

# FOR SALE

Hollister St. @ Long Point Rd.  
Houston, TX 77055

**±2.3 Acres Development  
Opportunity**



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# PROPERTY HIGHLIGHTS

## SITE DETAILS

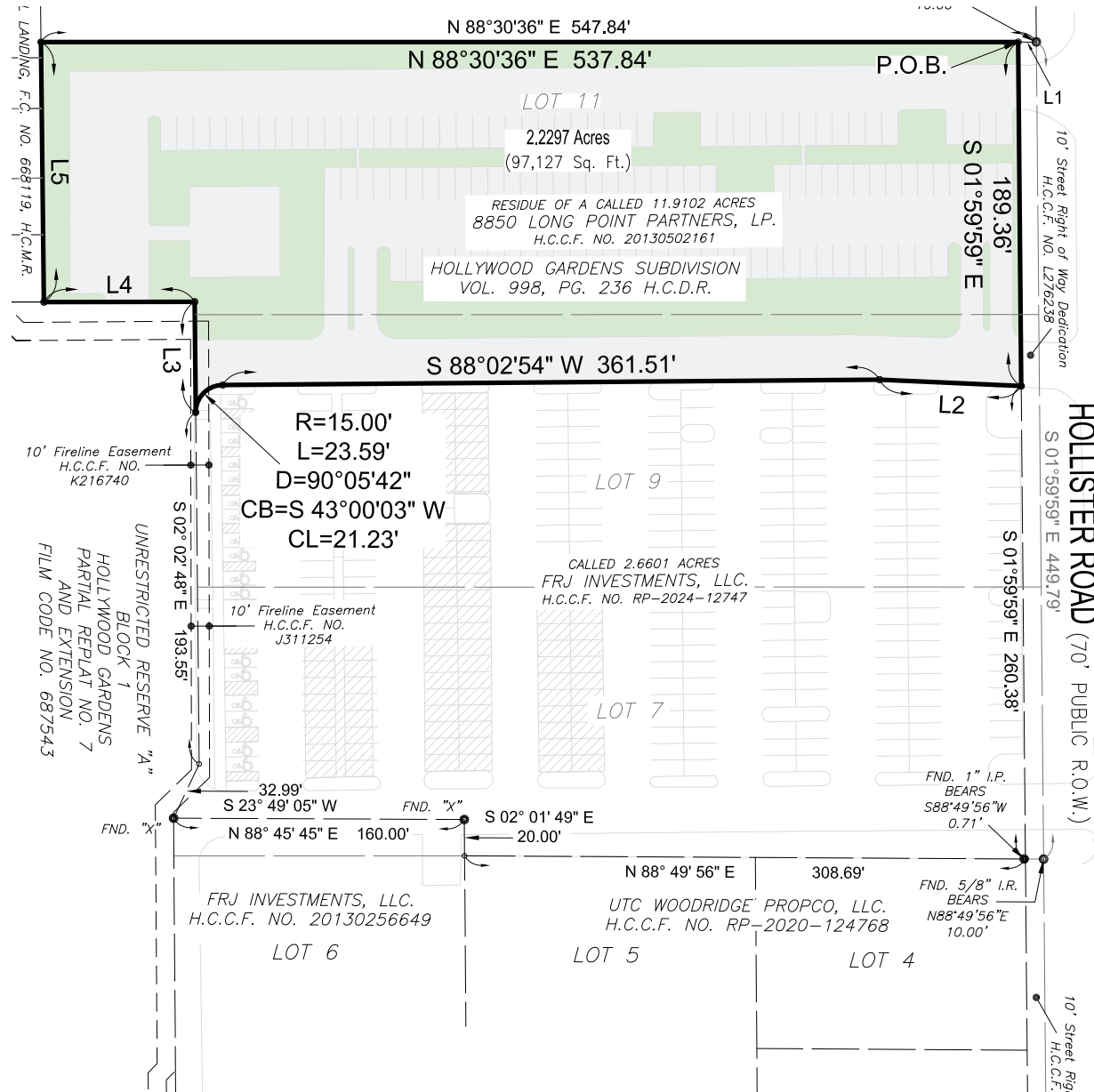
- ±2.3 Acres Development Opportunity For Sale
- Highest and Best Use: Townhomes, Medical/Commercial Office
- Accessibility: Centrally located minutes from I-10, 610 and Beltway 8
- Utilities available from City of Houston
- Detention: Existing detention in place that may be adequate depending on future development
- Spring Branch ISD

## SURROUNDING AREA

Located in the NWQ of Long Point Rd and Hollister St in the thriving community of Spring Branch in Houston, this site is perfect for new development. In recent years, Spring Branch has seen significant development and revitalization efforts. The area has attracted new businesses, retail centers, and restaurants, adding to the amenities available to residents. The community also benefits from multiple parks, green spaces, and public recreational facilities, providing opportunities for outdoor activities and relaxation.

