERTY SUMMARY

11550 FARM TO MARKET ROAD 1764 | SANTA FE, TX 77510



Property Summary

Price:	\$2,600,000
Lot Size:	8.05 Acres
Access:	Frontage
Cross Streets:	FM 1764 and Avenue F
Permitted Uses:	Mixed Use
Zoning:	Commercial
APN:	1095-0000-0128-001

Property Overview

8.047 - acre property ideal for fuel retail, convenience store, or mixed-use. Shovel-ready with level, mostly cleared topography. Strategically located at the intersection of two high-traffic corridors, this site delivers superior drive-by exposure and growth potential. Perfect for investors, developers, or operators seeking a high-visibility, high-traffic location.

Location Overview

This 8.047-acre parcel offers: 499.68 ft frontage on F.M. 1764 580 ft frontage on Avenue F

PROPERTY PHOTOS

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PROPERTY PHOTOS

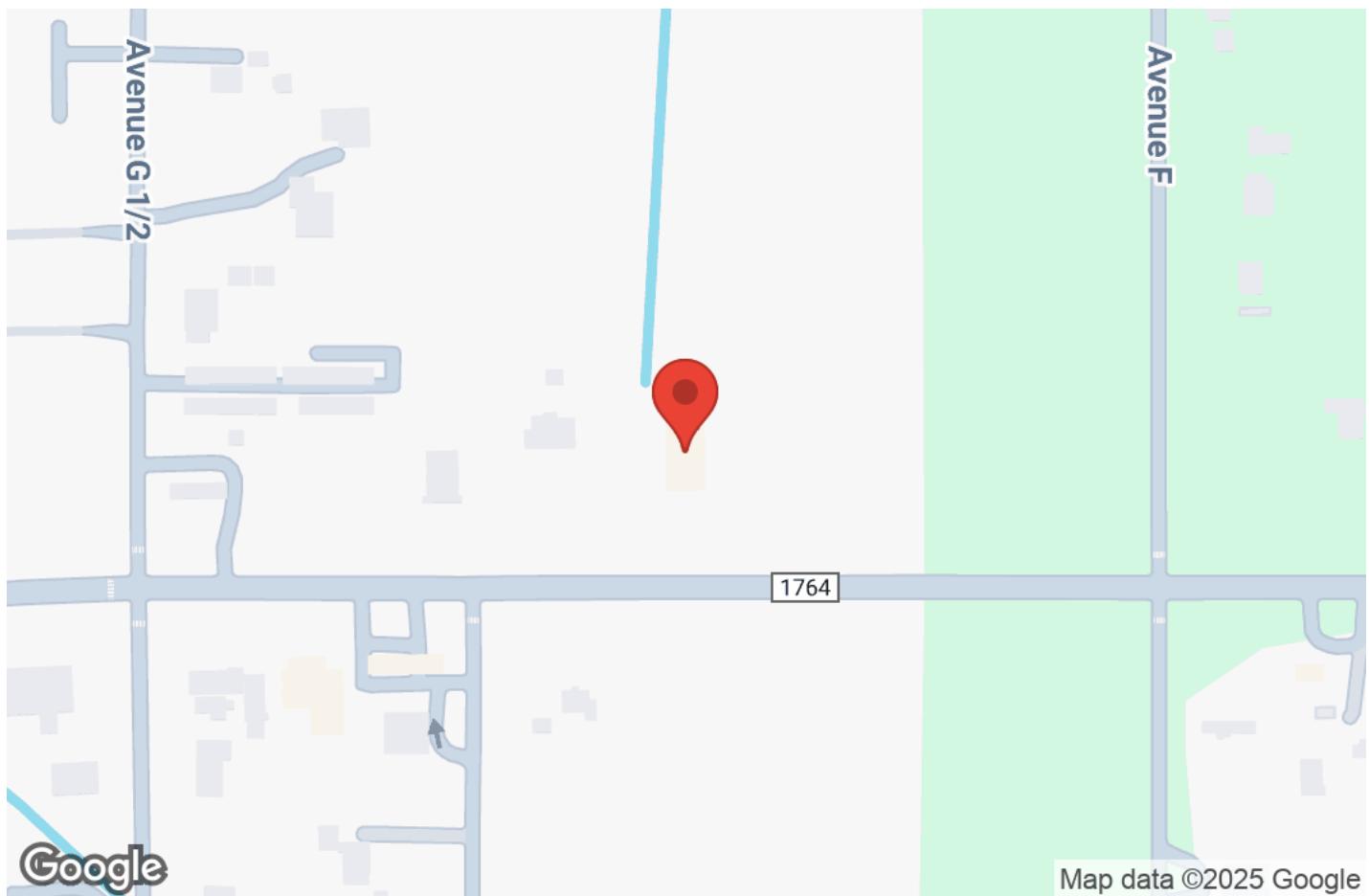
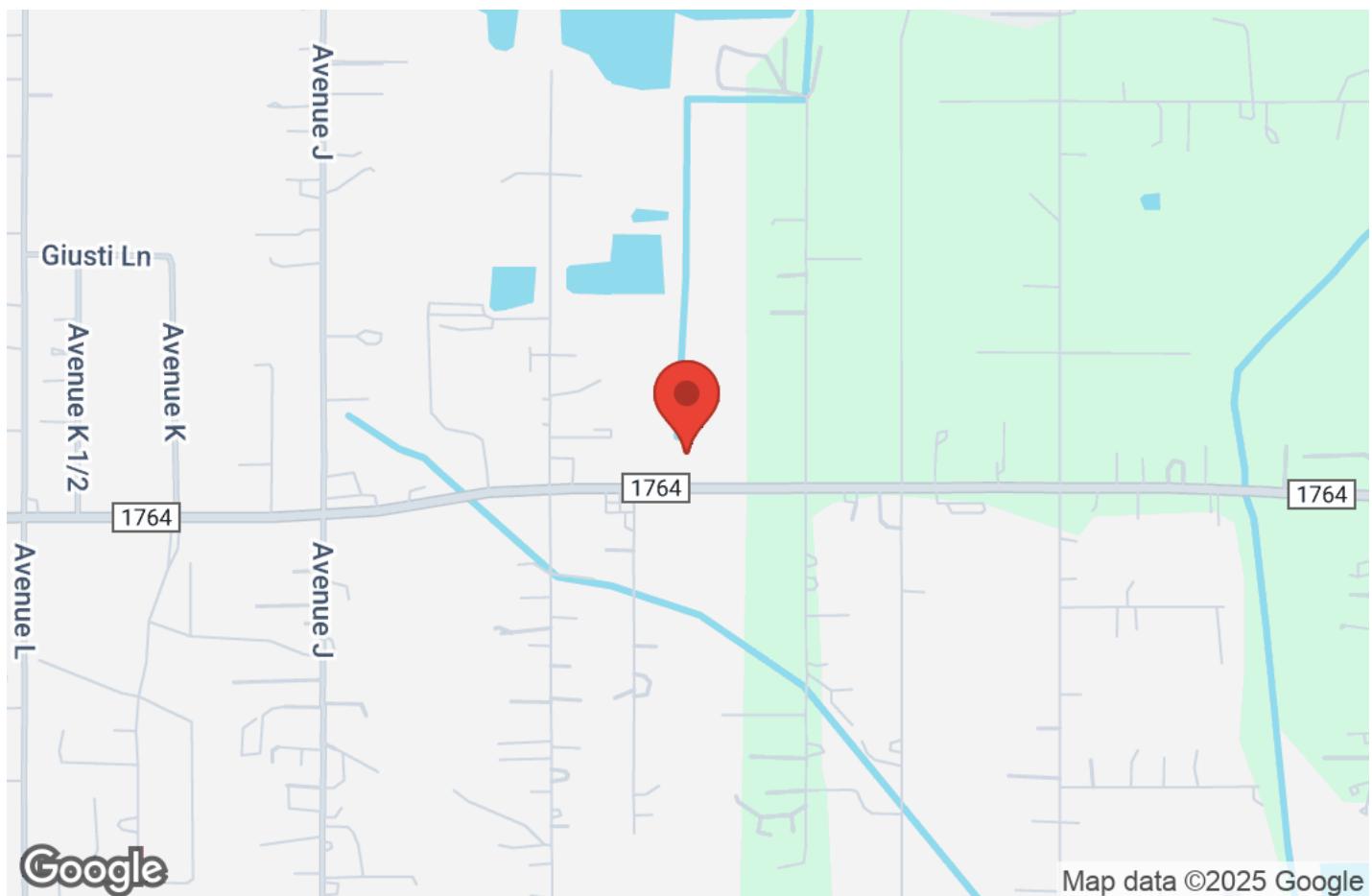
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LOCATION MAPS

