



1.1 Acres

175 FT. FRONTAGE

VETERANS MEMORIAL DR.

MILROY LANE

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

DEVELOPMENT SITE FOR SALE

11711 VETERANS MEMORIAL DRIVE | HOUSTON, TX 77067



OFFERING SUMMARY

SALE PRICE

\$675,000

YEAR BUILT

2026

LOT SIZE

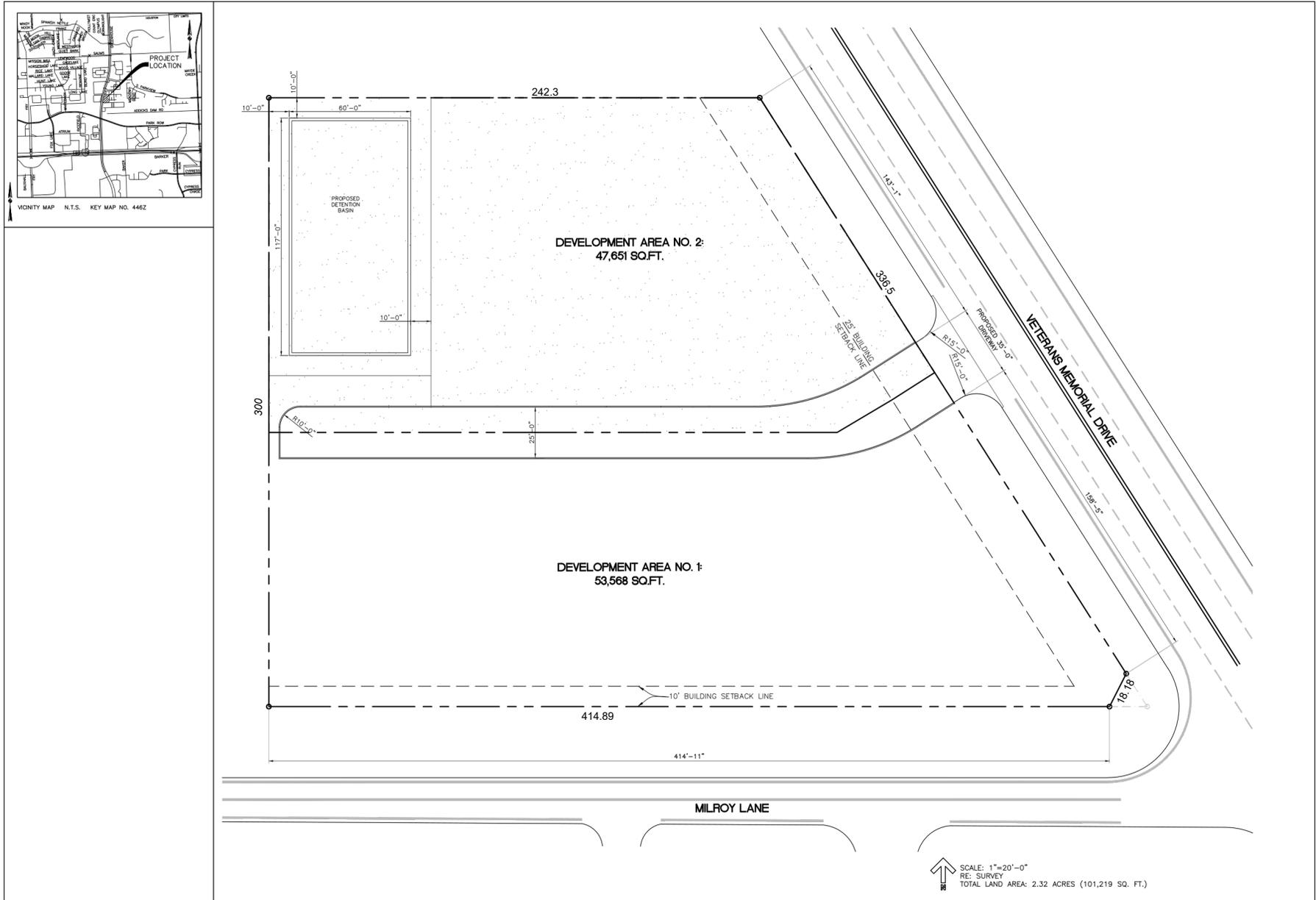
1.1 ACRES

PROPERTY HIGHLIGHTS

Prime \pm 1.1-acre (47,651 SF) corner lot positioned at the high-visibility intersection of Veterans Memorial Dr. and Milroy Ln. Located within Development Area No. 2, the tract includes access to shared detention.

