

# ±138 ACRES FOR SALE



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**LUTON**  
PROPERTIES



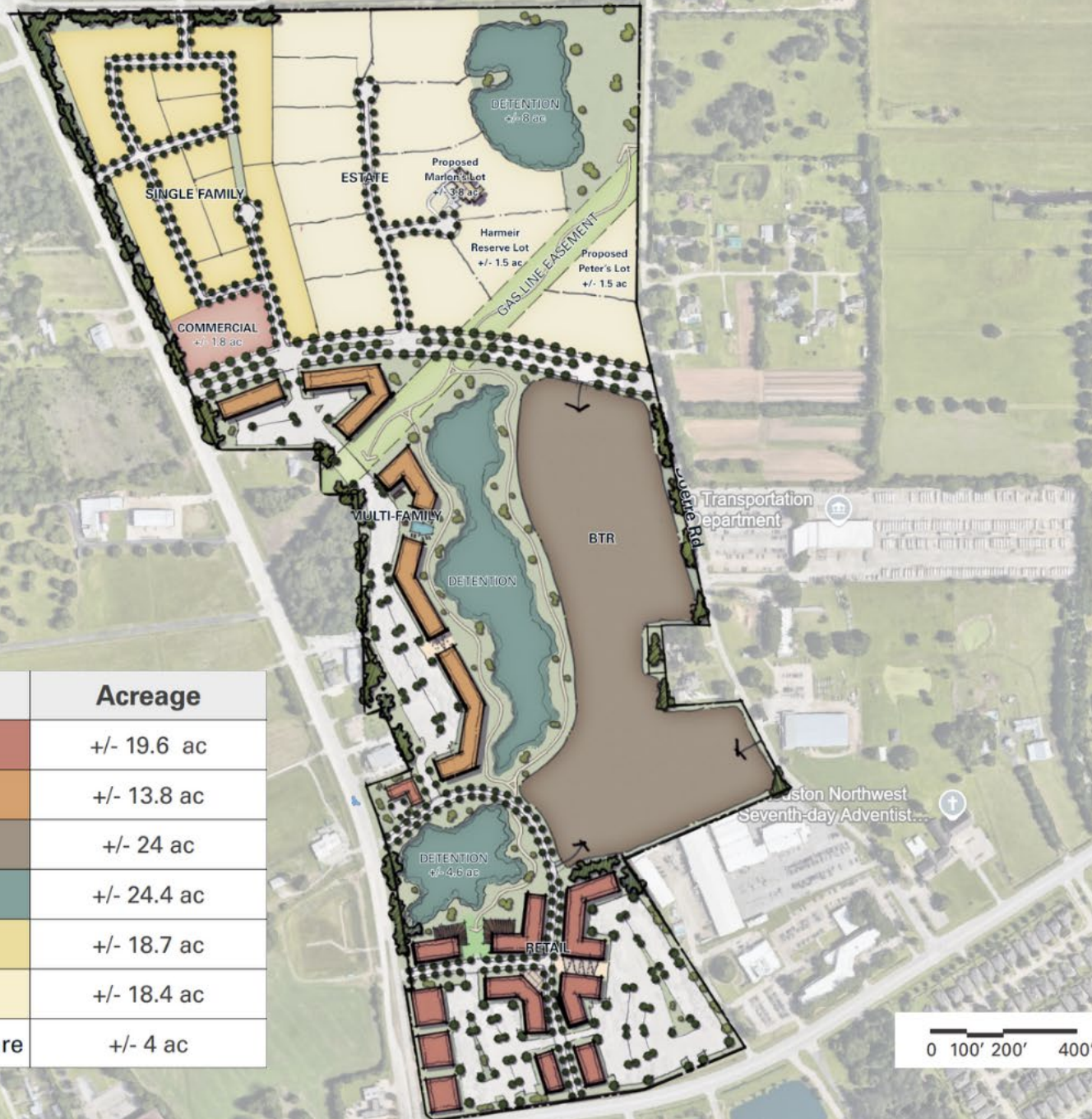
# Aerial View

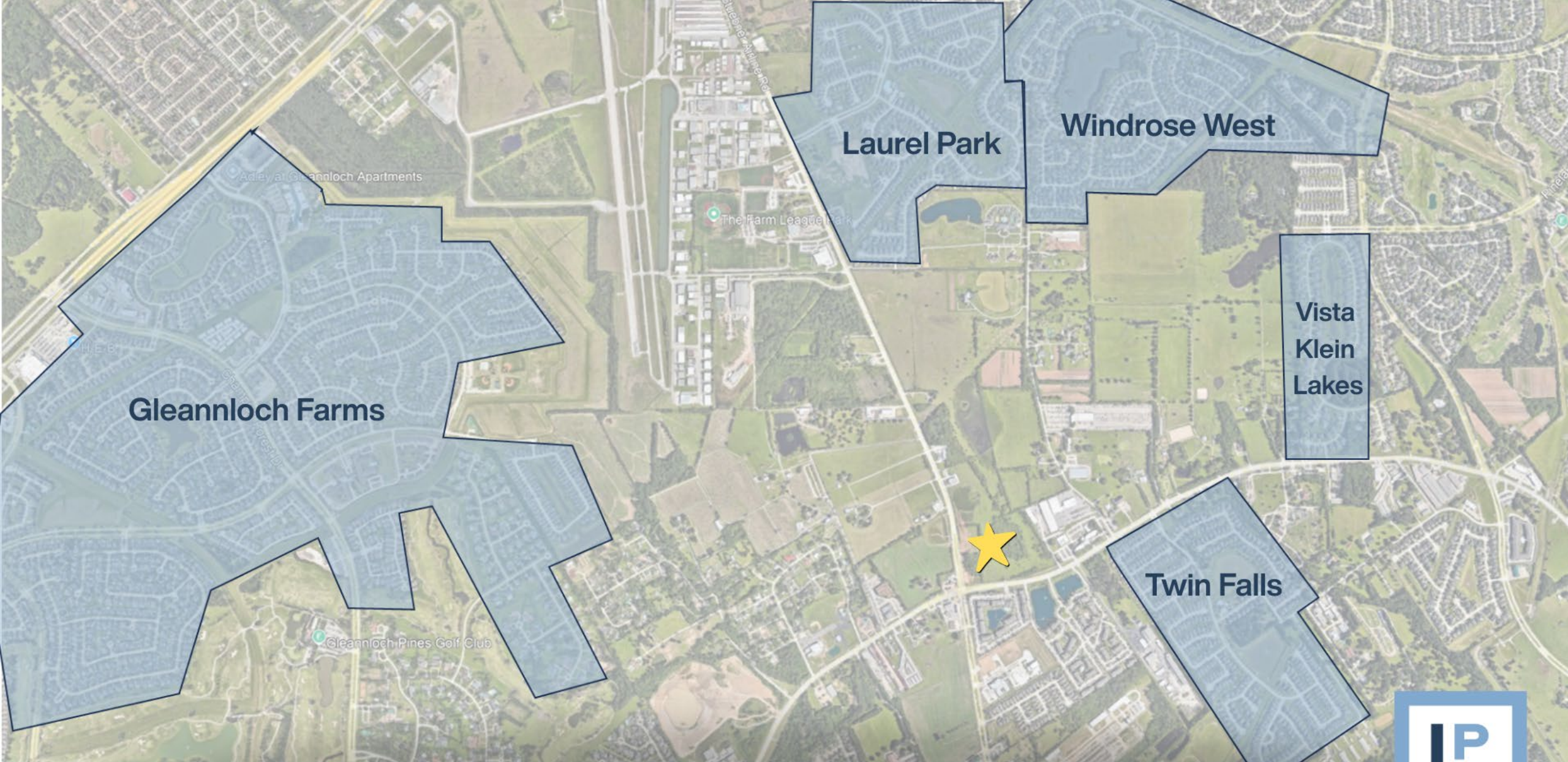
Located at  
Stuebner Airline &  
Spring Cypress Road



# Conceptual Master Plan

| Land Use           | Acreage     |
|--------------------|-------------|
| Commercial         | +/- 19.6 ac |
| Multi-Family       | +/- 13.8 ac |
| BTR                | +/- 24 ac   |
| Detention          | +/- 24.4 ac |
| Single Family      | +/- 18.7 ac |
| Estates            | +/- 18.4 ac |
| Major Thoroughfare | +/- 4 ac    |





