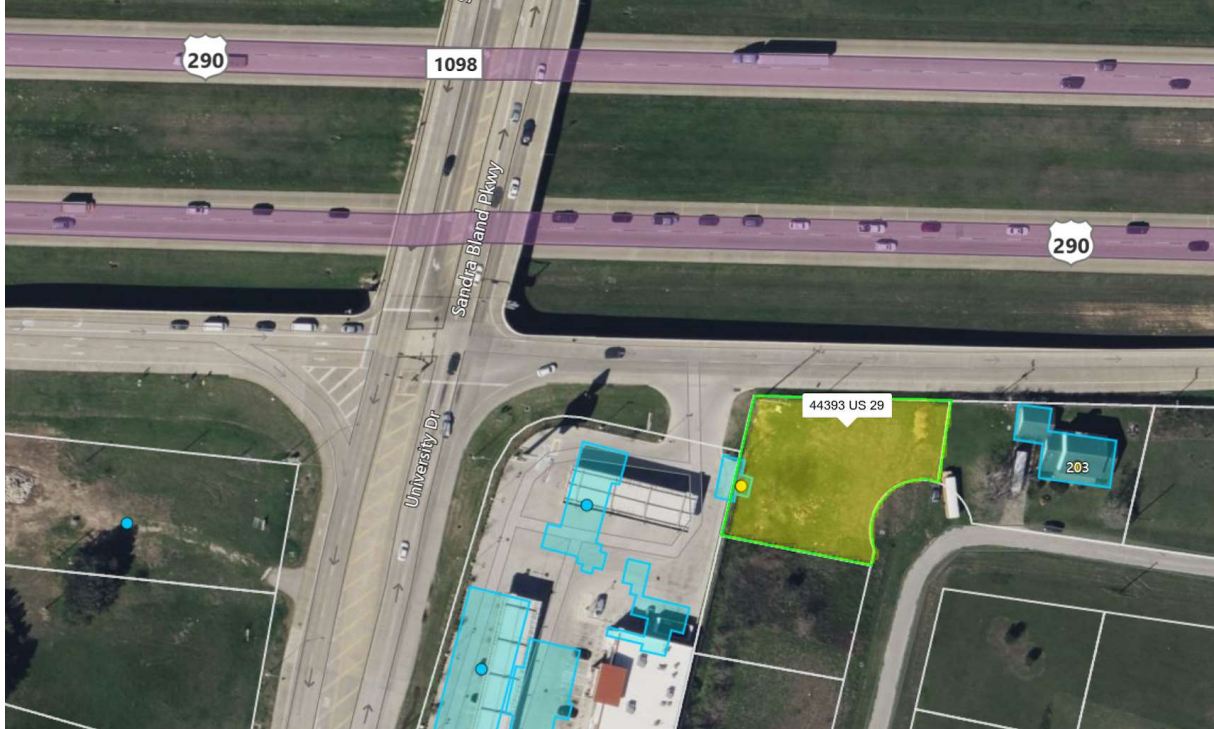


PRAIRIE VIEW CORNER PARCEL | FOR SALE

44393 U.S. 290, PRAIRIE VIEW, TX 77445



Property Description

Discover a prime investment opportunity in the heart of the Prairie View area. This property boasts an enviable location with direct access to U.S. 290, making it perfectly positioned for ease of access and visibility. This property presents endless potential. Investors will appreciate the strategic location and the unique possibilities this land holds. Don't miss the chance to capitalize on this promising investment and shape the future of the Prairie View area with this exceptional property.

