



ADAM OLSEN, CCIM

713-614-2670 ADAM@THECOMMERCIALPROFESSIONALS.COM **GABE RODARTE**

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PROPERTY **SUMMARY**

10.5 acres of UNRESTRICTED Property COMMERCIAL or RESIDENTIAL

SALE PRICE: \$850,000

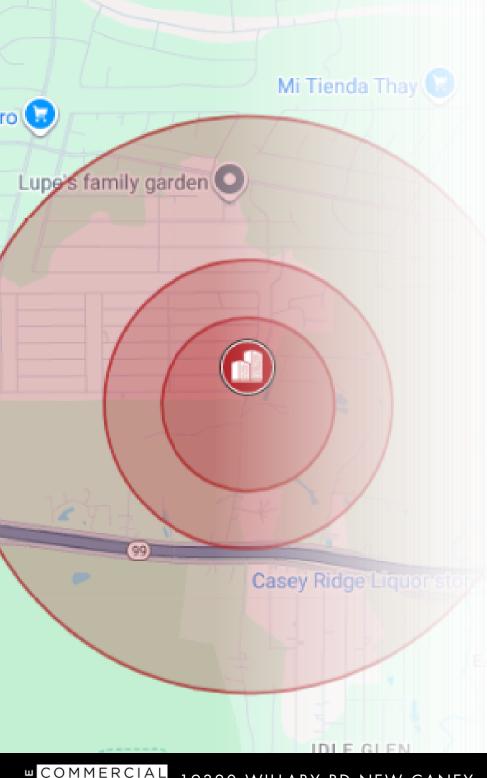
PROPERTY TYPE: Multifamily

BUILDING SIZE: 10.5 Acres

Home with Over 10.5 acres of UNRESTRITCTED Property. COMMERCIAL or RESIDENTIAL Use, Horse Ranch, Farm or property can be subdivided. The home is a one story 3/2/2 that needs to be finished out.

Large front porch and large back patio overlooking the property. Property list price is based off of the acreage and condition of the home. The home sits on top of a hill and views of the neighboring acreages. Approximately 1 mile North of 99 and 6 mins from 1-59. PREFERRED AREA, Zone X-An Area That Is Determined To Be OUTSIDE of The 100- And 500-Year Floodplains. Owner Financing Available.



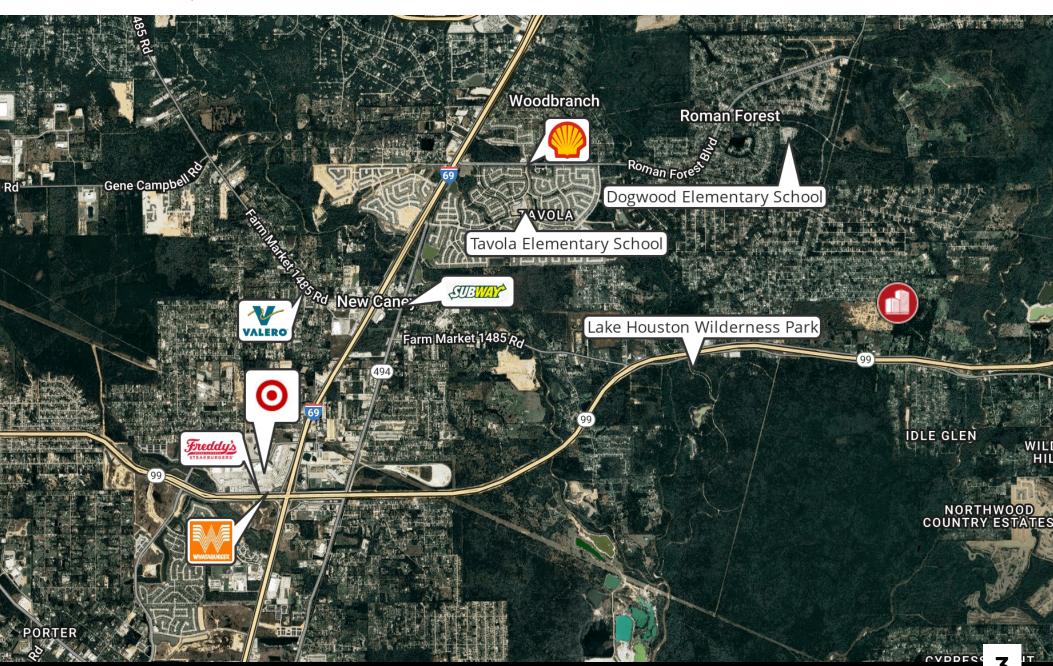


AREA **OVERVIEW**

Discover the potential of this prime 10.5 acres of unrestricted land in New Caney, TX. Located in close proximity to the rapidly growing Montgomery market, this versatile property offers an array of future development opportunities. Nearby points of interest include the Grand Texas Sports and Entertainment District, Tavola master-planned community, and Valley Ranch Town Center, providing access to retail, dining, and entertainment options.

	0.3 Miles	0.5 Miles	1 Miles
Total households	50	219	726
Total population	197	871	2,775
Persons per household	3.9	4	3.8
Average household income	\$94,036	\$94,036	\$94,103
Average house value	\$436,840	\$436,823	\$422,315
Average age	32	32	32
Average age male	31	31	31
Average age female	32	32	32

RETAILER/LOCATION MAP





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