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BUSINESS MAP

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Market 646 Rd N

ALTA LOMA

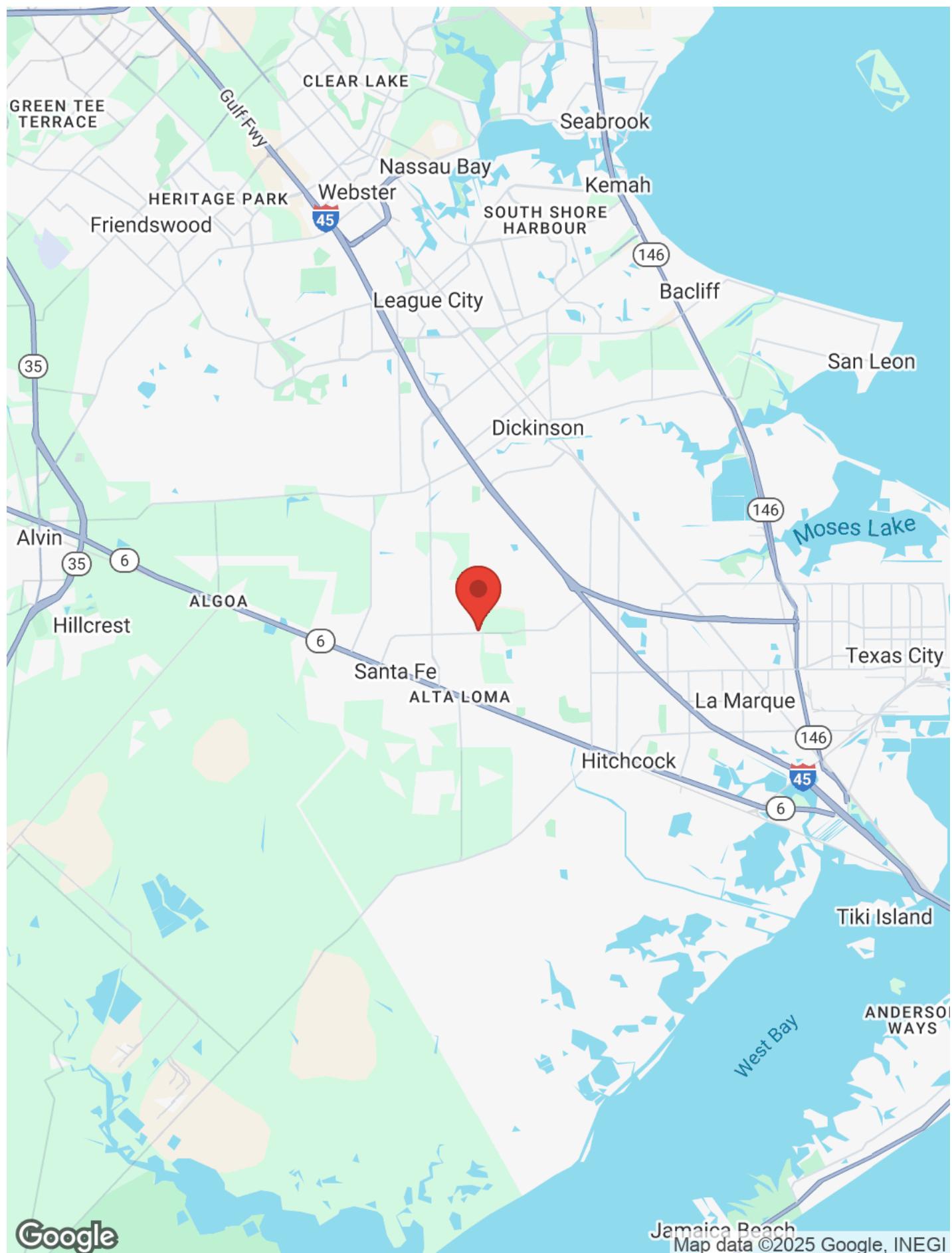
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Map data ©2025 Google

