

**12.63 ACRES  
UNRESTRICTED FM 1960 FRONTAGE NEAR HARDY TOLL ROAD**

HOUSTON, TX 77073



**KW COMMERCIAL**

**FOR SALE**

**KW COMMERCIAL | THE WOODLANDS**

2201 Lake Woodlands Dr  
The Woodlands, TX 77380



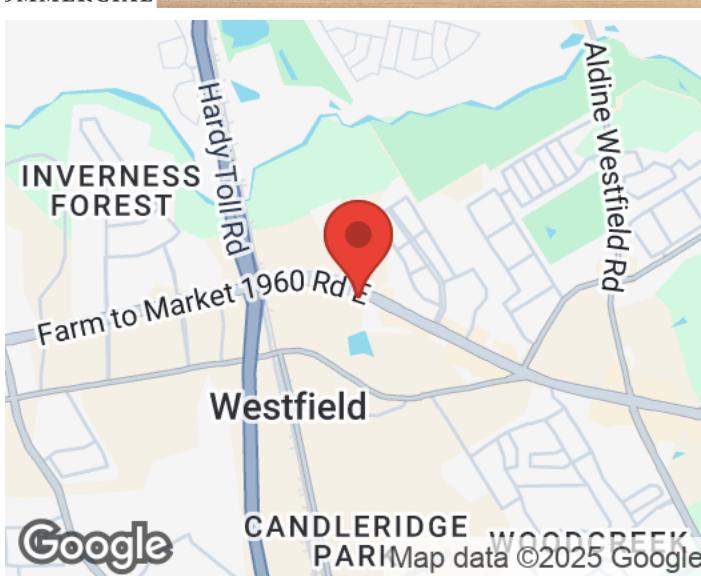
Each Office Independently Owned and Operated

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## LOCATION INFORMATION

Building Name:	Unrestricted FM 1960
Street Address:	Frontage near Hardy Toll Road
City, State, Zip:	0 FM 1960
County:	Houston, TX 77073
Market:	Harris
Sub-market:	Houston
	Humble/FM 1960

## LOCATION OVERVIEW

The intersection of FM 1960 and the Hardy Toll Road in North Houston serves as a vital transportation and commercial hub, offering exceptional connectivity for businesses and commuters alike. FM 1960 is a major east-west corridor that links with key highways such as I-45, Beltway 8, and the Grand Parkway, while the Hardy Toll Road provides a fast north-south route with direct access to Downtown Houston. This area has seen rapid industrial and commercial growth, with developments like the Hardy Industrial Center supporting logistics, manufacturing, and distribution. Located less than 10 miles from George Bush Intercontinental Airport and surrounded by residential neighborhoods, the intersection also benefits from a strong local workforce and excellent infrastructure. Recent improvements, including widening of the Hardy Toll Road and ongoing flood mitigation projects like the Mercer Stormwater Detention Basin, further enhance the area's appeal for future development.

## PROPERTY HIGHLIGHTS

- ±12.63 acres of unrestricted land
- Conceptual site plan available
- Located in a pro-growth area with easy access to major highways, ports, and labor force
- Ideal for warehouse, logistics, light industrial, or flex space development
- Prime frontage on FM 1960 with excellent visibility and access
- All utilities including Municipal Utility District (MUD)

