

**PRICE REDUCED!**



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**7-8 ± ACRES FOR SALE**  
*(w/potential off-site detention)*

7803 Uvalde Road, Houston TX 77049



**SENDERO**  
 REAL ESTATE





## PROPERTY DETAILS

This 7-8± acre infill tract with its approx. 335' frontage on Uvalde Road is just 1,000' off the Beltway 8 feeder road and only 1,800' north of Hwy 90. Uvalde Road is a well-traveled thoroughfare connecting East Belt, Hwy 90, and Miller Road traffic into the mature neighbors leading south to I10. Uvalde Road in front of the site carries over 12k-VPD. The site is only 6 miles south of Generation Park which boasts 4,300 acres of office, mixed-use, and retail. And companies such as FMC/Technip, Robsco, Unify Energy Solutions, & GHX Industrial. The site is located within the Royalwood MUD.

## LOCATION INFORMATION

LOCATION	Uvalde Road, south of Bltwy 8, just north of Highway 90
SUBMARKET	East Belt
SIZE	7-8 ± Acres
UTILITIES	Within Royalwood MUD, capacity to be determined based on use
FLOOD PLAIN	500yr flood plain
TAX RATE	2.606%
RESTRICTIONS	In place - Ask for details
PRICE	\$8.95/sf <b>\$7.95/sf</b>

## PROPERTY HIGHLIGHTS

- ⊕ LOCATED ONLY 1,800' TO HWY 90, 3 MILES TO PROPOSED NEW FOREST TOWN CENTER RETAIL DEVELOPMENT, & 2 MILES TO SAN JACINTO COLLEGE
- ⊕ SITUATED ON BUSY UVALDE ROAD WITH 12,754- VPD
- ⊕ LOCATED WITHIN ROYALWOOD MUD
- ⊕ UVALDE ROAD ACCESS WITH 335 FT OF FRONTAGE
- ⊕ SITE NEIGHBORS ROYALWOOD CHURCH AND SITS DIRECTLY IN FRONT OF STARLIGHT HOMES' ROYALWOOD SUBDIVISION, ACROSS FROM NEW COLD STORAGE FACILITY, AND NEW ESD 60 FACILITY
- ⊕ POTENTIAL OFF-SITE DETENTION AVAILABLE (SEE PAGE 6 HEREIN)

# DEMOGRAPHIC SUMMARY

## INCOME

7571-7765 Uvalde Rd

Ring of 5 miles

### KEY FACTS

176,657

Population



54,360

Households



Median Age

\$51,416

Median Disposable Income

### EDUCATION



No High School Diploma



33.2%  
High School Graduate



27.8%  
Some College/  
Associate's Degree



14.1%  
Bachelor's/Graduate/Prof Degree



\$58,995

Median Household Income



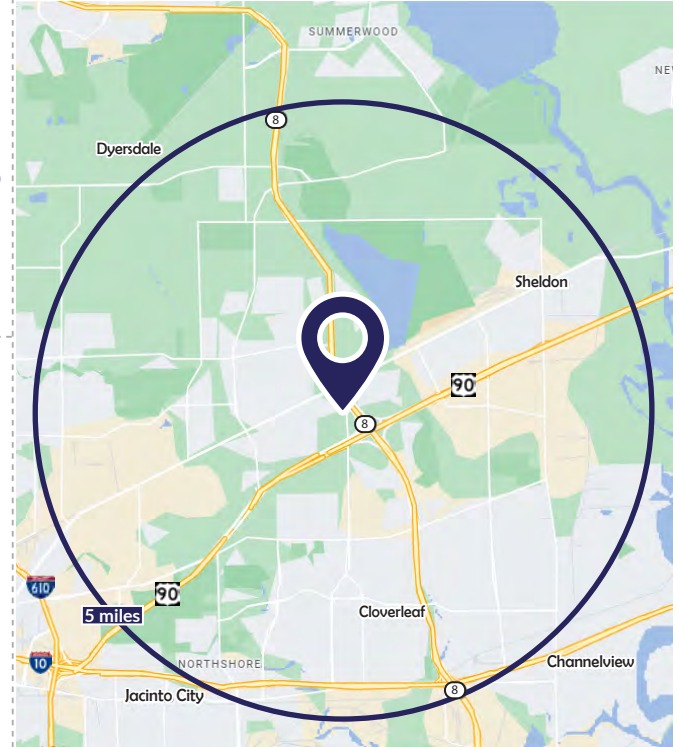
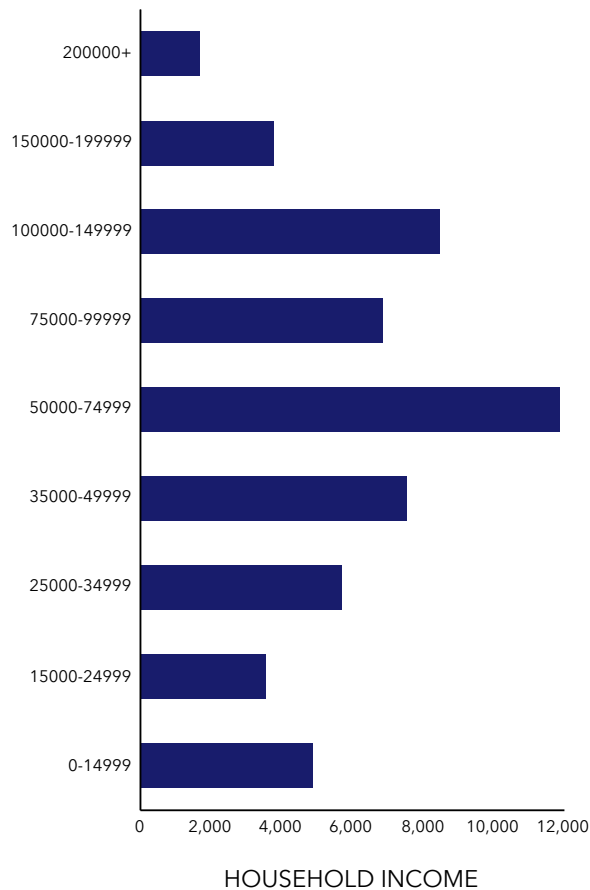
\$23,852

Per Capita Income



\$102,839

Median Net Worth



### EMPLOYMENT



46.8%

White Collar



39.4%

Blue Collar



Services



16.8%  
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri









BELTWAY  
8

**TARGET**  
DISTRIBUTION CENTER

**Tenaris**

PRECAST CO  
THEPRECASTCO.COM

Lally Pipe & Tube

FABCO

FUEL  
MAXX

Beaumont Hwy

BELTWAY  
8

Royalwood Church

**EXXON**

**SITE**

Uvalde Rd

 **Lineage**











335'±

Uvalde Rd



Royalwood Church

**SITE**



Downtown  
Houston



Royalwood  
Elementary



Royalwood  
Church



335'±

Uvalde Rd



