

**FOR SALE**

# HUMBLE TX PAD SITE

11527 N SAM HOUSTON PKWY E HUMBLE, TX 77396

## OFFERING SUMMARY

Asking Price:	\$435,000
Land SF:	0 SF
Price/SF:	\$604,166.67

## PROPERTY DESCRIPTION

Great Pad Site location adjacent to a well-established Popeyes restaurant in the Humble, TX area off of North Sam Houston Pkwy. All utilities, Parking lot, waste container enclosure, and light poles are in place. The access road will be included in the sale. Which will allow you to access the property from the nearby neighborhood of Sunset Ridge.

For More Info:

**HOUSTON WIER**

Direct: 281.786.1666

Cell: 832.547.4054

hwier@zann.com

**Zann Commercial Brokerage, Inc.** | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

*The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.*



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## PROPERTY HIGHLIGHTS

- Adjacent land behind a well established Popeyes
- Located near a major freeway
- All utilities on-site
- Established parking lot
- Light poles are present
- The dumpster enclosure is in place
- Access road directly behind the subject property is included in the sale

## OFFERING SUMMARY

Sale Price:	\$435,000
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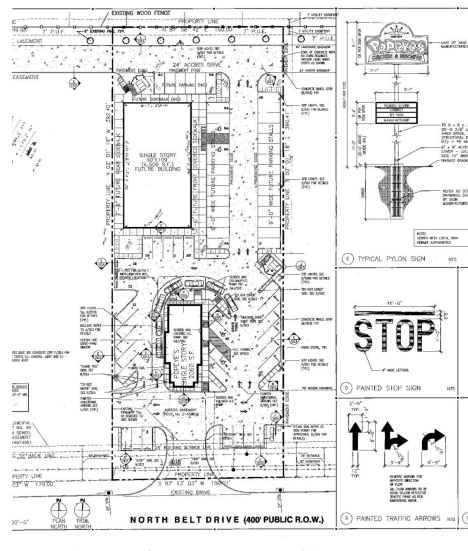
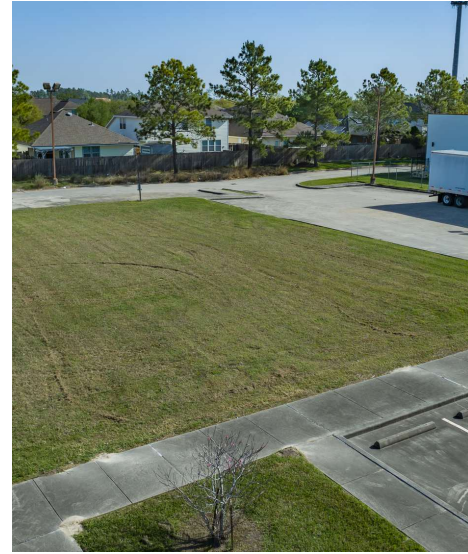
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	533	2,287	4,316
Total Population	1,324	5,785	12,047
Average HH Income	\$74,441	\$71,988	\$80,973



