

**For Sale**

**LAND**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## SIZE

2.40 ACRES

## PRICE

Call broker for pricing

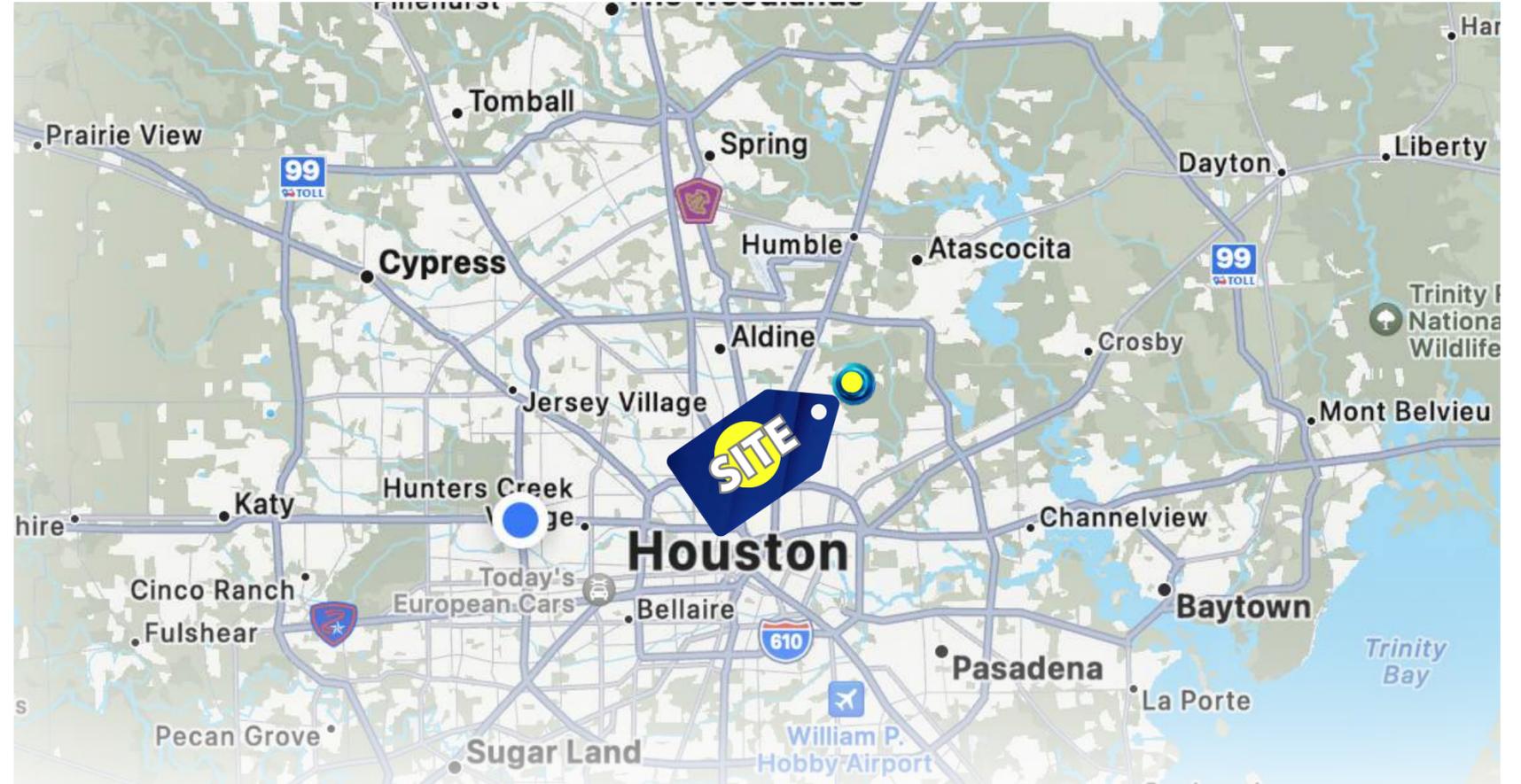
## HIGHLIGHTS

- Traffic Exposure: 21,012 vehicles/day on Little York Road.
- Accessibility: Car-dependent (Walk Score 17/100, Transit 28/100, Bike 32/100).
- Nearby Amenities:
- Fuel Stations: Exxon (0.05 mi), Chevron (0.06 mi).
- Restaurants: Raising Cane's, Pizza Hut, Chipotle, Whataburger, Chick-fil-A, Pappas Bar-B-Q, Taco Cabana, Taco Bell, McDonald's.
- Schools: Fonwood Elementary (0.63 mi), Scarborough Elementary (1.36 mi), Shadydale Elementary (1.42 mi).
- CommercialCafe Ratings: +3, +3, +1, +1.
- Area Highlights: Accessible to major roads and commercial establishments, ideal for development.

