

**APEX  
REALTORS**

**18010 W Bellfort Blvd,  
Richmond, TX 77407**

**For Sale**

**LAND**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## SIZE

+/- 14.5 Acres

## PRICE

\$9 psf.

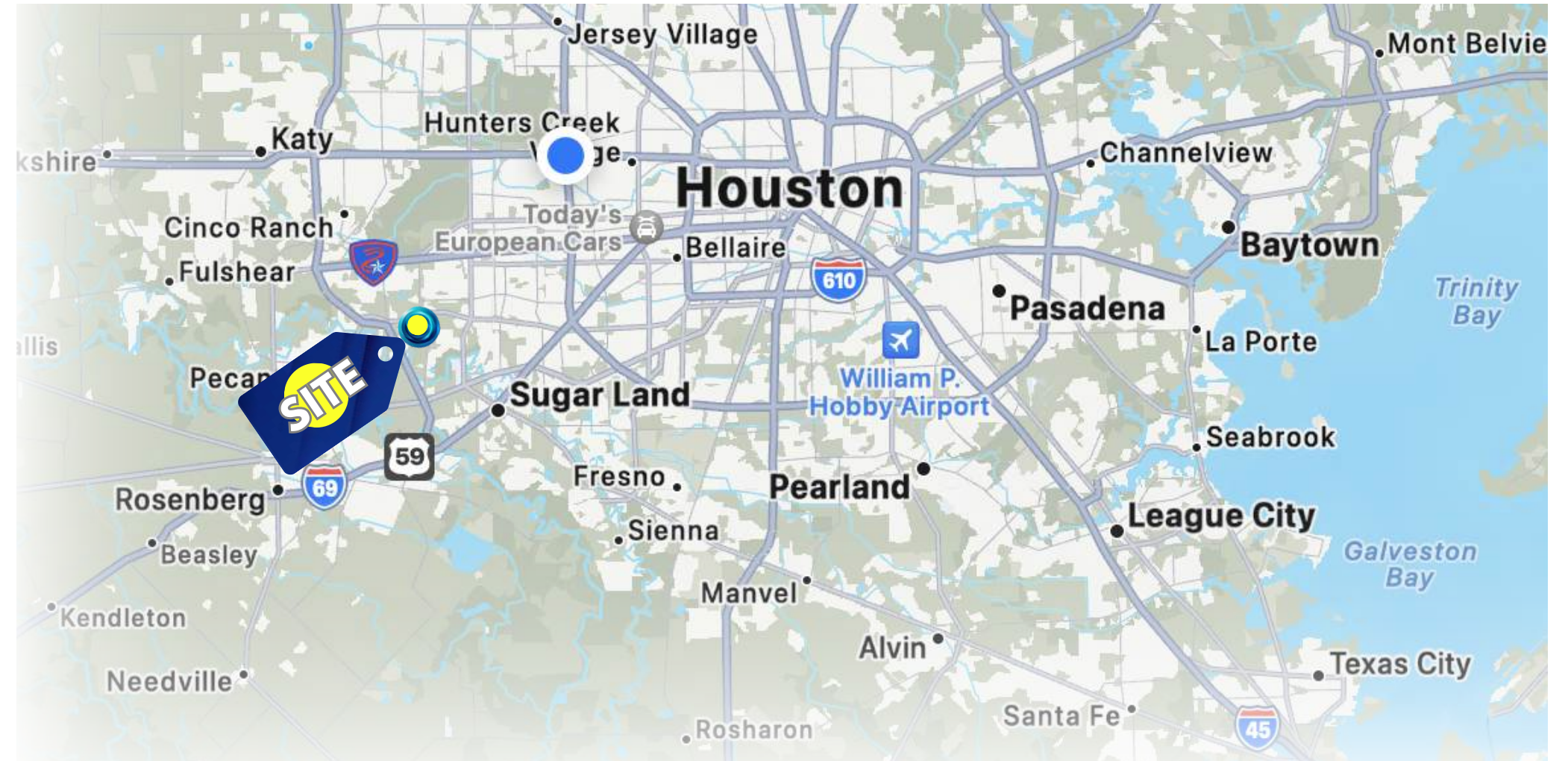
## HIGHLIGHTS

- Great Investment Opportunity
- Perfect for Development of Warehouses, Retail, Apartments, Single Family Homes, and etc.
- Located close to Amazon, H-E-B, and many other national businesses.
- Close proximity to FM 1464, Aliana, and Grand Parkway (99).

## TRAFFIC COUNTS

West Grand Parkway 47,558 VPD

Harlem Road 16,982 VPD



## DEMOGRAPHICS

	1 mile	3 mile
Population	11,667	125,223
Median HH Income	\$113,999	\$87,713
Population Growth '23-'28	↑ 20.39%	↑ 20.46%



**TARGET Marshalls**

**H-E-B**

HOUSE OF  
*Chimney* | CAFE  
CAKES

**amazon**

**TEXAS**  
BADMINTON & PICKLEBALL

Aliana

W Bellfort

**SITE**



Madden Rd.

