



**1.1 Acres**

**175 FT. FRONTAGE**

**VETERANS MEMORIAL DR.**

**MILROY LANE**

**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

## **DEVELOPMENT SITE FOR SALE**

11711 VETERANS MEMORIAL DRIVE | HOUSTON, TX 77067



## OFFERING SUMMARY

SALE PRICE

**\$575,000**

YEAR BUILT

**2026**

LOT SIZE

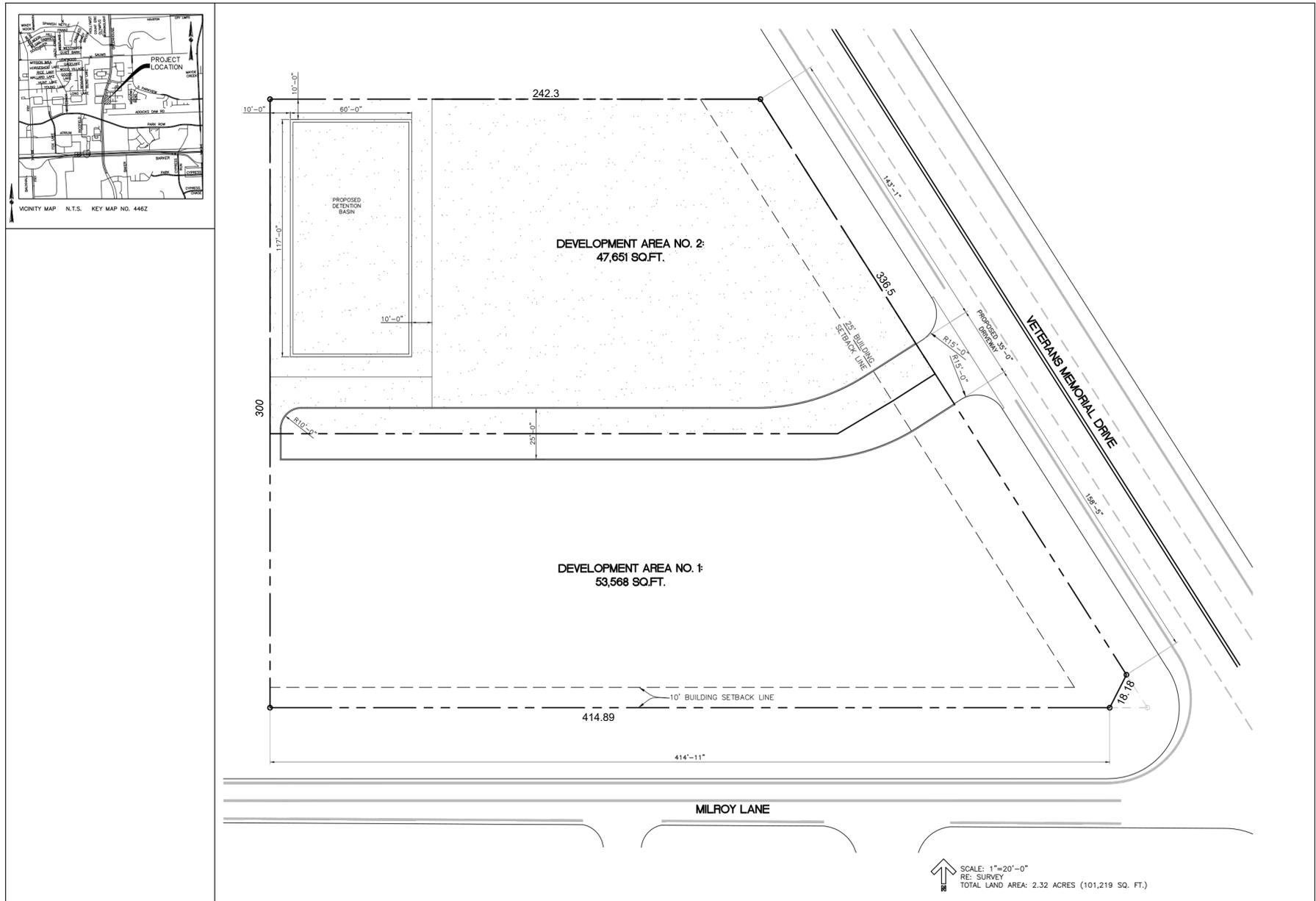
**1.1 ACRES**

## PROPERTY HIGHLIGHTS

Prime  $\pm$ 1.1-acre (47,651 SF) corner lot positioned at the high-visibility intersection of Veterans Memorial Dr. and Milroy Ln. Located within Development Area No. 2, the tract includes access to shared detention.