Surrounding Neighborhoods

713.899.6248





± 138 Acre  
Site



Unincorporated  
Harris County



Low Tax Rate  
\$2.17



Water & Wastewater  
Provided by  
Harris County MUD #24



Development  
Reimbursements  
Available



Desirable Klein  
Independent  
School District



Close Proximity to Highly  
Regarded Neighborhoods,  
Retail and Entertainment



Located Outside  
Flood Plain

713.899.6248





Kroger 1.4 miles

HEB 1.9 miles

ALDI 3.5 miles

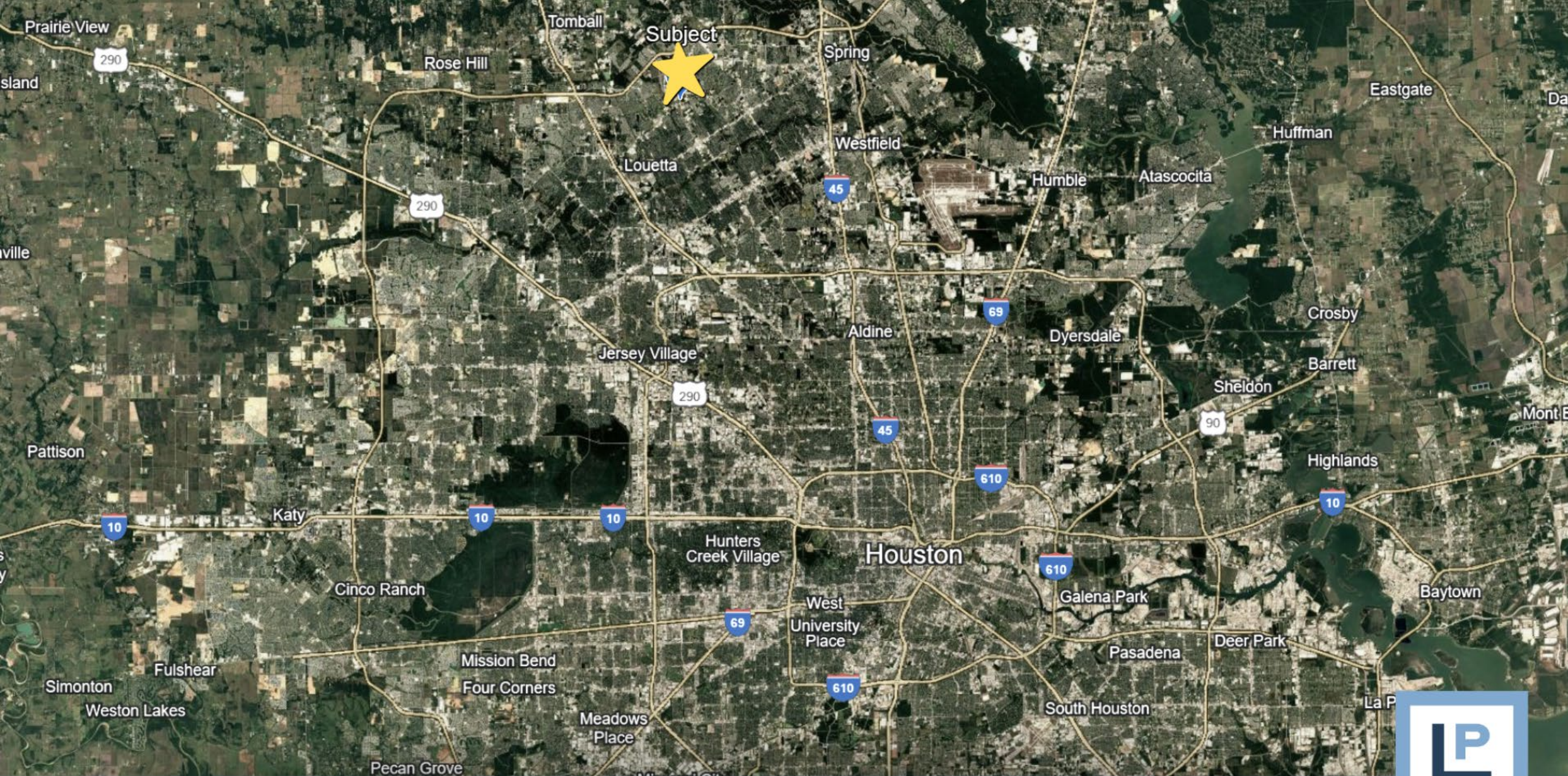
Sprouts 3.5 miles

Walmart 4.0 miles

Target 4.9 miles



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Metro Map

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*All within 5 miles!*



# Entertainment

- Geronimo Adventure Park
- Cinemark
- TGR Exotics Wildlife Park
- Bouncin' Bears
- Skate Champions
- Farm League Sports Complex