

# FOR SALE - UNRESTRICTED LAND CLOSE TO BELTWAY 8

## 14524 ALMEDA ROAD



### PROPERTY OVERVIEW

Great opportunity on this unrestricted 1.78 acres. Perfect for a storage yard, truck parking, etc. This property is near the intersection of Almeda Road (also known as FM 521) and the Sam Houston Tollway (Beltway 8), providing convenient access to major Thoroughfares. The area is characterized by a blend of residential developments and commercial establishments, contributing to its appeal for both homeowners and



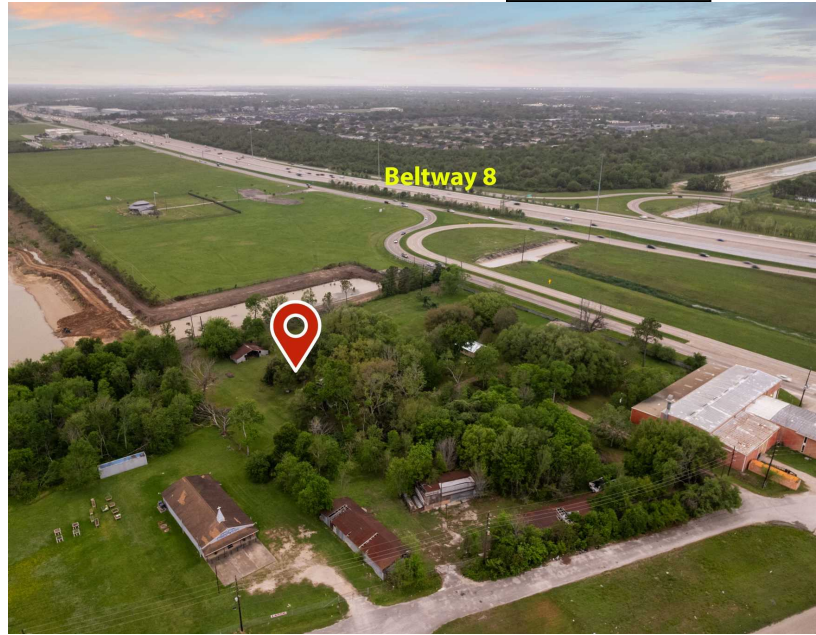
**KW COMMERCIAL | THE WOODLANDS**  
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# PROPERTY PHOTOS