This site will be delivered stabilized, with utilities and detention in place, offering a permit-ready, development-friendly opportunity for a wide range of commercial uses. Ideal for retail, service, or mixed-use projects seeking strong traffic exposure.

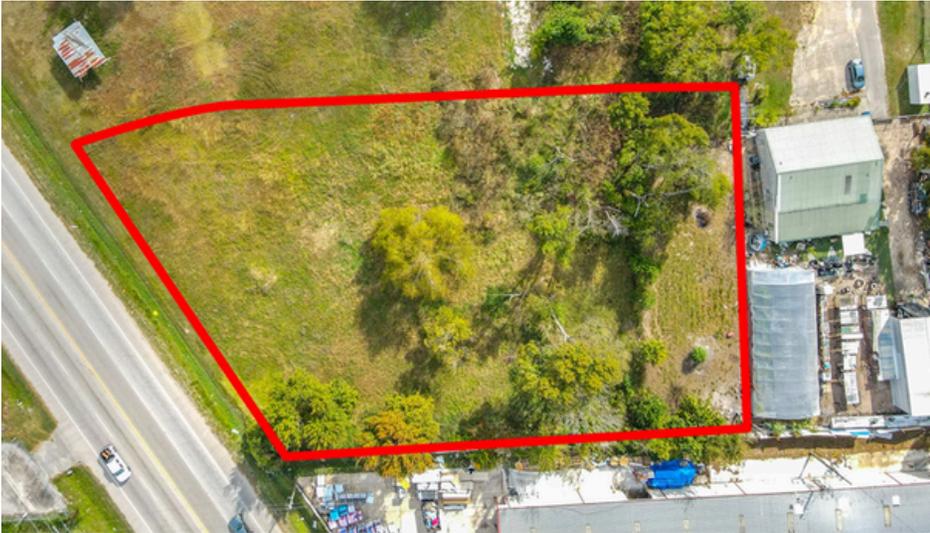
# Site Plan



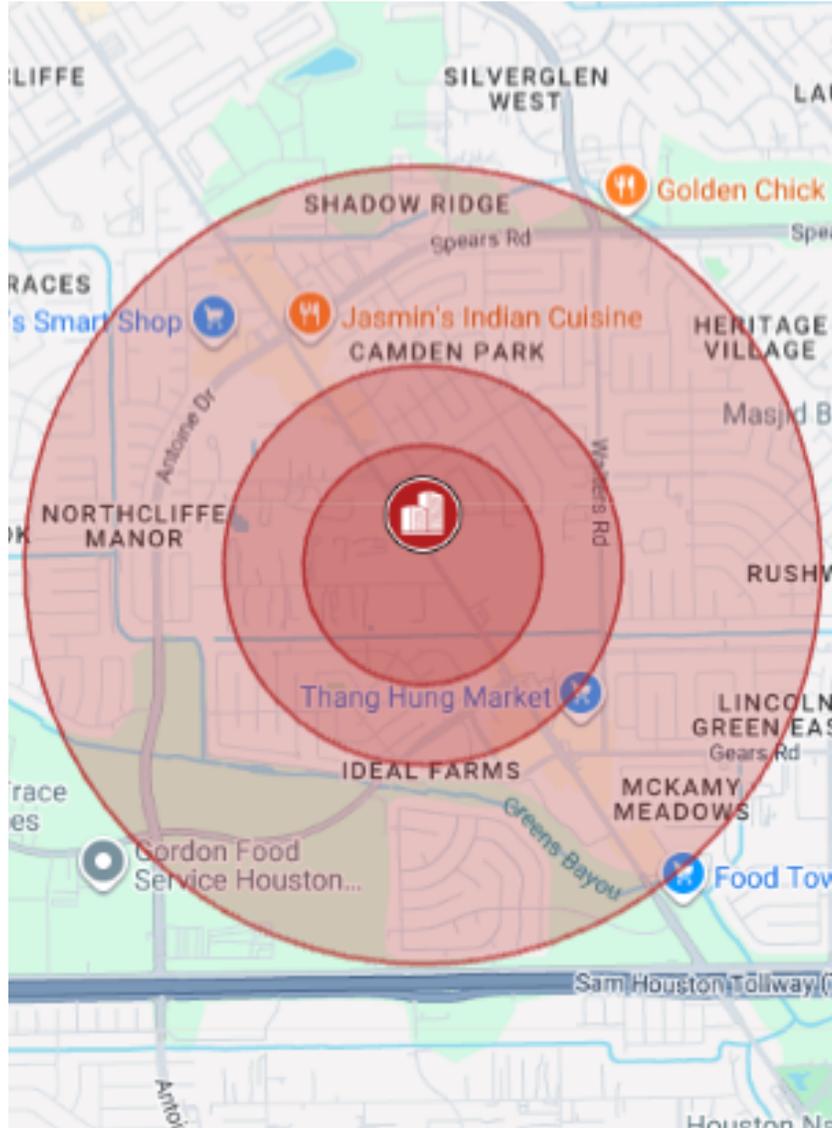
# Aerial Map



# Property Photos



# Demographics



Positioned at the prominent corner of Veterans Memorial Drive and Milroy Lane, this ±1.1-acre site offers excellent visibility and accessibility within a rapidly developing commercial corridor. Veterans Memorial serves as a major north-south artery, connecting directly to FM 1960, Beltway 8, and I-45, ensuring consistent traffic flow from local residents, commuters, and nearby businesses.

The property is surrounded by a robust mix of national retailers, service businesses, and growing residential communities, creating strong demand for new commercial development.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	20,056	135,338	333,391
<b>Workday Population</b>	14,838	109,179	306,864
<b>Total household</b>	5,781	42,462	110,566
<b>Average household income</b>	\$84,604	\$76,315	\$75,941
<b>Average age</b>	36	36	36
<b>Male Population</b>	35	35	35
<b>Female Population</b>	37	37	36

Demographics data derived from AlphaMap