This site will be delivered stabilized, with utilities and detention in place, offering a permit-ready, development-friendly opportunity for a wide range of commercial uses. Ideal for retail, service, or mixed-use projects seeking strong traffic exposure.

Site Plan

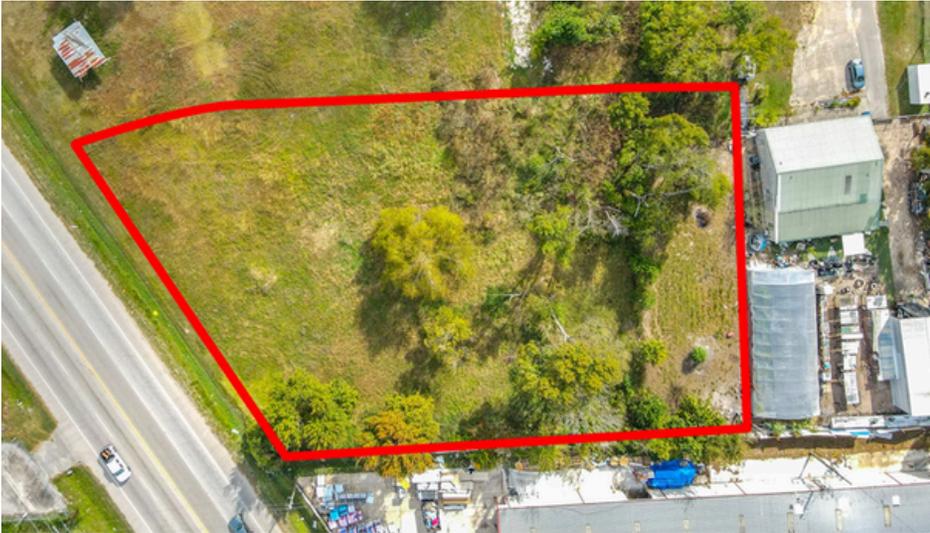


SCALE: 1"=20'-0"
RE: SURVEY
TOTAL LAND AREA: 2.32 ACRES (101,219 SQ. FT.)

