

# 15+ ACRE LAND OPPORTUNITY IN NE HOUSTON

18003 Van Rd., Houston, TX 77049



## OFFERING SUMMARY

**LOT SIZE:** 15.48 Acres

**PRICE / SF:** \$2.89

## PROPERTY OVERVIEW

15.48 Acres in NE Houston Corridor. This location is situated at the corner of Van Rd. and Hwy 90 with over 800+ feet of frontage. This property allows easy access to Hwy. 90 and all of the areas major thoroughfares. Major development throughout the surrounding area. Great Industrial site for manufacturing or distribution.

## PROPERTY HIGHLIGHTS

- Great location
- Already cleared
- Corner Lot
- Easy access to the areas major thoroughfares

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## LAND FOR SALE & LEASE

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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total population               | 1,641         | 51,007         | 276,044         |
| Median age                     | 26.3          | 30.3           | 30.2            |
| Median age (male)              | 26.3          | 29.0           | 29.2            |
| Median age (Female)            | 26.0          | 31.3           | 31.0            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 482           | 15,936         | 85,343          |
| # of persons per HH            | 3.4           | 3.2            | 3.2             |
| Average HH income              | \$60,710      | \$69,438       | \$64,979        |
| Average house value            |               | \$114,275      | \$111,986       |

\* Demographic data derived from 2010 US Census

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