



10.15 AC

LAND FOR SALE

MICHEL RD SITE

CBRE

TOMBALL, TEXAS

249
TEXAS

MICHEL ROAD SITE: 10.15 AC



MICHEL RD.

LAWRENCE ST.



10.15 AC (442,239 SF)



SITE LOCATED NEAR TOMBALL REGIONAL MEDICAL CENTER



FULL UTILITIES PROVIDED BY CITY OF TOMBALL



ASKING PRICE \$8.75 PSF (\$3,869,591)



SITE LOCATED NEAR NUMEROUS RETAIL DEVELOPMENTS AND ADJACENT TO SEVERAL MULTIFAMILY DEVELOPMENTS



LOCATED NEAR MAJOR INTERSECTION OF HIGHWAY 249 & MEDICAL COMPLEX DR



LOW TAX RATE - \$2.23



SITE EASILY ACCESSIBLE FROM STATE HIGHWAY 249



MINIMAL POTENTIAL WETLANDS ON THE SITE



CURRENTLY ZONED AGRICULTURAL WITH A PORTION COMMERCIAL



30,755 VPD ON HWY 249 & MICHEL RD



NO PIPELINE EASEMENTS OR DRILL SITES ON THE PROPERTY



IDEAL FOR MEDICAL OFFICE CONDOS, BTR TOWNHOMES, LIGHT INDUSTRIAL / FLEX WAREHOUSE & MULTIFAMILY



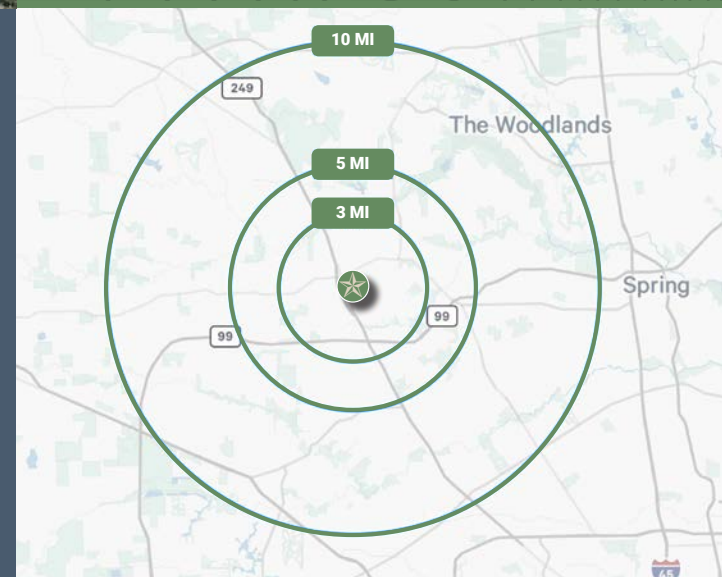
SITE LOCATED OUTSIDE FLOOD PLAIN

CBRE



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS - CURRENT YEAR ESTIMATE	11,841	44,805	232,769
2030 MEDIAN HOUSEHOLD INCOME	\$143,612	\$155,836	\$160,404
2025 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS	\$448,290	\$430,306	\$455,497
2025 DAYTIME POPULATION	38,107	109,552	562,694





CONTACT

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MICHEL RD SITE

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