

# 11834 SPENCER HWY

La Porte, TX 77571



# SITE DETAILS

La Porte, Texas is a city located in Harris County, just east of Houston. The city has actively been working to revitalize this area, making it an attractive location for retailers looking for a unique and vibrant setting. La Porte has a growing population and a favorable business climate, creating opportunities for retailers to tap into the local market. As the city continues to develop and expand, there may be potential for the growth of both national chains and local businesses. Additionally, La Porte benefits from its proximity to the larger Houston metropolitan area, providing access to a broader customer base.



**SIZE**  
±5.74 AC



**INFO**  
UTILITIES TO SITE & DETENTION  
REQUIRED



**FLOODPLAIN**  
OUTSIDE OF THE FLOODPLAIN



**ZONING**  
GENERAL COMMERCIAL



**PRICE**  
CALL BROKER FOR MORE  
INFORMATION

28 minutes to Downtown Houston



20 minutes to William P. Hobby Airport



Within 7 miles of two major Houston ports



Located at the hard corner of Bay Area Blvd  
& Spencer Hwy



Densely populated area with 71 population  
within 5-mile radius





# ABOUT THE AREA

The subject site is positioned on a hard corner.

Some potential retail opportunities in La Porte include:

**Specialty stores:** There is room for niche and specialty businesses in La Porte, as the local market may be under served in certain areas. Retailers could consider offering unique products or services targeted towards specific demographics or interests.

**Restaurants and food establishments:** La Porte has a growing population, and there is demand for a wider variety of dining options. Entrepreneurs could explore establishing new restaurants, cafes, or food trucks to cater to the local community.

**Recreation and leisure:** With its proximity to the Bay and outdoor activities, there is room for specialty retail businesses related to outdoor gear, boating equipment, and recreational activities. Additionally, entertainment venues such as arcades, bowling alleys, or mini-golf could attract both local residents and visitors.

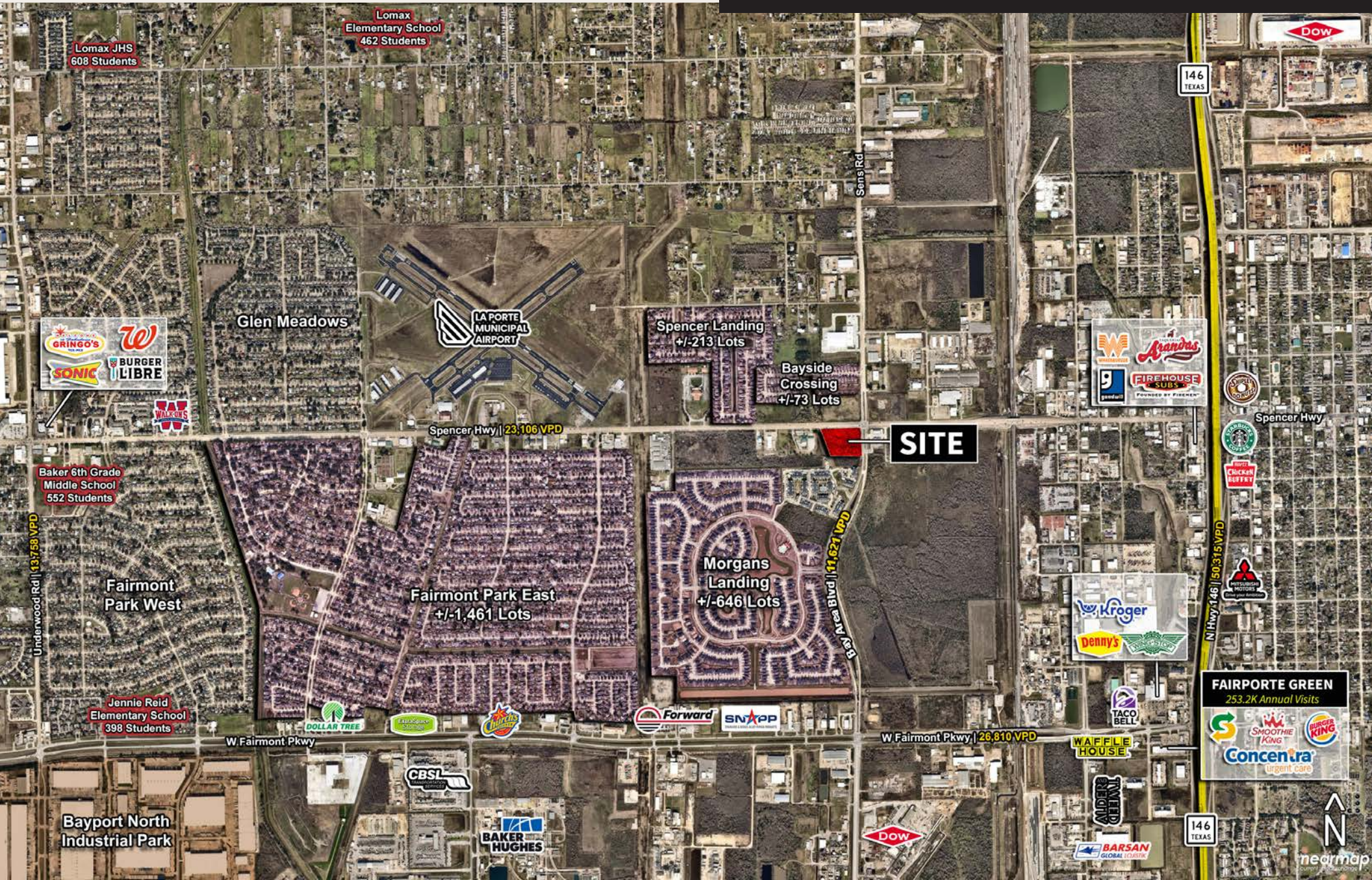
**Home improvement and decor:** As the population grows, there is a need for home improvement and decor retailers to serve the community. Opening stores specializing in home furnishings, decor, or hardware could find success in La Porte.

