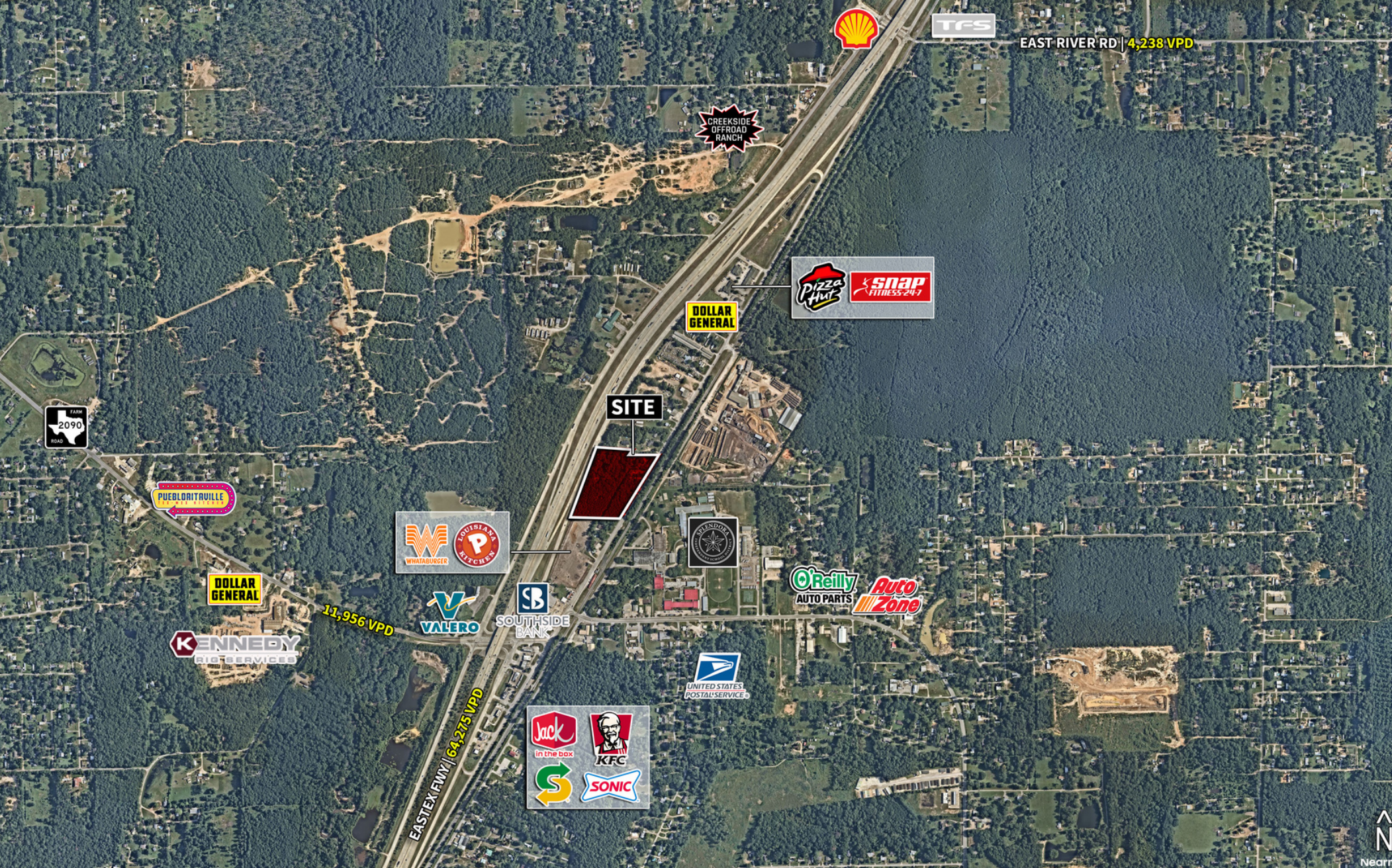




For sale

 **JLL** SEE A BRIGHTER WAY

±5 acres

Hwy 69 & FM 2090
Splendora, TX 77372



David Holland
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Site Details

Location

Over 485 ft frontage on I-69, Adjacent to new retail including Whataburger and Popeyes, Near the intersection of I-69 and FM 2090, Cross access between I-69 and Old Hwy 59 N