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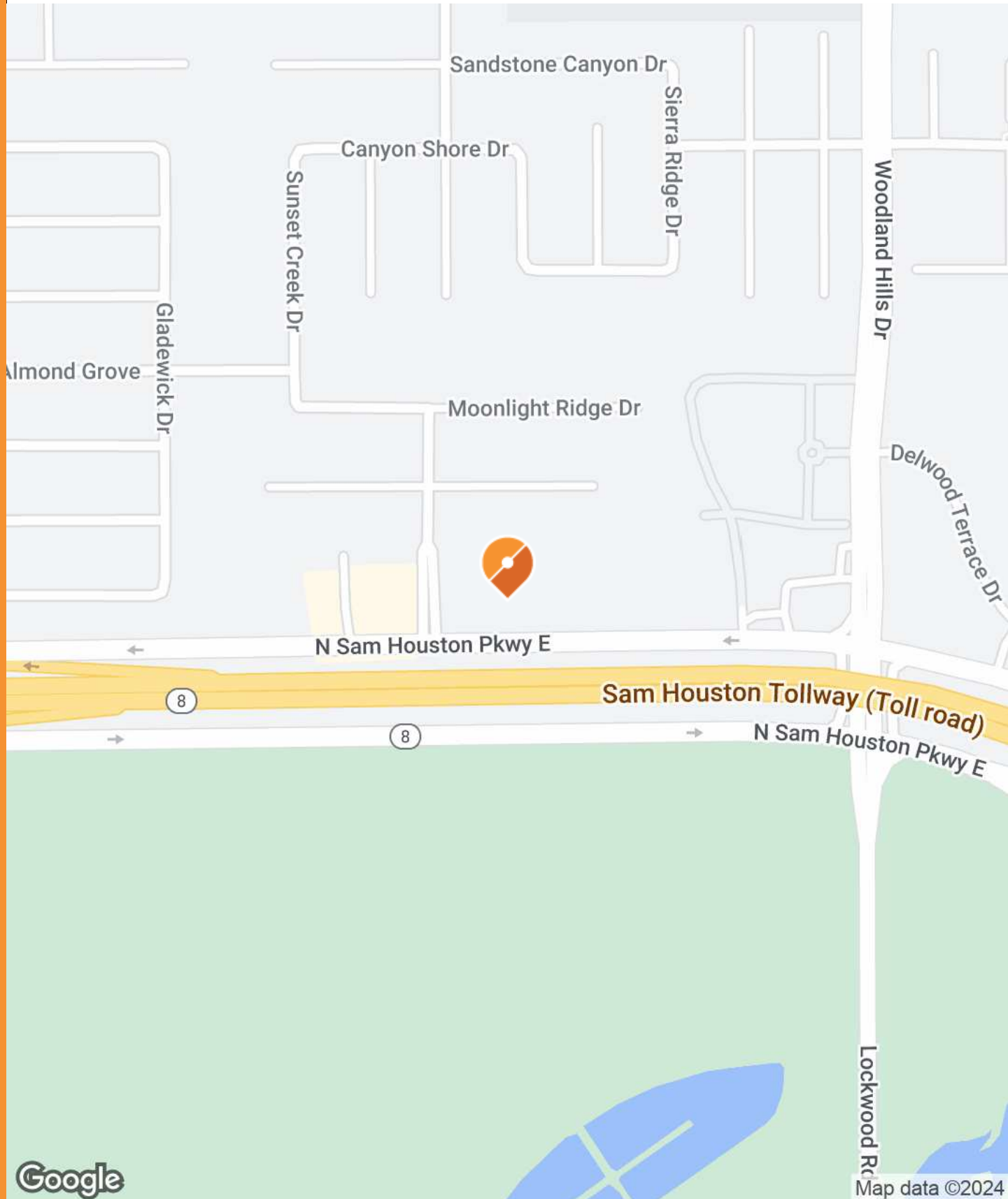
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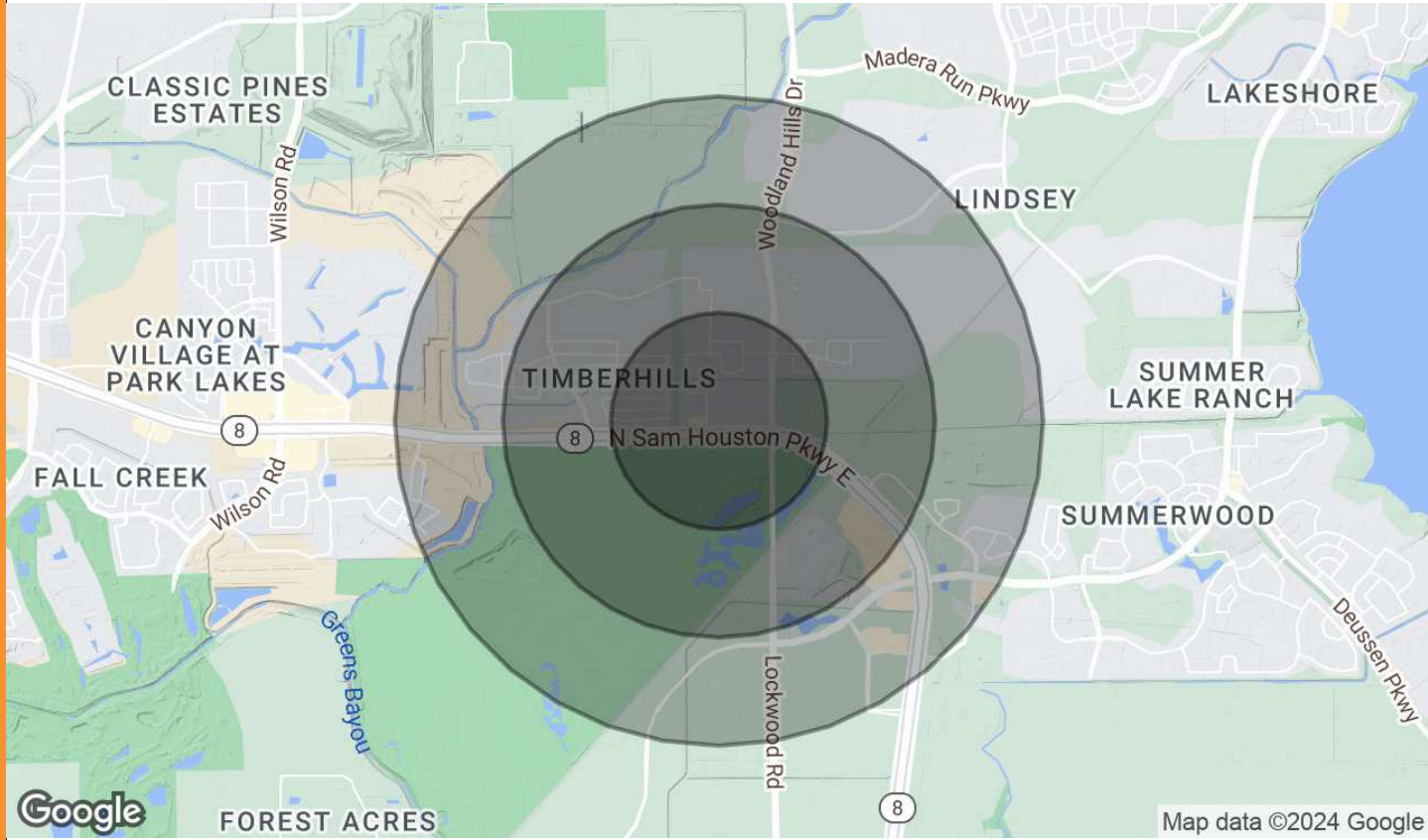
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,324	5,785	12,047
Average Age	30.4	30.4	31.3
Average Age (Male)	28.3	28.5	29.4
Average Age (Female)	33.2	33.1	31.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	533	2,287	4,316
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$74,441	\$71,988	\$80,973
Average House Value	\$263,528	\$247,635	\$274,589

\* Demographic data derived from 2020 ACS - US Census