**INFRAMARK**  
WATER & INFRASTRUCTURE SERVICES

**concrete**  
on demand

Westpark Tollway.

**BEST BUY** **THE HOME DEPOT** **WHOLE FOODS MARKET** **WAL\*MART SUPERCENTER**

**THE HOME DEPOT** **KAISER BROTHERS WorldFood SINCE MART 1982** **H-E-B**  
**Fiesta** **Kroger** **El Bolillo BAKERY**

99

6

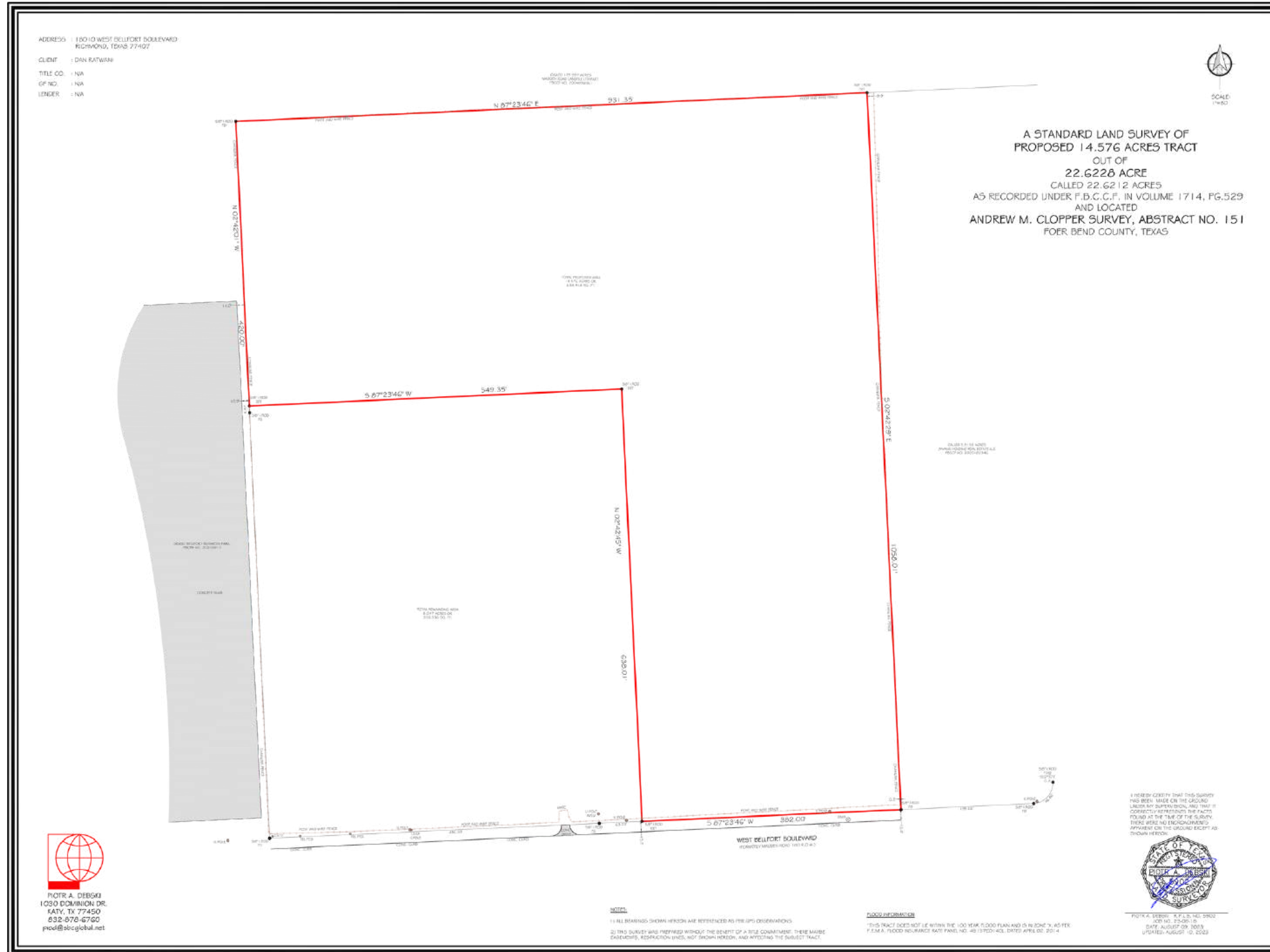
**at home** The Home & Holiday Superstore **Triveni EXPRESS** **Kroger**  
**Chick-fil-A** **LA FITNESS** **TEXAS ROADHOUSE**  
**H-E-B** **TARGET** **HARLEM RD TEXAS BBQ**  
**COSTCO WHOLESALE** **amazon**  
**EO5 FITNESS** **PET SMART** **CINEMARK**



FM 1464

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## SITE MAP



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