Site Details

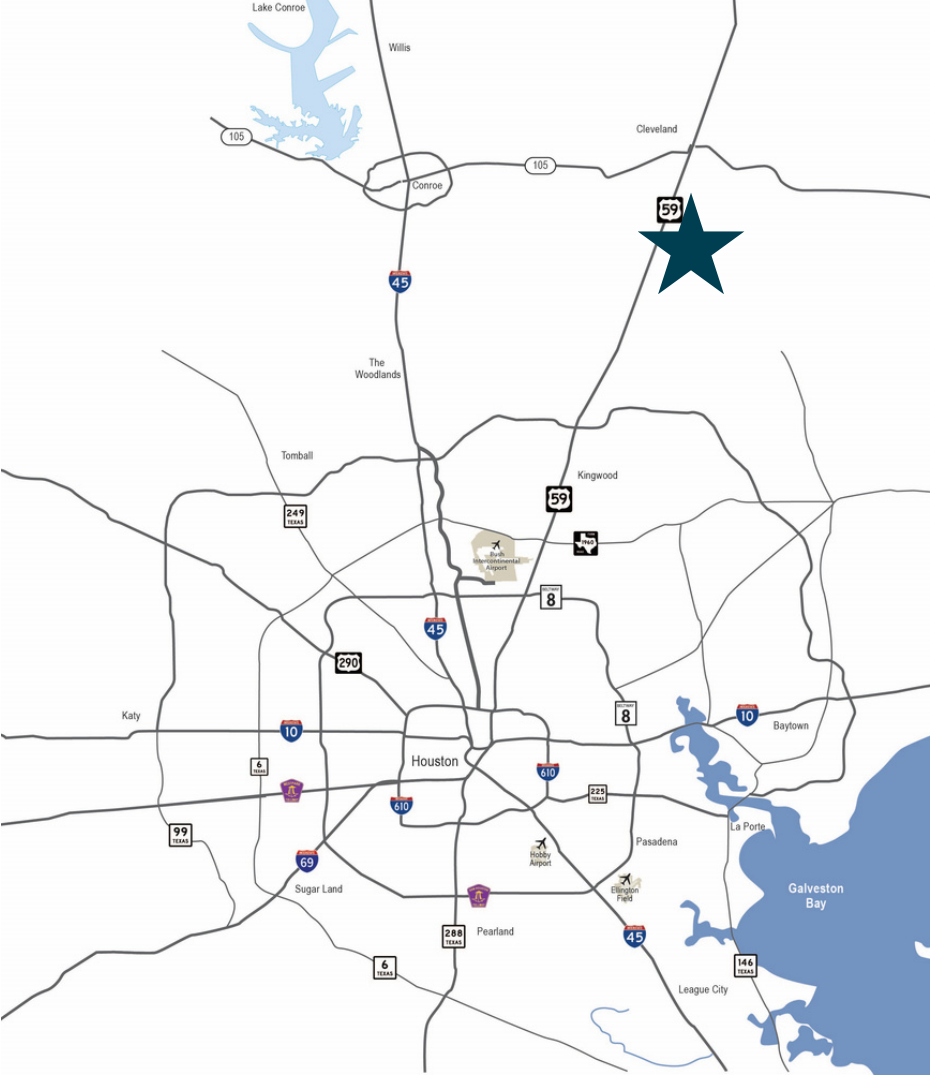
- Land Size: ±5 acres
- School District: Splendora ISD
- Detention: Likely required
- Frontage: ±485 ft
- Access: from I-69 frontage and Old Hwy 59 N
- Utilities: City water/sewer
- Floodplain: Some

About the Area

Splendora, TX is a growing bedroom community located in the path of development northeast of Houston in Montgomery County. Once based on timber and agriculture, the local economy is growing thanks to new residential, retail and new industrial growth. Splendora is served by Interstate 69 near the intersection with State Highway 105. The area offers outdoor activities due to its proximity to the Sam Houston National Forest and Lake Livingston.