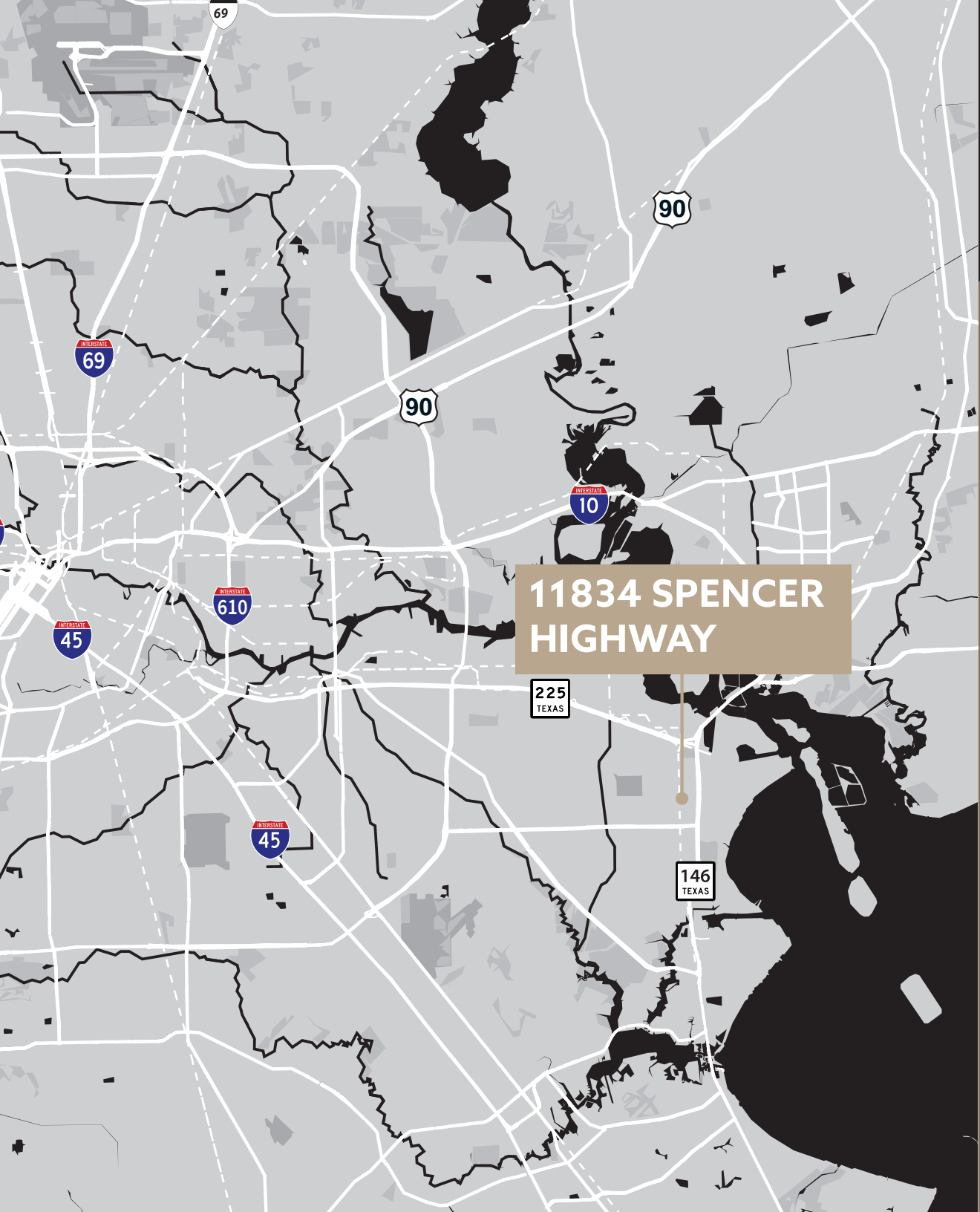


## AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2023 TOTAL POPULATION:</b>	4,849	32,683	71,362
<b>2023 MEDIAN AGE:</b>	37.2	37.5	37.1
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$125,732	\$108,865	\$107,432
<b>AVERAGE HOME VALUE:</b>	\$234,120	\$243,067	\$253,707

# TRADE AREA





**11834 SPENCER  
HIGHWAY**

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