

For Sale

+/- 13.94 Acres

Lori Ln and FM 1093
Fulshear, TX 77441

Proposed
Twinwood Ranch
Road

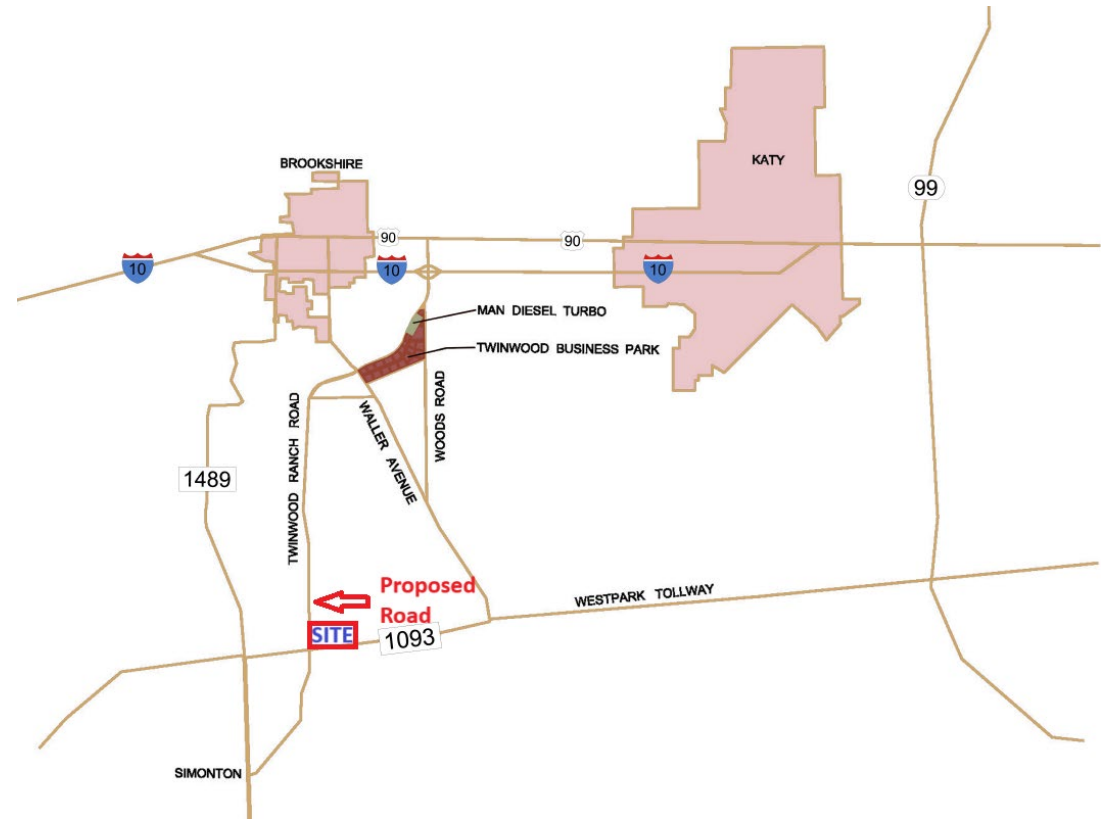
13.94 Acres

SEEKER
COMMERCIAL REAL ESTATE

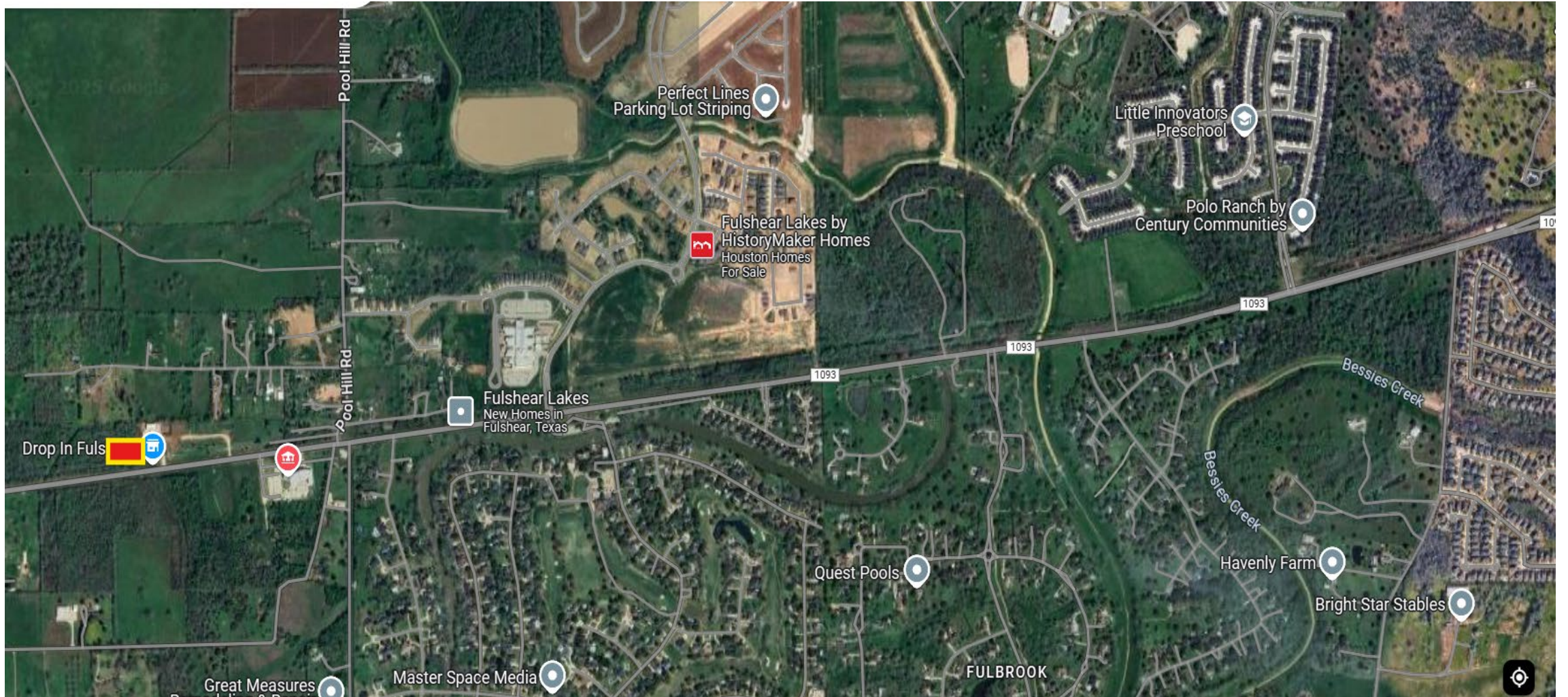


HIGHLIGHTS

- Commercial Land
- Future Hard corner of Twinwood Ranch Road



AERIAL VIEW

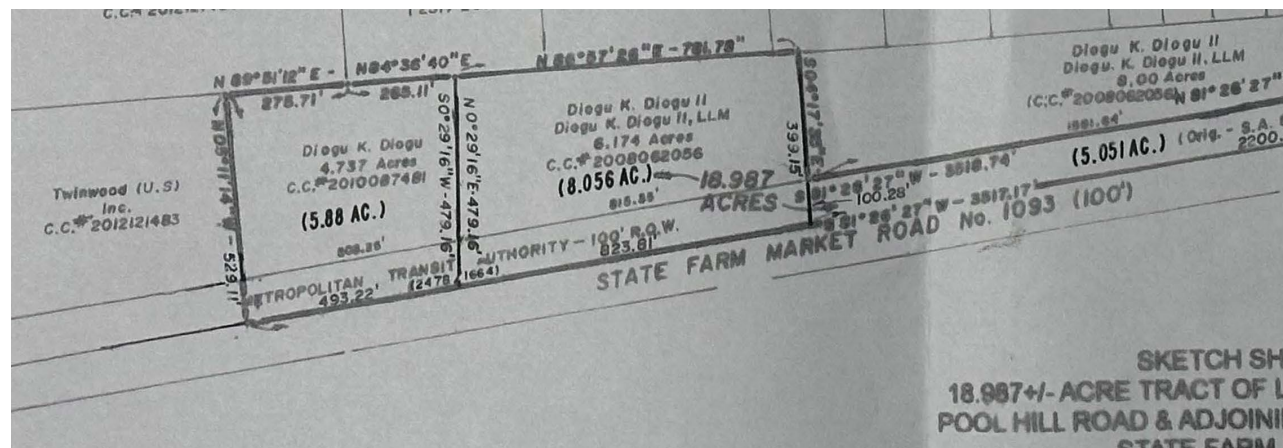


HUY DANG | 713-294-6395 | HUY.DANG@SEEKERREALTY.COM



Available Tracts

- Tract 1 -5.88 Acres
- Tract 2 – 8.056 Acre
- Total combine can be purchased together for a total of 13.94 Acres
- Call Broker for pricing



DEMOGRAPHIC

Population

	2 miles	5 miles	10 miles
2020 Population	2,857	12,229	136,223
2024 Population	3,853	15,718	163,951
2029 Population Projection	4,676	18,937	195,649
Annual Growth 2020-2024	8.7%	7.1%	5.1%
Annual Growth 2024-2029	4.3%	4.1%	3.9%
Median Age	50.1	43.2	36.8
Bachelor's Degree or Higher	59%	55%	61%
U.S. Armed Forces	0	0	2

Population By Race

	2 miles	5 miles	10 miles
White	3,012	10,694	77,740
Black	196	1,114	16,609
American Indian/Alaskan Native	6	34	563
Asian	97	823	29,838
Hawaiian & Pacific Islander	5	13	153
Two or More Races	537	3,040	39,048
Hispanic Origin	448	2,876	38,275

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$541,530	\$480,707	\$405,648
Median Year Built	2010	2010	2010

Households

	2 miles	5 miles	10 miles
2020 Households	1,039	4,162	40,807
2024 Households	1,412	5,394	49,592
2029 Household Projection	1,721	6,528	59,440
Annual Growth 2020-2024	9.4%	6.7%	5.1%
Annual Growth 2024-2029	4.4%	4.2%	4.0%
Owner Occupied Households	1,657	6,131	51,050
Renter Occupied Households	65	397	8,390
Avg Household Size	2.7	2.9	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$69.3M	\$252.6M	\$2.2B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$188,355	\$170,560	\$159,579
Median Household Income	\$167,926	\$137,673	\$137,974
< \$25,000	46	302	2,824
\$25,000 - 50,000	70	379	4,522
\$50,000 - 75,000	148	618	4,227
\$75,000 - 100,000	153	534	3,930
\$100,000 - 125,000	168	681	6,379
\$125,000 - 150,000	47	361	5,616
\$150,000 - 200,000	205	681	9,213
\$200,000+	574	1,838	12,882