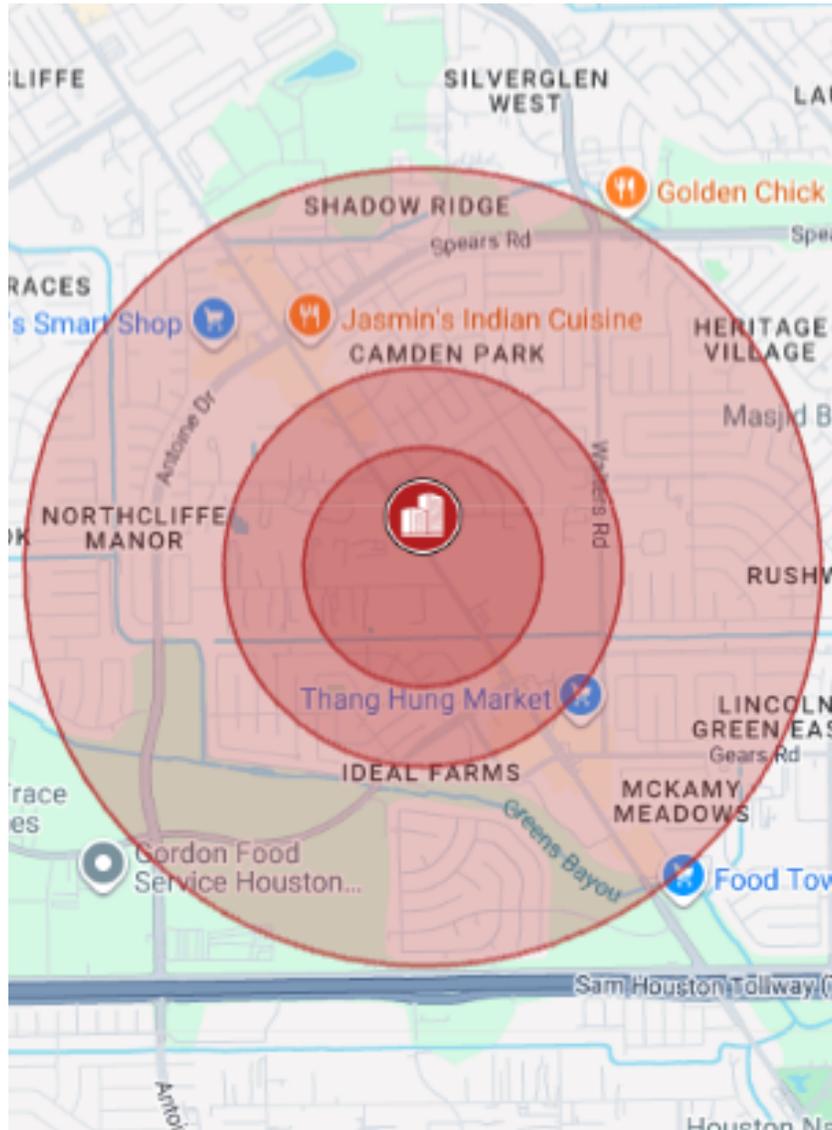
Aerial Map



Property Photos



Demographics



Positioned at the prominent corner of Veterans Memorial Drive and Milroy Lane, this ±1.1-acre site offers excellent visibility and accessibility within a rapidly developing commercial corridor. Veterans Memorial serves as a major north-south artery, connecting directly to FM 1960, Beltway 8, and I-45, ensuring consistent traffic flow from local residents, commuters, and nearby businesses.

The property is surrounded by a robust mix of national retailers, service businesses, and growing residential communities, creating strong demand for new commercial development.

	1 Mile	3 Miles	5 Miles
Total population	20,056	135,338	333,391
Workday Population	14,838	109,179	306,864
Total household	5,781	42,462	110,566
Average household income	\$84,604	\$76,315	\$75,941
Average age	36	36	36
Male Population	35	35	35
Female Population	37	37	36

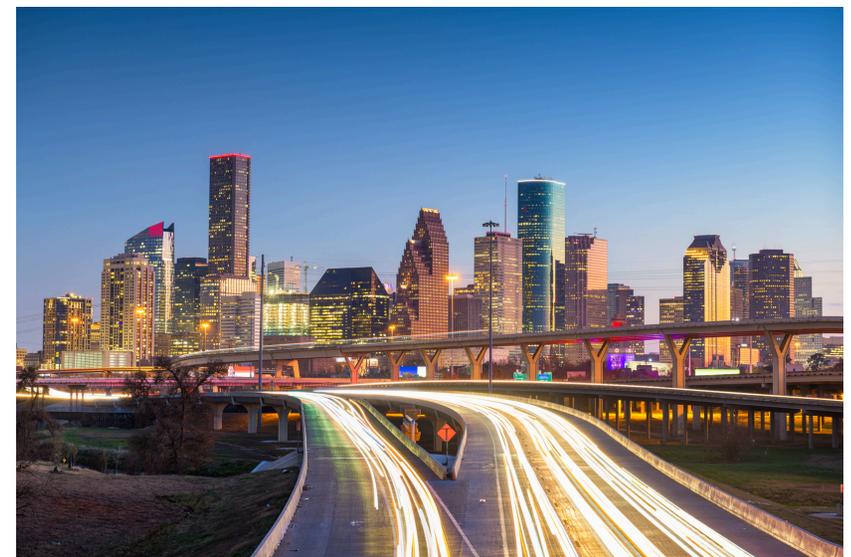
Demographics data derived from AlphaMap

Market Overview

Houston, Texas is one of the largest and most diverse metropolitan economies in the United States, serving as a major center for energy, healthcare, manufacturing, logistics, aerospace, and international trade. As the fourth-largest city in the country, Houston benefits from a broad economic base, a growing population, and a business-friendly environment that continues to attract corporate investment, talent, and new development.

Houston's extensive transportation infrastructure—including multiple interstate highways, two major airports, one of the nation's busiest ports, and a vast rail network—provides exceptional regional, national, and global connectivity. This infrastructure supports strong demand across industrial, distribution, office, retail, and multifamily sectors, and positions Houston as a critical logistics and commercial hub for the southern United States and international markets.

From a real estate perspective, Houston offers a wide range of investment and owner-user opportunities supported by strong demographics, diverse industry drivers, and consistent tenant demand. While supply varies by submarket and property type, Houston's scale, affordability, and economic diversity support long-term resilience and value creation. As one of the nation's most dynamic and business-friendly metros, Houston remains well-positioned for sustained growth and stable long-term investment performance.



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