

For Sale 8222 Indian Hill Road

±9.80 acres

Spring, TX 77389

EXECUTE CONFIDENTIALITY AGREEMENT



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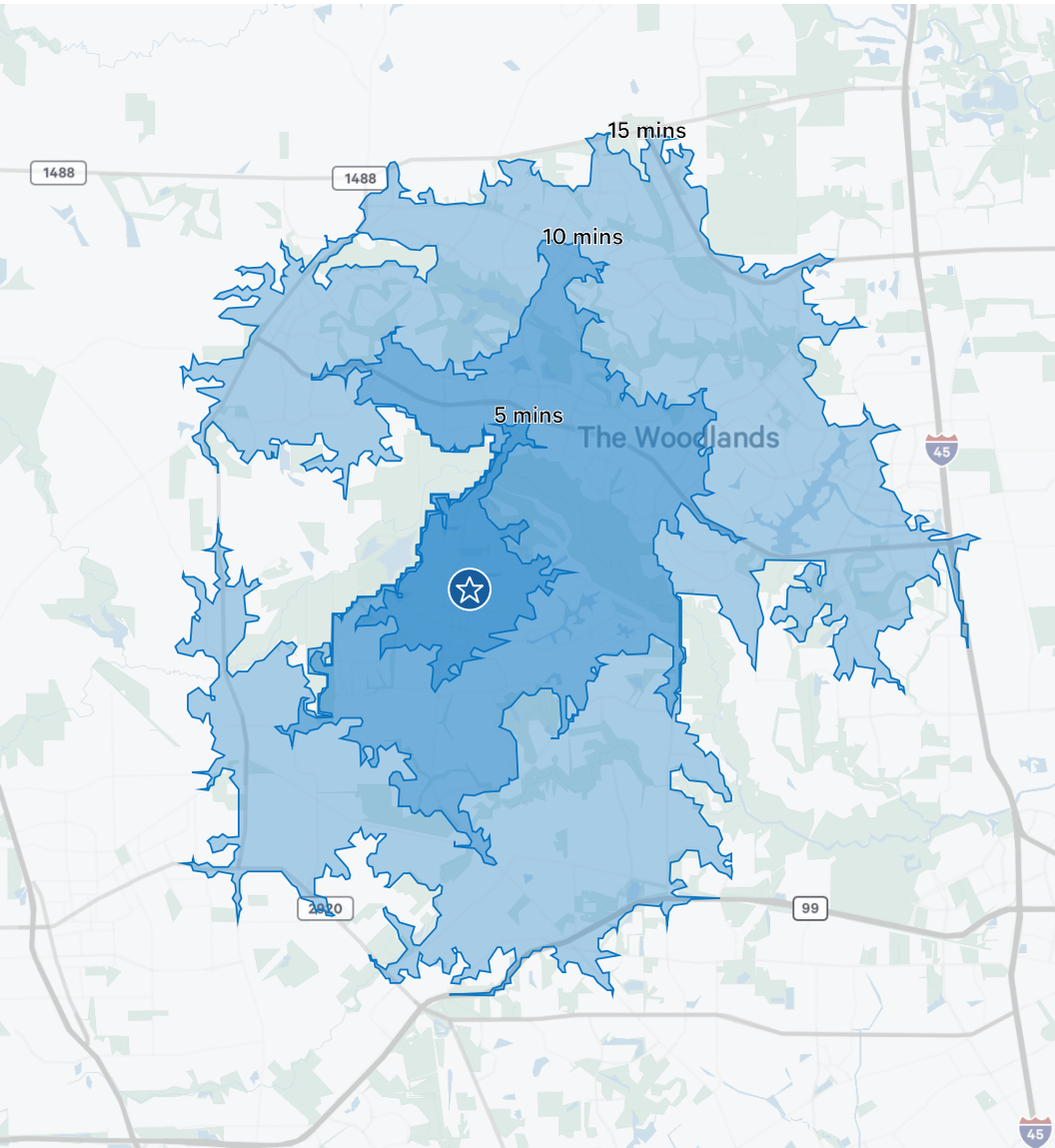
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Commute & Demographics



| Drive Times | Minutes |
|------------------|---------|
| The Woodlands | 14 |
| Conroe | 28 |
| Spring | 21 |
| Downtown Houston | 40 |

Property Information

Location

- NWQ of Kuykendahl Rd and Indian Hill Rd just southwest of the Woodlands

Property Information

- ± 9.80 acres
- Outside of The Woodlands boundary
- On-site detention required
- Outside of floodplain
- Fire lane easement access to Kuykendahl Rd through adjacent MOB to the west
- Tax rate \$1.828065 (2023)
- Adjacent to MUD 386
- Adjacent private utilities to the north via Aqua Texas (CCN #13203)
- Tomball ISD (Timber Creek Elementary, Creekside Park Jr. High, Tomball High)

Surrounding Area

- Proximity to the Woodlands
- Just north of Major Retail Corridor anchored by HEB

Price

Call Broker for Pricing



Commute

| Traffic Counts | Vehicles Per Day |
|--------------------|------------------|
| Kuykendahl Rd | 27,295 |
| Grand Parkway (99) | 64,550 |
| FM 1488 | 47,211 |



2023 Demographics

| Population Summary | 1-Miles | 3-Miles | 5-Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 11,917 | 71,595 | 173,723 |
| Median Age | 33.8 | 36.7 | 37.9 |
| Average Household Income | \$228,679 | \$188,386 | \$171,271 |
| Average Home Value | \$555,364 | \$524,144 | \$500,152 |
| College Degree or Higher | 78.6% | 22.6% | 22.4% |

Property Aerial



Property Aerial



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Contact Us

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