REGIONAL MAP

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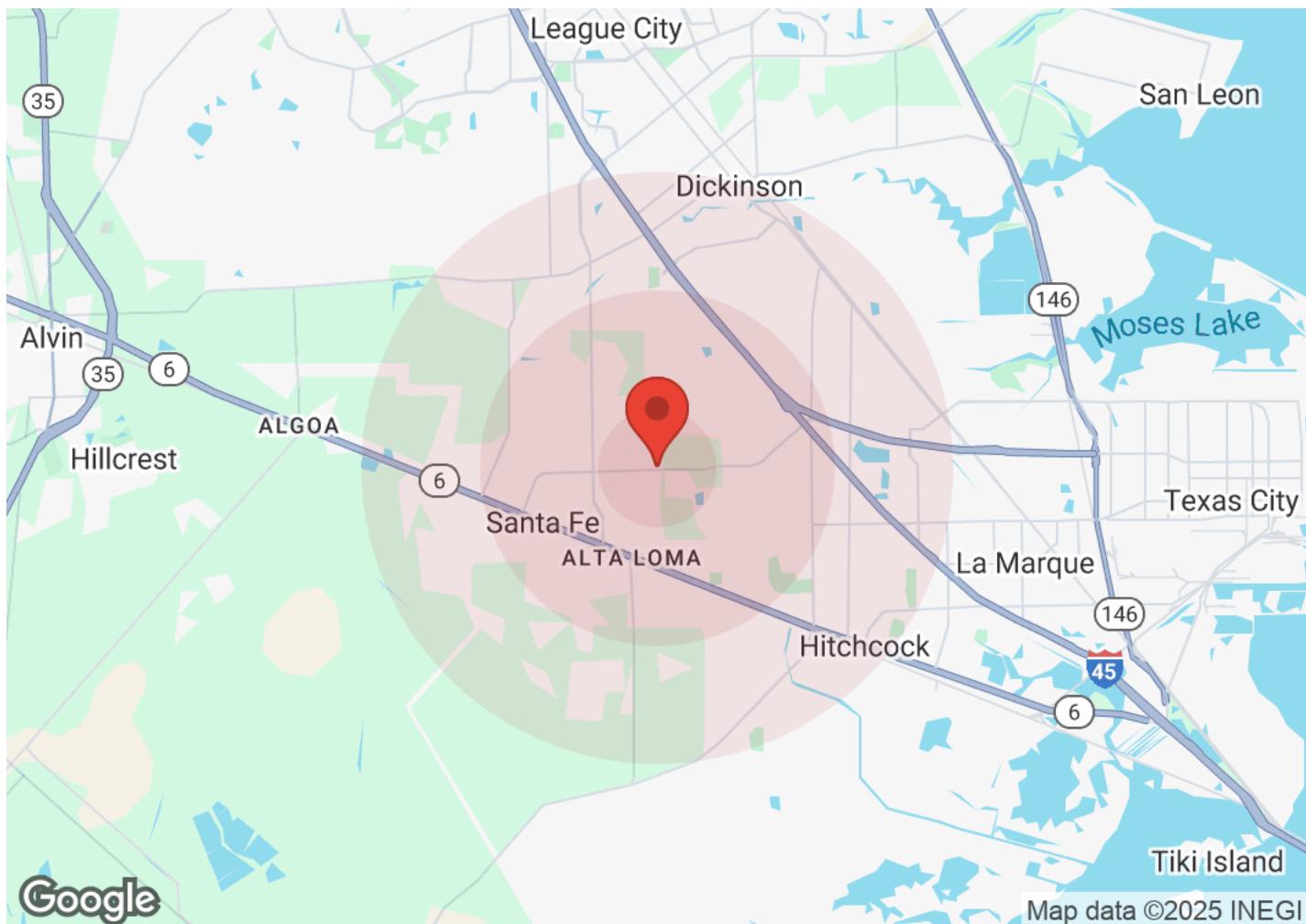
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	810	13,276	37,817
Female	814	13,935	39,590
Total Population	1,624	27,211	77,407