Price

Contact broker for pricing



	1 mile	3 miles	5 miles
2024 Total Population	1,236	12,571	32,889
2024 Median Age	36.1	35.9	36.9
Average HH Income	\$90,765	\$93,676	\$103,220
Average Home Value	\$380,363	\$320,098	\$328,530

Peach Creek
Elementary School



75,672 VPD

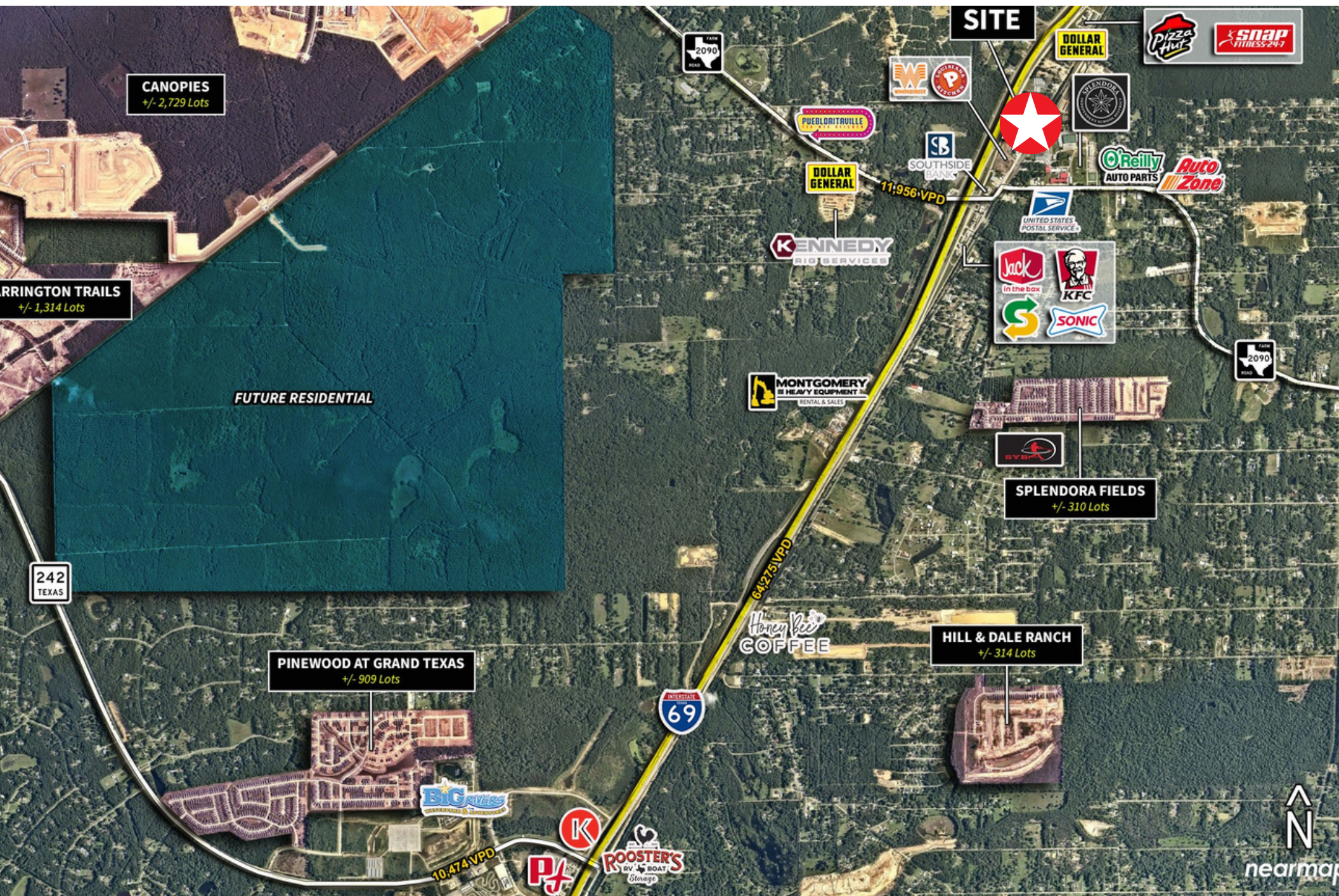


Peach Creek
Elementary School



75,672 VPD

Trade Area Aerial



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