

LAND FOR SALE



NEC of TX-249 & Upland Willow Ave, Houston, TX 77086

±1.064 AC



SITE DEMOGRAPHICS

- Contact brokers for more information

Opportunity Highlights



Estimated Population

| 1 mile | 3 mile | 5 mile |
|--------|---------|---------|
| 13,216 | 126,040 | 327,279 |



Avg. Home Value

| 1 mile | 3 mile | 5 mile |
|-----------|-----------|-----------|
| \$360,505 | \$276,350 | \$292,449 |



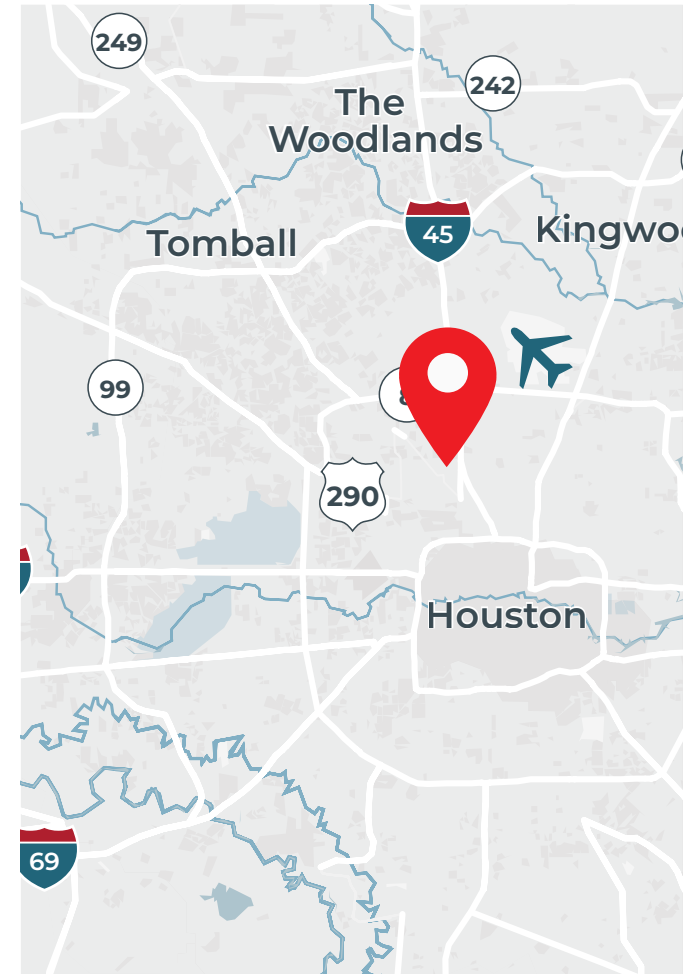
Median Age

| 1 mile | 3 mile | 5 mile |
|--------|--------|--------|
| 33.1 | 33.8 | 33.8 |



Avg. Household Income

| 1 mile | 3 mile | 5 mile |
|----------|----------|----------|
| \$93,737 | \$78,456 | \$79,983 |



Area Traffic Counts

TX-249, at Property

29,817 VPD

W Montgomery Rd, near Property

9,557 VPD

Bowen Dr, near Property

8,330 VPD

EXCEPTIONAL LOCATION OFF THE HIGHWAY, WITH ACCESS TO ONE OF HOUSTON'S RAPIDLY GROWING SUBMARKETS

Proctor St.

FAMILY DOLLAR

DOLLAR TREE

249
TEXAS

SITE

Upland Willow Ave.

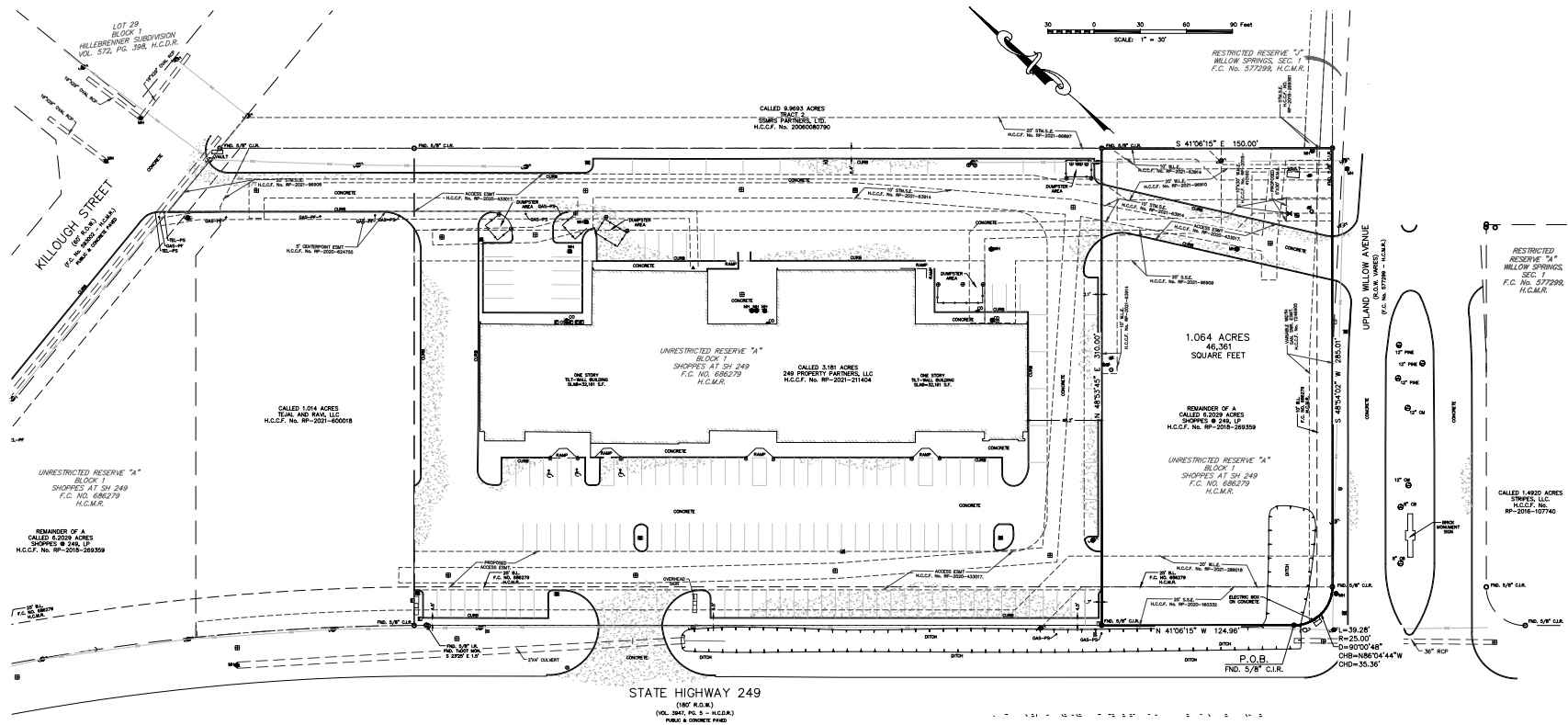
**Willow
Springs**
± 905 Homes

W Montgomery Rd.

stripes

SUNOCO

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TRADE AREA AERIAL



CONTACT

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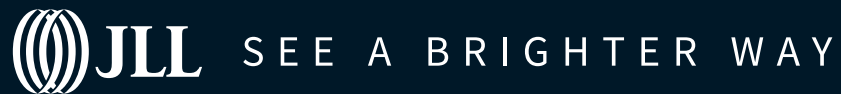
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