



ASKING PRICE
\$1,800,000.00

COMMERCIAL REAL ESTATE

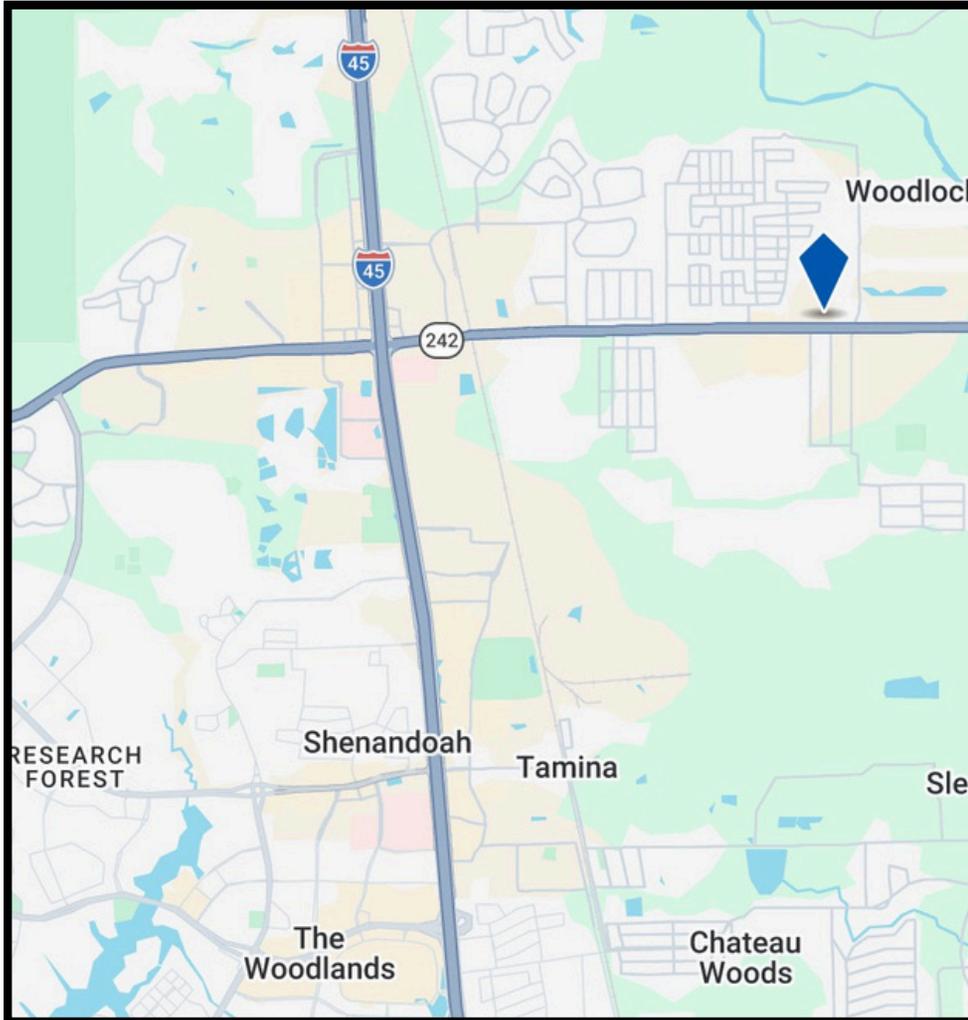
1.47 PRIME LOT FOR SALE HWY 242/ I-45

- **HEAVY TRAFFIC LOCATION**
- **OFF MAJOR FREEWAY**
- **NEAR HIGH DENSITY AREA**



1.48 acres commercial lot in a Prime Location, right on Hwy 242, close proximity to I-45, and minutes from The Woodlands Medical center and The Woodlands Mall. This lot is next to many crowd pulling businesses: Chick-fi-la, HEB, Starbucks, Jack In he Box, Little Cesare, Dunkin Donuts, Wendy's, Subway, Verizon, O'Reilly Auto parts, Papa Johns, Circle K, Whataburger... and the list goes on. Endless possibilities for this one.