Property Highlights

- Prime location with direct access to Hwy 290
- Close proximity to Prairie View
- Adjacent to high-traffic C-Store - shared access
- Opportunity for QSR / Coffee development
- Potential for additional .29 acres assembly
- Strategic position for visibility and accessibility

Offering Summary

Sale Price:	\$300,000
Lot Size:	0.32 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	46	174	434
Total Population	114	436	1,679
Average HH Income	\$59,106	\$59,226	\$79,328

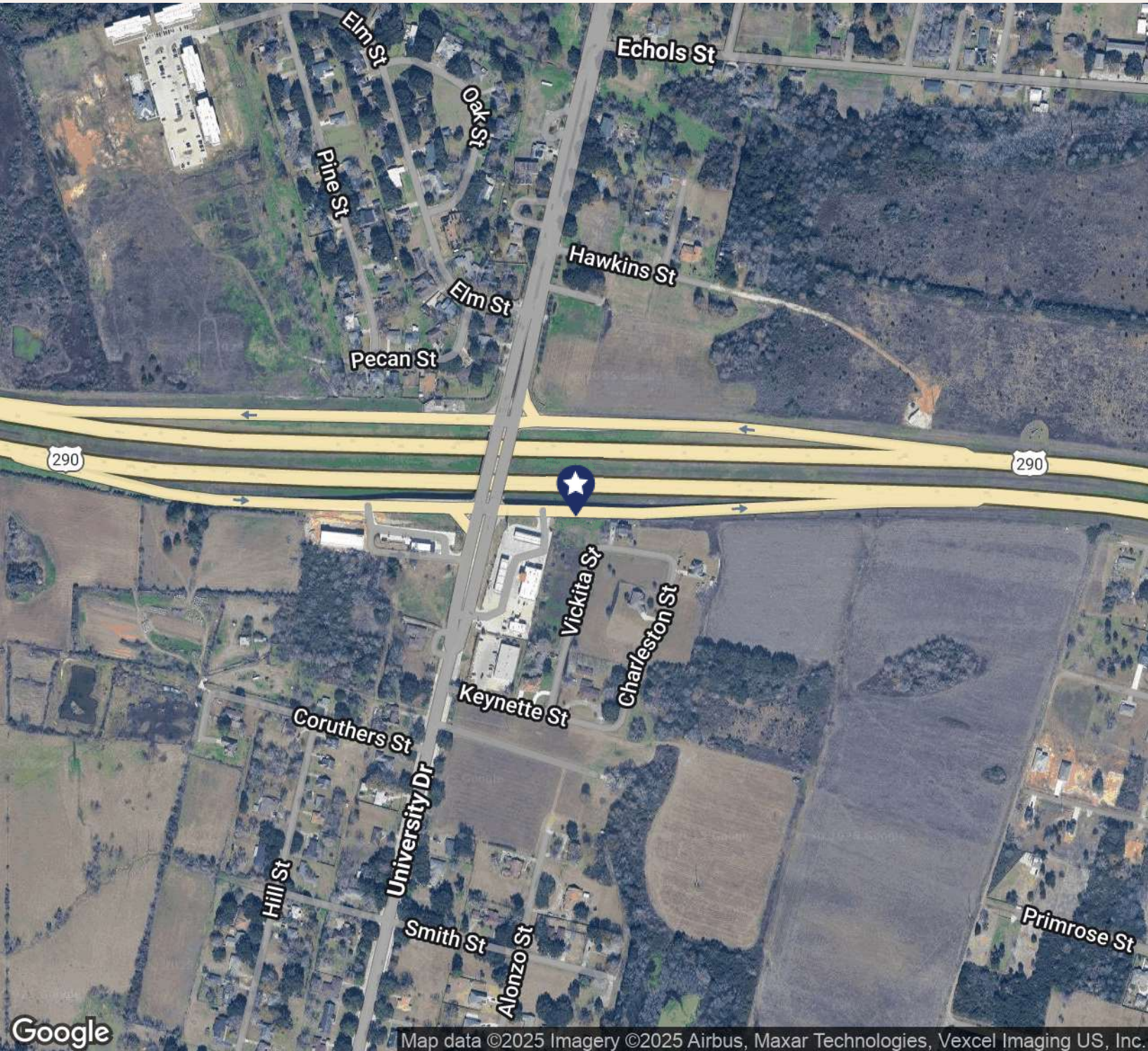
FOR MORE INFORMATION:



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PRAIRIE VIEW CORNER PARCEL | FOR SALE

44393 U.S. 290, PRAIRIE VIEW, TX 77445



FOR MORE INFORMATION:



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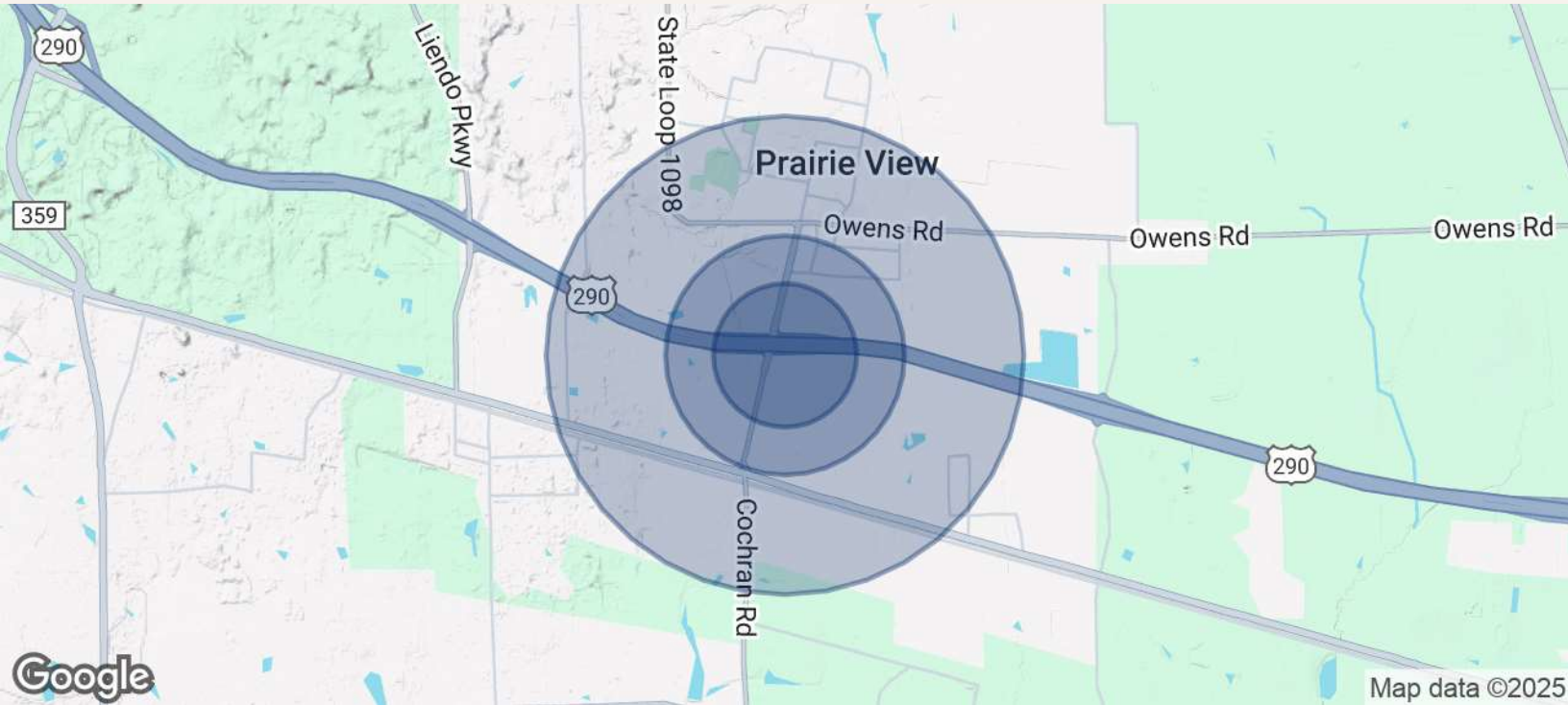
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44393 U.S. 290, PRAIRIE VIEW, TX 77445



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	114	436	1,679
Average Age	38	38	32
Average Age (Male)	37	37	31
Average Age (Female)	39	39	33
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	46	174	434
# of Persons per HH	2.5	2.5	3.9
Average HH Income	\$59,106	\$59,226	\$79,328
Average House Value	\$309,187	\$309,234	\$210,864

Demographics data derived from AlphaMap

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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