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	305	5,557	15,716
Ages 15-24	187	3,328	9,527
Ages 25-54	621	11,234	31,682
Ages 55-64	201	2,954	8,689
Ages 65+	309	4,139	11,794

Race	1 Mile	3 Miles	5 Miles
White	1,187	15,755	41,188
Black	30	3,039	12,416
Am In/AK Nat	4	41	116
Hawaiian	2	30	46
Hispanic	347	7,039	19,986
Asian	18	803	2,198
Multi-Racial	34	479	1,362
Other	2	27	93

Income	1 Mile	3 Miles	5 Miles
Median	\$94,787	\$93,431	\$92,415
< \$15,000	48	437	2,013
\$15,000-\$24,999	46	415	1,230
\$25,000-\$34,999	74	604	1,665
\$35,000-\$49,999	58	753	2,210
\$50,000-\$74,999	27	1,367	4,082
\$75,000-\$99,999	70	1,798	4,212
\$100,000-\$149,999	118	2,095	6,076
\$150,000-\$199,999	90	1,360	3,485
> \$200,000	86	975	3,293

Housing	1 Mile	3 Miles	5 Miles
Total Units	713	11,258	32,833
Occupied	615	9,806	28,265
Owner Occupied	472	7,415	20,312
Renter Occupied	143	2,391	7,953
Vacant	97	1,452	4,569

BAYOU PROPERTIES REALTY
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PROFESSIONAL BIO

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After a distinguished service in the Marine Corps, John Braun, CCIM, CPM, TRLP, GRI, TRLS launched his real estate career in 2003 as a property manager and landlord leasing agent, overseeing a portfolio of office-warehouse, office, and retail spaces totaling approximately 500,000 square feet. In 2004, he expanded into sales and tenant/landlord representation for third-party clients. Throughout his career, John has closed lease transactions ranging from 1,000 square feet valued at \$6,800 to deals as large as 250,000 square feet totaling over \$12.3 million, spanning countless transactions of every scale in between.

John earned his CCIM designation in 2005 and CPM in 2006. He was elected to the Houston Association of Realtors (HAR) board of directors as one of only two commercial chairs, with re-elections for second and third terms. He has actively participated in multiple committees at HAR and the Texas Association of Realtors (TAR). Currently, he chairs the Bay Area PALS and Management Central committees at HAR, while serving on the commercial committee and professional standards at TAR. He has also served as a TAR director.

As an approved instructor for the Texas Association of Realtors, John teaches courses including Graduate REALTOR® Institute (GRI), Leasing, and Property Management. He holds a prestigious Dave Ramsey Endorsed Local Provider (ELP) designation for commercial real estate—one of just two such specialists in all of Houston. Additionally, HAR named John one of Houston's "20 Under 40 Rising Stars" in real estate. With a proven track record of leadership, expertise, and commitment to excellence, John Braun continues to deliver exceptional results for clients across Houston's residential and commercial landscape.

DISCLAIMER

11550 FARM TO MARKET ROAD 1764



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PRESENTED BY:

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