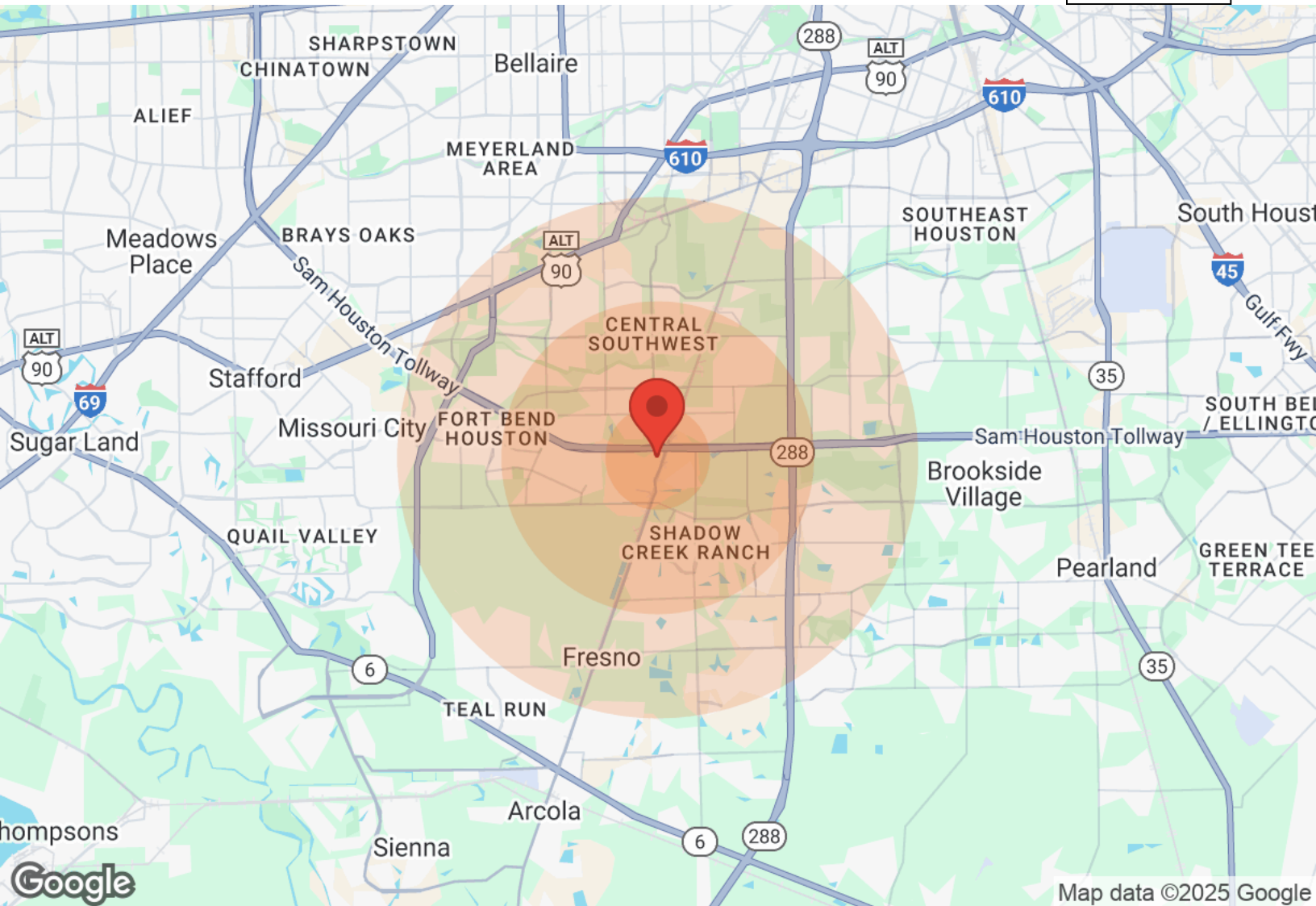
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,702	48,982	95,180
Female	3,378	50,116	98,877
Total Population	7,080	99,098	194,057

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,190	25,003	47,315
Ages 15-24	1,309	15,747	30,041
Ages 25-54	2,689	34,366	71,271
Ages 55-64	499	8,892	18,977
Ages 65+	393	15,090	26,453

Race	1 Mile	3 Miles	5 Miles
White	2,847	30,329	61,002
Black	1,692	42,434	86,326
Am In/AK Nat	8	203	375
Hawaiian	N/A	4	4
Hispanic	5,136	41,873	73,493
Multi-Racial	4,972	36,478	65,376

Income	1 Mile	3 Miles	5 Miles
Median	\$45,591	\$43,630	\$46,403
< \$15,000	275	2,501	5,851
\$15,000-\$24,999	192	3,011	6,141
\$25,000-\$34,999	304	3,513	6,730
\$35,000-\$49,999	466	5,048	9,806
\$50,000-\$74,999	376	5,688	12,289
\$75,000-\$99,999	148	3,904	8,170
\$100,000-\$149,999	76	4,330	8,415
\$150,000-\$199,999	1	1,318	2,753
> \$200,000	N/A	1,083	2,342

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,893	31,993	66,420
Occupied	1,758	29,985	62,057
Owner Occupied	1,188	21,996	44,018
Renter Occupied	570	7,989	18,039
Vacant	135	2,008	4,363

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## DISCLAIMER

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Each Office Independently Owned and Operated

### PRESENTED BY:

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