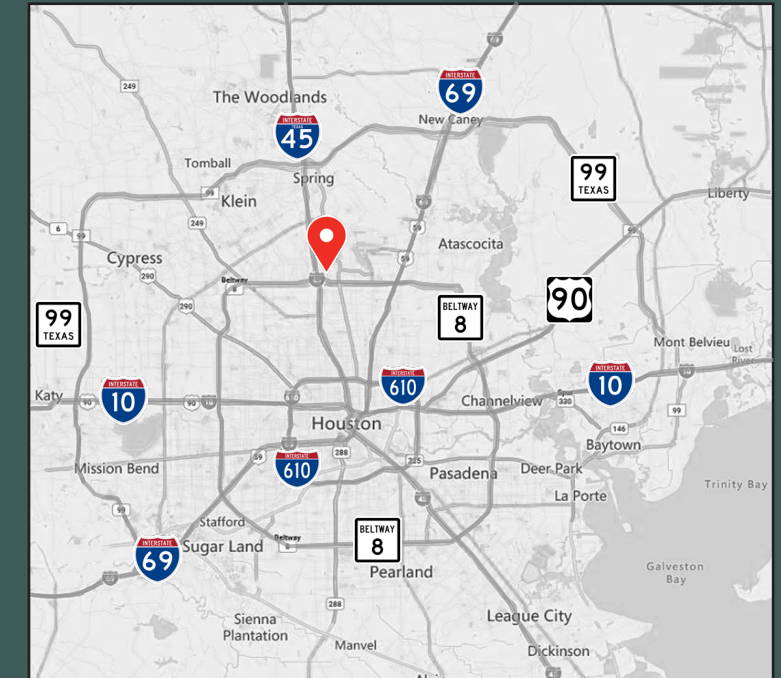


Land for Sale:

±9.77 AC

17715 Wayforest Drive

Houston, TX 77060



Contact

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John-Michael Kamel, Vice President
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Property Features

- **PRICE:** \$3.50/SF
- **LOCATION:** North side of Harvest Time Ln between Imperial Valley Dr & Wayforest Dr
- **SIZE:** ±9.77 Acres
- **FRONTAGE:** ±650' along Harvest Time Ln
- **UTILITIES:** Available from City of Houston
- **FLOODPLAIN:** A portion of the property is located in the 100-yr floodplain
- **RESTRICTIONS:** None
- **SCHOOL DISTRICT:** Aldine ISD



Area Overview

The North Houston District is a 12-square mile management district within the City of Houston. It consists of four quadrants: Greens Crossing, Greenspoint, Pinto Business Park, and Airline Corrido. It's main purpose is to attract the best in commercial and residential life.

Located in this service area is 20MSF of office, retail, and industrial properties. This includes 8 parks, 6 miles of hike and bike trails, 68 apartment communities, 4,400 businesses, 56,000 employees, and 115,700 residents.