# Market Overview

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Houston, Texas is one of the largest and most diverse metropolitan economies in the United States, serving as a major center for energy, healthcare, manufacturing, logistics, aerospace, and international trade. As the fourth-largest city in the country, Houston benefits from a broad economic base, a growing population, and a business-friendly environment that continues to attract corporate investment, talent, and new development.

Houston's extensive transportation infrastructure—including multiple interstate highways, two major airports, one of the nation's busiest ports, and a vast rail network—provides exceptional regional, national, and global connectivity. This infrastructure supports strong demand across industrial, distribution, office, retail, and multifamily sectors, and positions Houston as a critical logistics and commercial hub for the southern United States and international markets.

From a real estate perspective, Houston offers a wide range of investment and owner-user opportunities supported by strong demographics, diverse industry drivers, and consistent tenant demand. While supply varies by submarket and property type, Houston's scale, affordability, and economic diversity support long-term resilience and value creation. As one of the nation's most dynamic and business-friendly metros, Houston remains well-positioned for sustained growth and stable long-term investment performance.

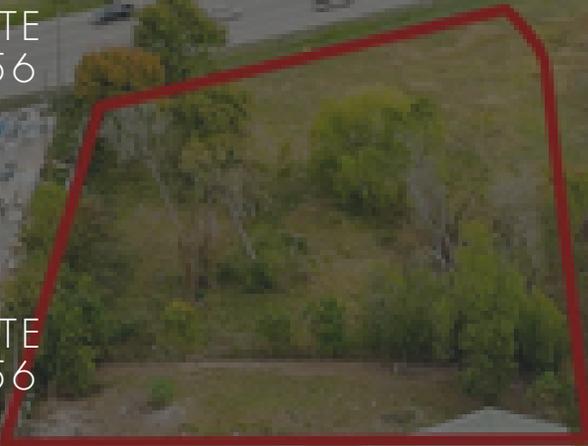


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