

FOR SALE



9639 LOUETTA ROAD

Spring, Texas 77379

NEWCOR

Versatile Land

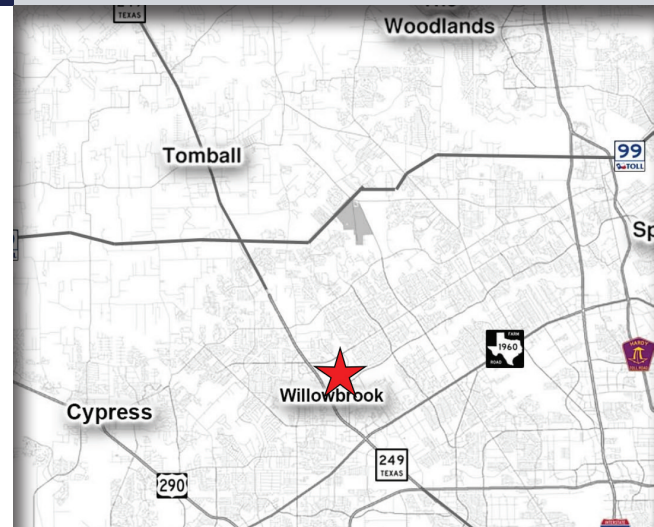
Land Area: ± 5.022 Acres - Additional 8 Acres also Available

Sale Price: \$11.50 / SF

**Traffic Counts: 37,857 VPD (Louetta Rd)
83,000 VPD (249)**

Features:

- Entire Tract Outside Flood Plain
- Ideal for Office Condominiums, Storage Facility, and Retail
- Located just off Louetta Road, near Champion Forest Drive and State Highway 249
- Centrally located in Spring with short commute to Grand Parkway, The Woodlands, and Downtown Houston



For more information, contact:

Ryan Dierker

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Newcor Commercial Real Estate

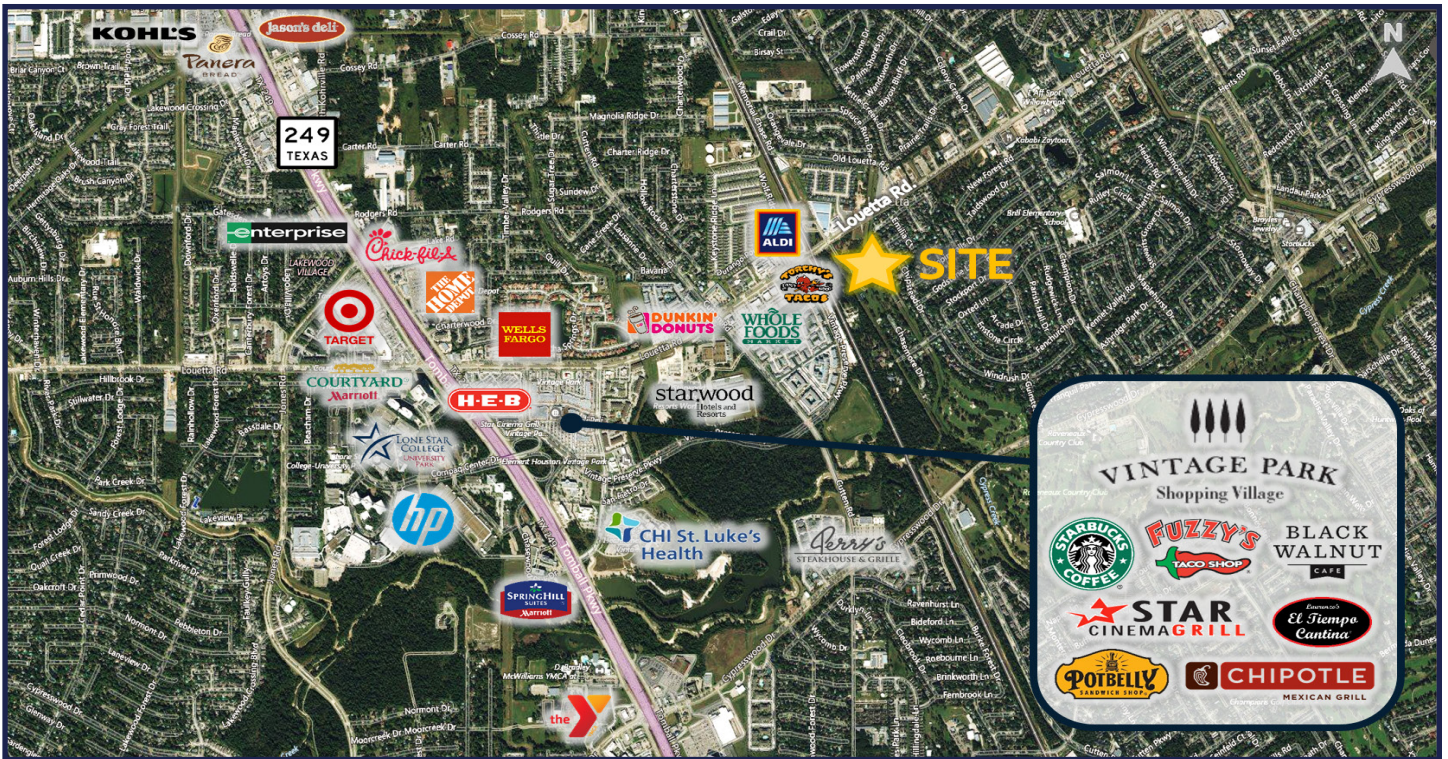
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2023 Demographics			
	1-Mile	3-Mile	5-Mile
Population	15,133	103,675	276,136
Households	5,964	41,249	102,411
Avg. HH Income	\$109,546	\$112,105	\$109,132



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