Source: northhouston.org

Demographics & Traffic Counts

Population

2 Miles	5 Miles
49,661	221,592

Average Household Income

2 Mile	5 Miles
\$44,679	\$54,176

Traffic Counts

Greens Rd	10,801 CPD
Imperial Valley Dr	13,712 CPD

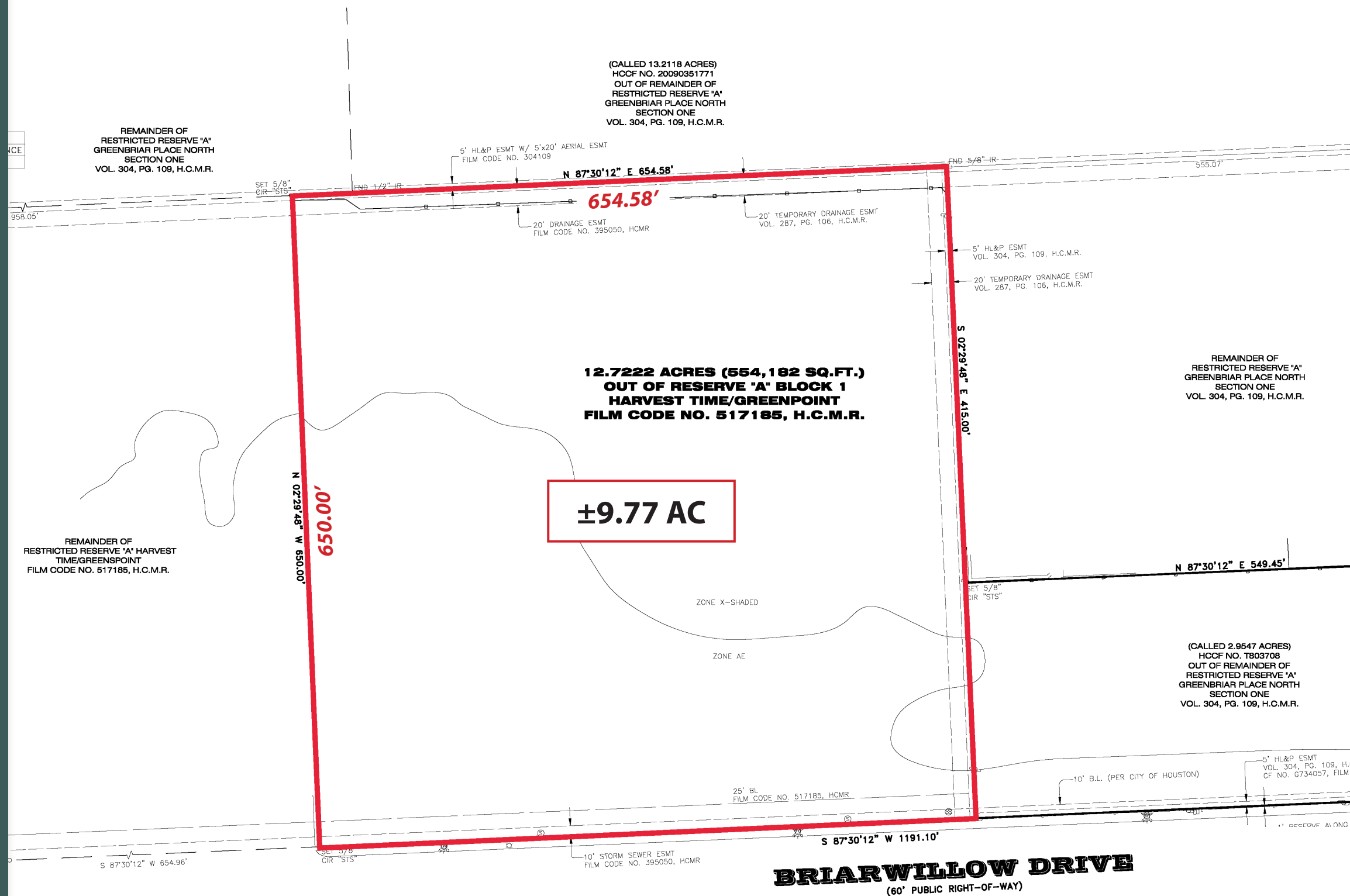
Source: CoStar



Property Taxes & Survey

2023 Tax Rates

District	Description	2023 Rate
009	Aldine ISD	1.036300
040	Harris County	0.350070
041	Harris Co Flood Cntrl	0.031050
042	Port of Houston Authy	0.005740
043	Harris Co Hosp Dist	0.143430
044	Harris Co Educ Dept	0.004800
045	Lone Star College Sys	0.107600
061	City of Houston	0.519190
266	North Houston District	0.167420
293	Greenspoint 11 TIRZ (040)	0.000000
570	Greenspoint 11 TIRZ (045)	0.000000
590	Greenspoint 11 TIRZ (061)	0.000000
968	Greenspoint 11 TIRZ (009)	0.000000
Total		2.3656



The Team



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