## TRAFFIC COUNTS

Little York Rd. 21,607 VPD

Homestead Rd. 17,410 VPD



## DEMOGRAPHICS

	1 mile	3 mile
Population	11,471	93,738
Median HH Income	\$39,170	\$35,814
Population Growth '24-'29	↑ 1.76%	↑ 2.23%



Little York Rd.

Little York Rd.

Houston Fire Station 56

Hardy Toll Rd.

MI TIENDA  
Fiesta  
Chick-fil-A  
POPEYES  
LOUISIANA KITCHEN

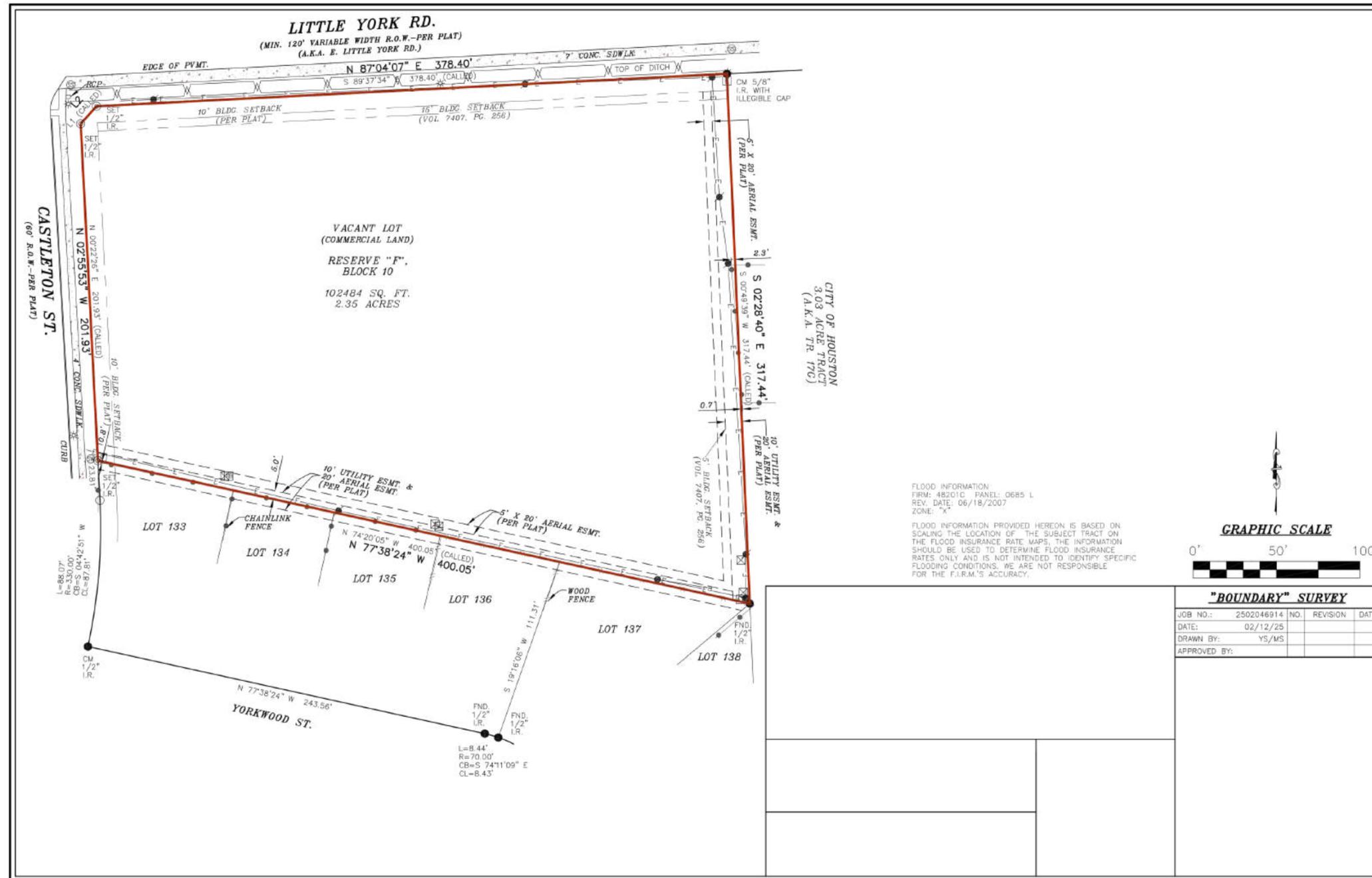
3D's CRAZY KITCHEN  
Checkers  
FAMILY DOLLAR  
TOP DOG FIREWORKS  
CRAZY GOOD FOOD  
SAY IT WITH A BOOM!



THE HOME DEPOT  
WHATABURGER  
McDonald's  
Fiesta  
ROSS  
Family DISCOUNT FOOD  
POPEYES  
LOUISIANA KITCHEN



## SITE MAP



**APEX  
REALTORS**

**5716 Little York Rd,  
Houston, TX 77016**



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