Located on Hwy 242, close proximity to I-45, and minutes from The Woodlands Medical center and Mall.



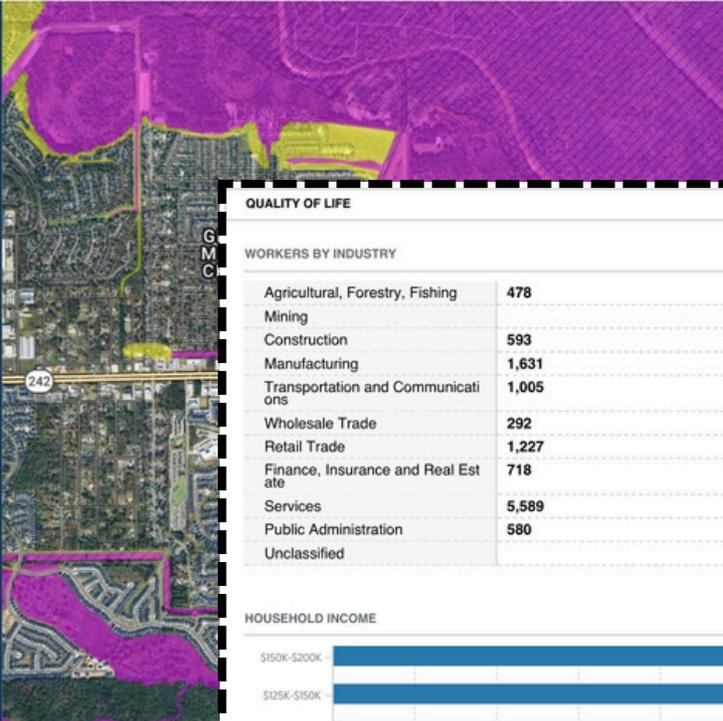


Gas and electric available, property is on septic and well. This is an improved lot. The 2,451sqft house on the lot is debilitated and may not be habitable.



STANDARD FLOOD MAP

Flood Zone Determination
OUT



Flood Zone Legend ⓘ

- X500 or BZone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- Subject Property

QUALITY OF LIFE

WORKERS BY INDUSTRY

| | |
|------------------------------------|-------|
| Agricultural, Forestry, Fishing | 478 |
| Mining | |
| Construction | 593 |
| Manufacturing | 1,631 |
| Transportation and Communications | 1,005 |
| Wholesale Trade | 292 |
| Retail Trade | 1,227 |
| Finance, Insurance and Real Estate | 718 |
| Services | 5,589 |
| Public Administration | 580 |
| Unclassified | |

WORKFORCE

● Blue Collar
16.03%

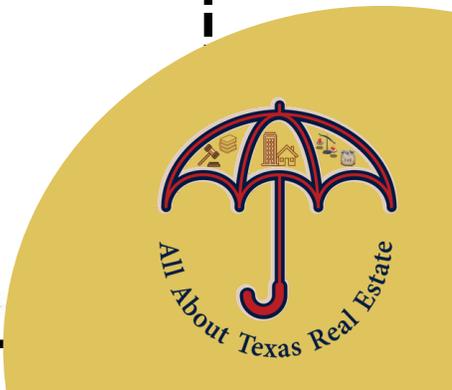
● White Collar
83.97%

HOUSEHOLD INCOME

| Income Bracket | Count (Approximate) |
|----------------|---------------------|
| \$150K-\$200K | 15 |
| \$125K-\$150K | 15 |
| \$100K-\$125K | 13 |
| \$75K-\$100K | 14 |
| \$60K-\$75K | 7 |
| \$50K-\$60K | 4 |
| \$45K-\$50K | 4 |
| \$40K-\$45K | 3 |
| \$35K-\$40K | 1 |
| \$30K-\$35K | 1 |
| \$25K-\$30K | 1 |
| \$20K-\$25K | 1 |
| \$15K-\$20K | 2 |
| \$10K-\$15K | 1 |
| \$0-\$10K | 3 |

Average Household Income **\$112,798**

Average Per Capita Income **\$45,110**





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