## PROPERTY PHOTOS

0 FM 1960

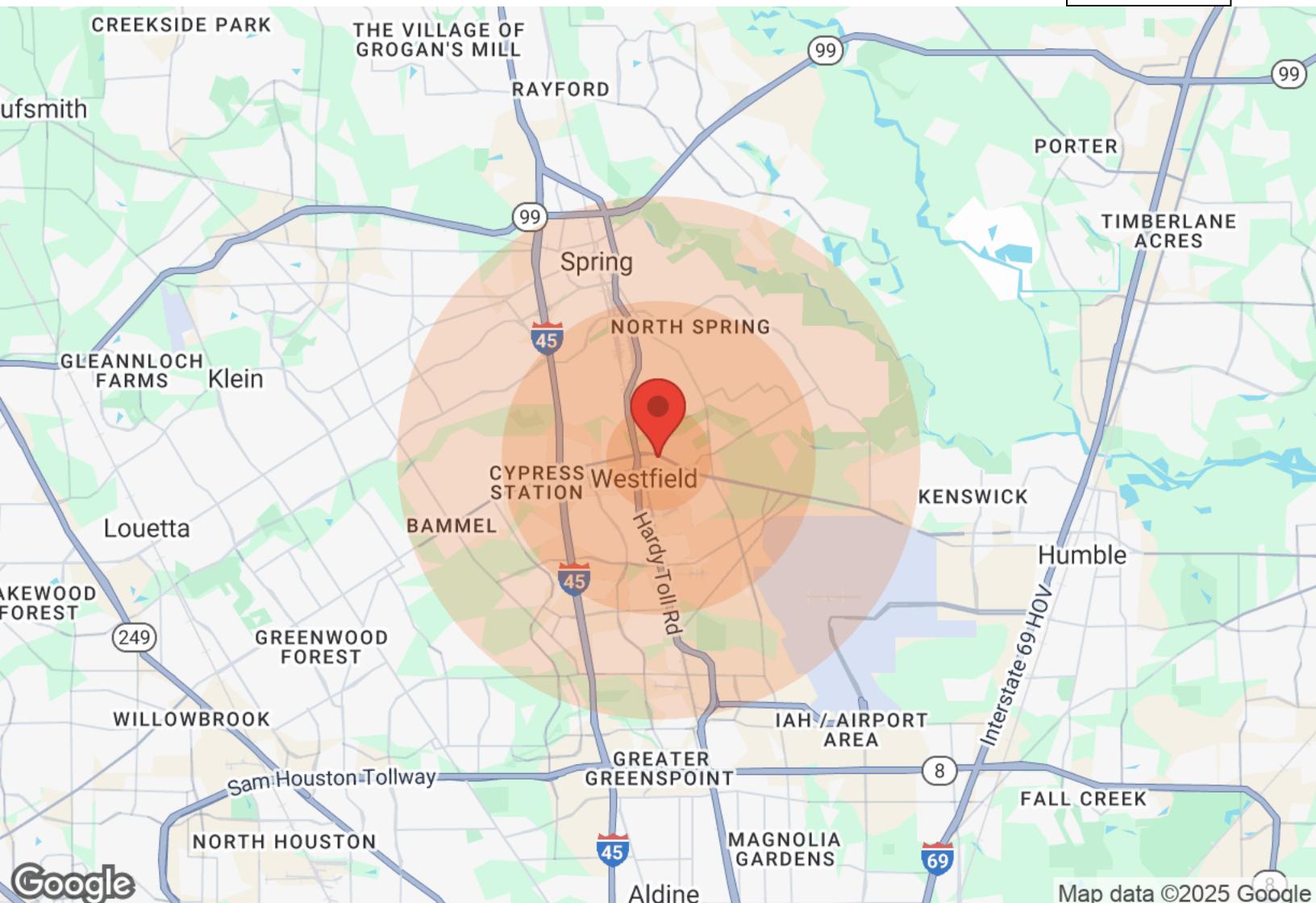




### Prime 12.63-Acre Industrial Development Opportunity—FM 1960

Now available: 12.63 acres of strategically located land offering direct frontage along FM 1960 in Houston, Texas. This shovel-ready tract presents a rare opportunity to develop an industrial park in one of the region's rapidly growing industrial corridors. A conceptual site plan has already been prepared, showcasing a flexible layout suitable for multiple warehouse or light manufacturing buildings, truck access, and essential utility infrastructure. The site includes engineering considerations such as a proposed wet well and force main, providing a head start on permitting and design. This property is ideal for developers or owner-users seeking to capitalize on the strong demand for industrial space in the Houston area. With infrastructure planning already underway, this site offers a clear path to breaking ground.

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,566	44,255	98,972	Median	\$43,567	\$58,636	\$59,751
Female	2,023	44,788	103,092	< \$15,000	252	3,150	6,597
Total Population	3,589	89,043	202,064	\$15,000-\$24,999	52	3,216	7,779
				\$25,000-\$34,999	168	3,159	7,556
				\$35,000-\$49,999	244	4,937	10,706
				\$50,000-\$74,999	284	6,916	13,967
				\$75,000-\$99,999	75	4,654	10,209
				\$100,000-\$149,999	143	3,720	8,921
				\$150,000-\$199,999	22	616	2,569
				> \$200,000	32	339	1,609
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	879	22,712	50,948				
Ages 15-24	480	13,436	30,482				
Ages 25-54	1,312	35,809	79,738				
Ages 55-64	398	8,727	20,040				
Ages 65+	520	8,359	20,856				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	2,019	44,469	101,163	Total Units	1,370	34,409	78,424
Black	810	26,435	59,960	Occupied	1,295	30,176	68,845
Am In/AK Nat	27	202	385	Owner Occupied	803	16,607	39,558
Hawaiian	N/A	136	165	Renter Occupied	492	13,569	29,287
Hispanic	1,429	34,581	71,274	Vacant	75	4,233	9,579
Multi-Racial	1,406	31,608	68,250				

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