## PRICE

Please contact broker for pricing.



DOWNTOWN HOUSTON



I-610 | 287,789 VPD

I-10 | 305,897 VPD



LONG POINT RD | 17,399 VPD



Walgreens

LifeStorage

**SITE**

HOLLISTER ST



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Total Population	23,032	137,766	363,480
Number of Households	8,477	51,059	151,874
Average Household Income	\$116,004	\$126,614	\$132,913
Median Age	32.8	34.6	37.1



**17,399 VPD**

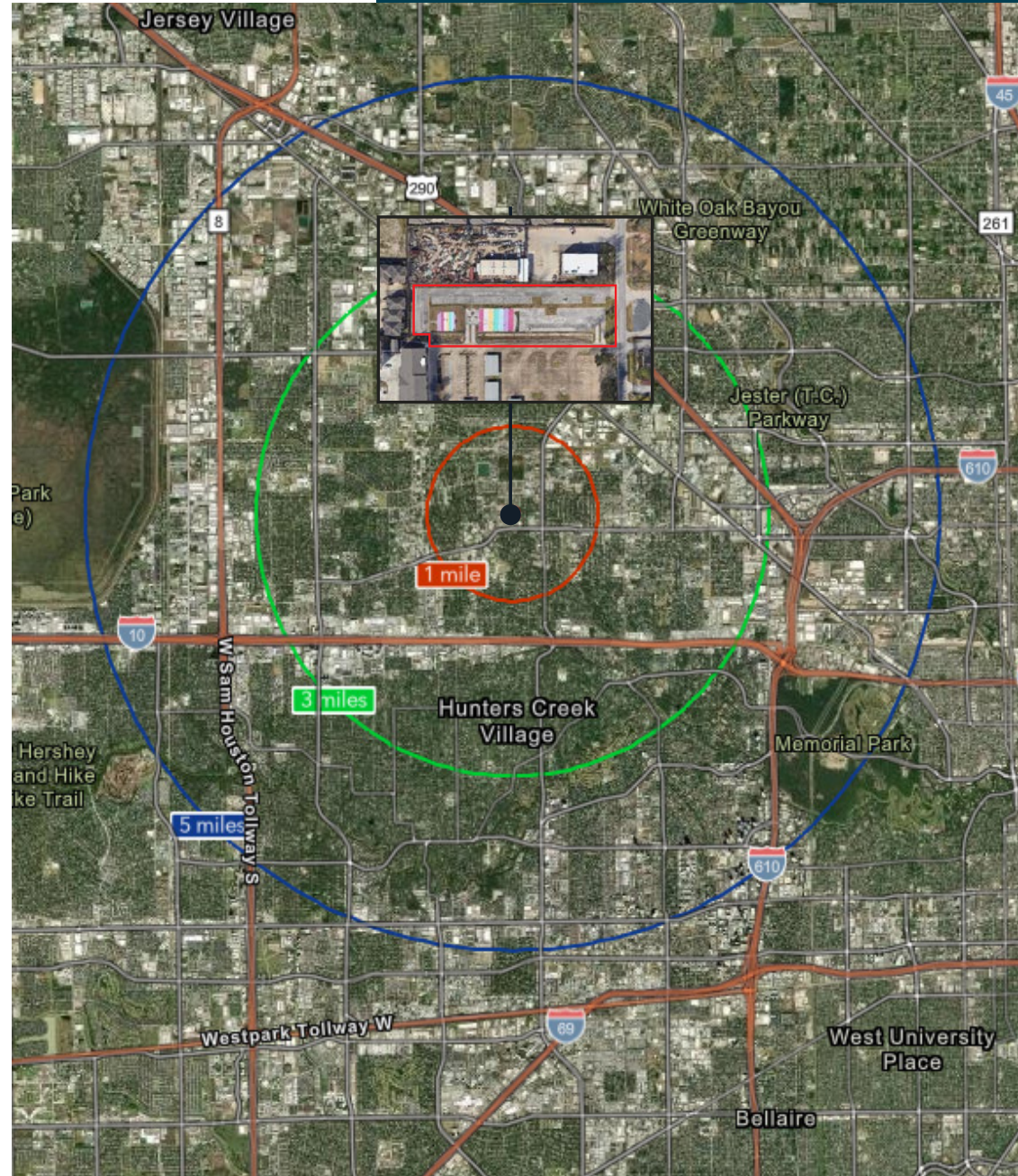
Long Point Rd, East of Hollister St

**305,897 VPD**

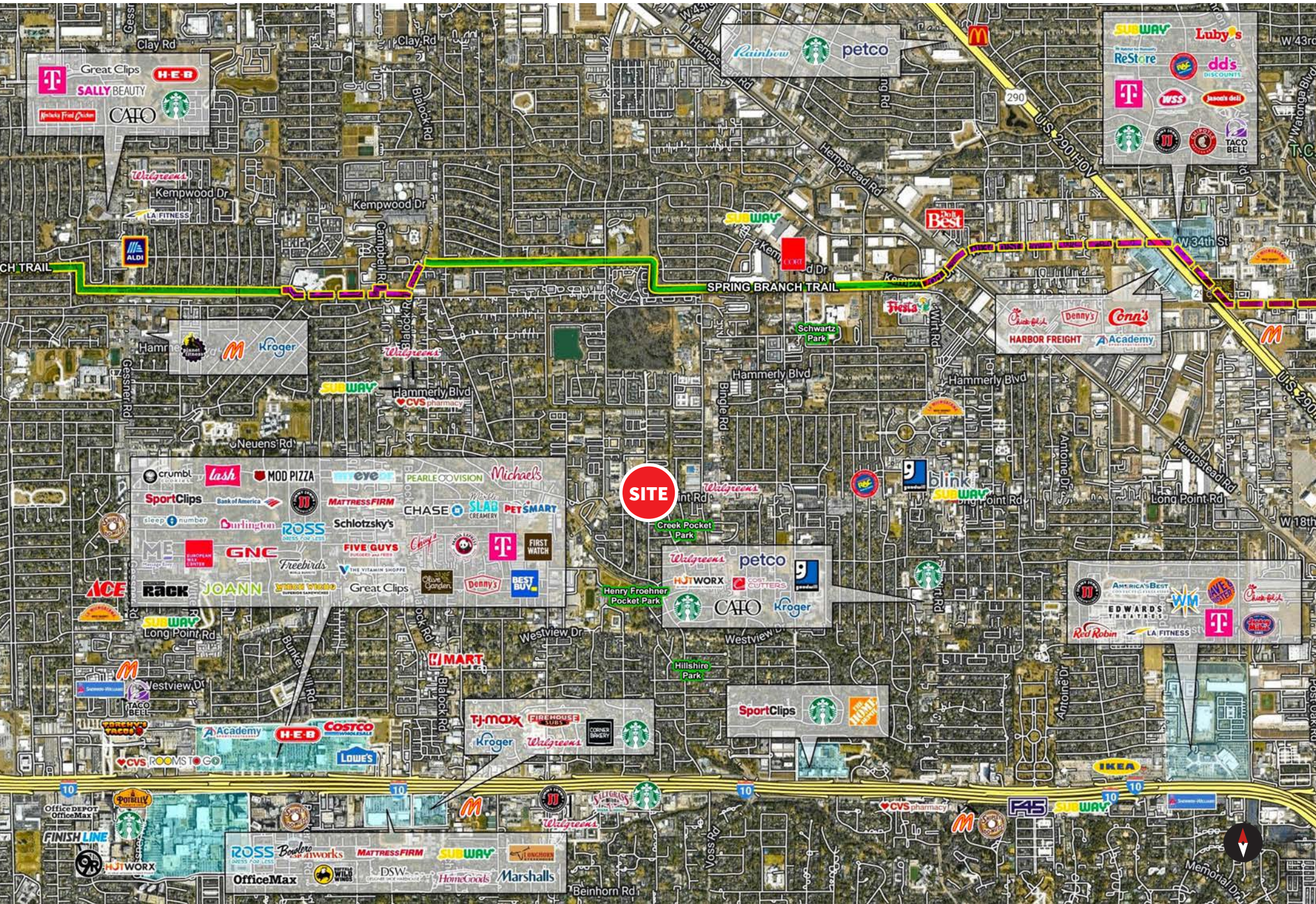
I-10, directly West of the Site

## DRIVE TIMES

- Downtown Houston: **10 Minutes**
- The Galleria: **10 Minutes**
- The Energy Corridor: **15 Minutes**
- Texas Medical Center: **20 Minutes**
- William P. Hobby Airport (HOU): **25 Minutes**
- George Bush Intercontinental Airport (IAH): **30 Minutes**



# TRADE AREA AERIAL



# ABOUT THE **AREA**

## **EDUCATION**

Spring Branch Independent School District (SBISD) is a public school district serving the western part of Houston and its surrounding suburban areas. SBISD serves over 35,000 students across 46 schools, including elementary, middle, intermediate, and high schools.

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## **PROXIMITY TO HOUSTON'S MAJOR EMPLOYERS**

Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical skilled, and unskilled labor with the highest educational attainment levels in the region.



# CONTACT

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