

12311 Bammel North
Houston Rd Houston
TX 77066



Farid Chatur
Principal Broker
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[Contact us for more information](#)



PROPERTY OVERVIEW



+/- 2000 sqft Available
Asking \$27 plus NNN

HIGHLIGHTS

Space is perfect for any type of retail or service business.

Located next to a C-store/Gas Station.

Great Visibility

Corner Lot.

DEMOGRAPHICS

3 MILE

1 MILE

128,534

16,839

Population

42,676

5,065

Households

34.10

34.20

Median Age

\$56,474

\$64,639

Median HH Income

48,465

2,171

Daytime Employees

↑ 3.33%

↑ 3.05%

Population Growth ' 22-"27

↑ 3.69%

↑ 3.42%

Household Growth ' 22-"27





TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Champion Forest Dr	Kingford Ln W	3,965	2022	0.03mi
Kleinbrook Dr	Bammel North Houston	2,305	2022	0.06mi
Bammel North Houston	Kleinbrook Dr N	24,236	2022	0.13mi
Bammel North Houston	Kleinbrook Dr N	24,425	2022	0.15mi
Bammel North Houston	Azalea TrceDr S	23,884	2022	0.15mi
Champion Forest Dr	W Richey Rd N	7,590	2022	0.23mi
West Richey Road	Hamil Path Dr E	2,459	2022	0.23mi
W Richey Rd	Bammel North Houston	8,431	2022	0.24mi
West Richey Road	Bammel North Houston	13,261	2022	0.25mi
Bammel North Houston	W Richey Rd S	20,749	2022	0.30mi

AERIAL VIEW



Life Fit Gym

CHAMPIONS POINT FAMILY CLINIC
Family Clinic

FLIP n FUN
TRAMPOLINE PARK

MOLEN & ASSOCIATES

GULFEAGLE SUPPLY

SITE

TMT BIMMERS
EURO CAR CARE

Auto Service

FARMERS INSURANCE

Texas Metal Tech

COLLINS AUTO CARE

Elementary school

Kleinbrook Clubhouse and Park

SAS Detail

Cham public pool



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