

6115 Delany Rd, Hitchcock, TX 77563

**Unpriced**

Delany Rd 16.86ac

734,618 square feet, including the pond



Zach Peters  
TX  
281.868.9526

Listing Added: 05/31/2023

Listing Updated: 05/31/2023



**Details**

Property Type	Land	Subtype	Commercial, Residential
Lot Size (acres)	16.86		

Marketing Description

16.86 total acres in the growing town of Hitchcock, Tx at 6115 Delany Rd. Numerous options available on developing this land: could make for excellent retail development with a grocery store at the anchor, a new neighborhood, or a mixture of the two. Pond on the property is 2.2ac and could potentially be used for retention or developed into an amenity/attraction.

Location (1 Location)

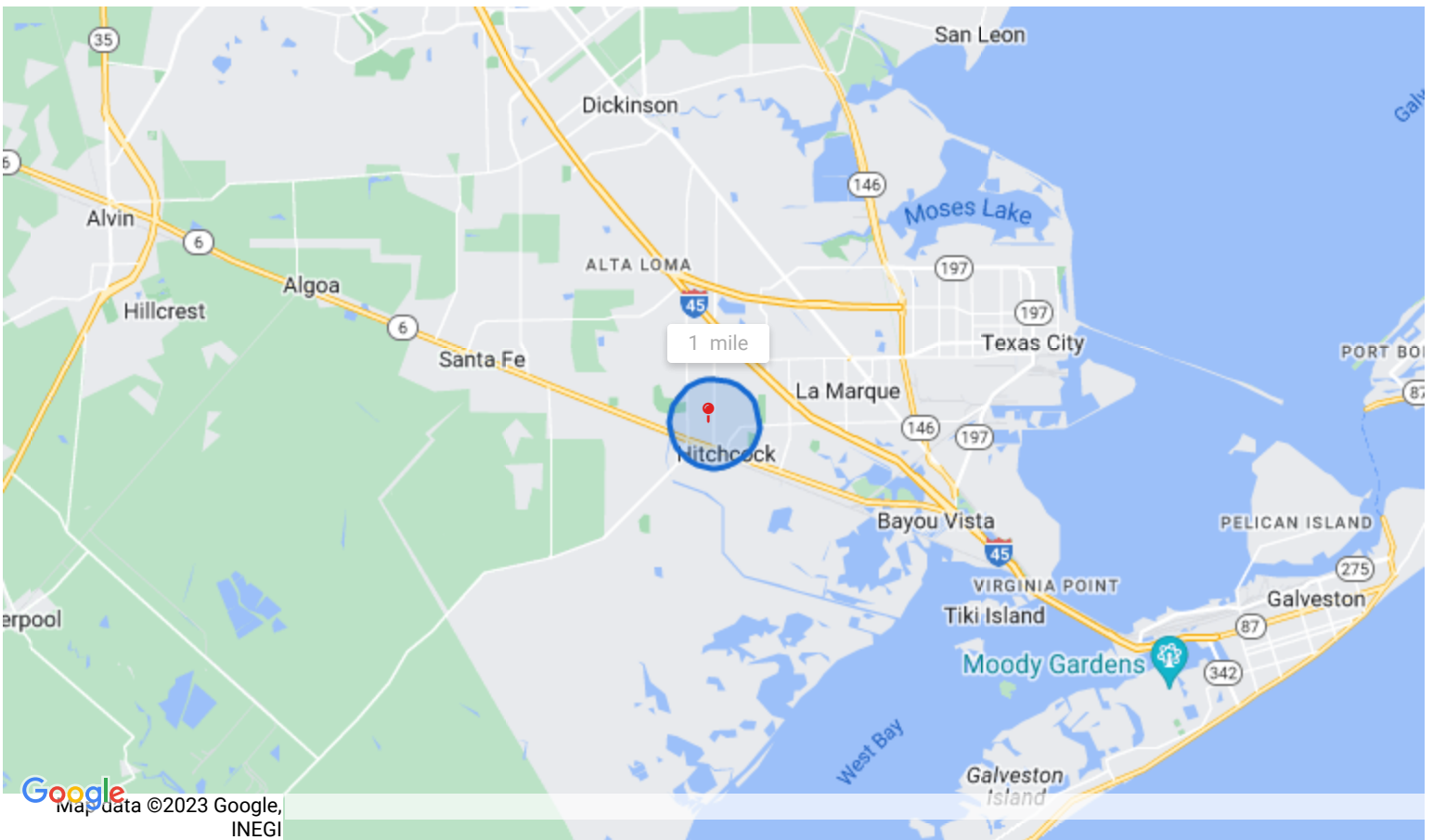








## Demographic Insights





## Population

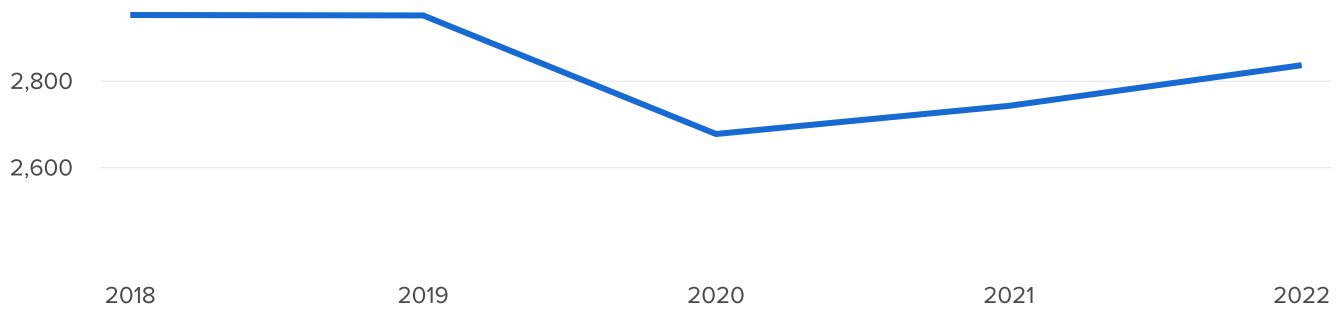
# 2,837

↑ 3%

Compared to 2,743 in 2021

↓ -3%

Compared to 2,953 in 2018



## Household Income

# \$64.5k

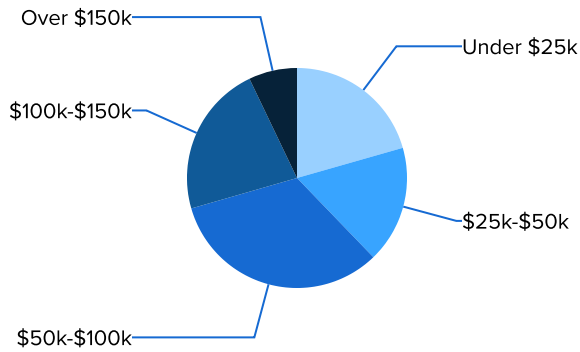
Median Income

# \$76.9k

2026 Estimate

↑ 4%

Growth Rate



## Age Demographics

# 36

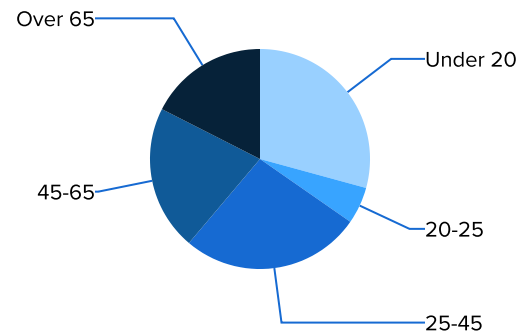
Median Age

# 37

2026 Estimate

↑ 2%

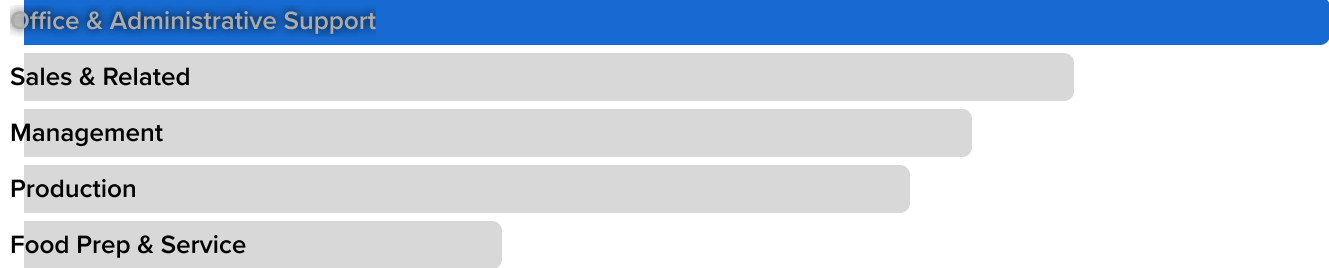
Growth Rate



## Number of Employees

# 673

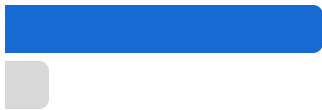
## Top 5 Employment Categories



## Housing Occupancy Ratio

# 6:1

6:1 predicted by 2026



## Renter to Homeowner Ratio

# 1:2

1:2 predicted by 2026

