

For Sale

LAND

BISSONNET ST

COOK RD

SUBJECT PROPERTY

FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

SIZE

2.26 AC

PRICE

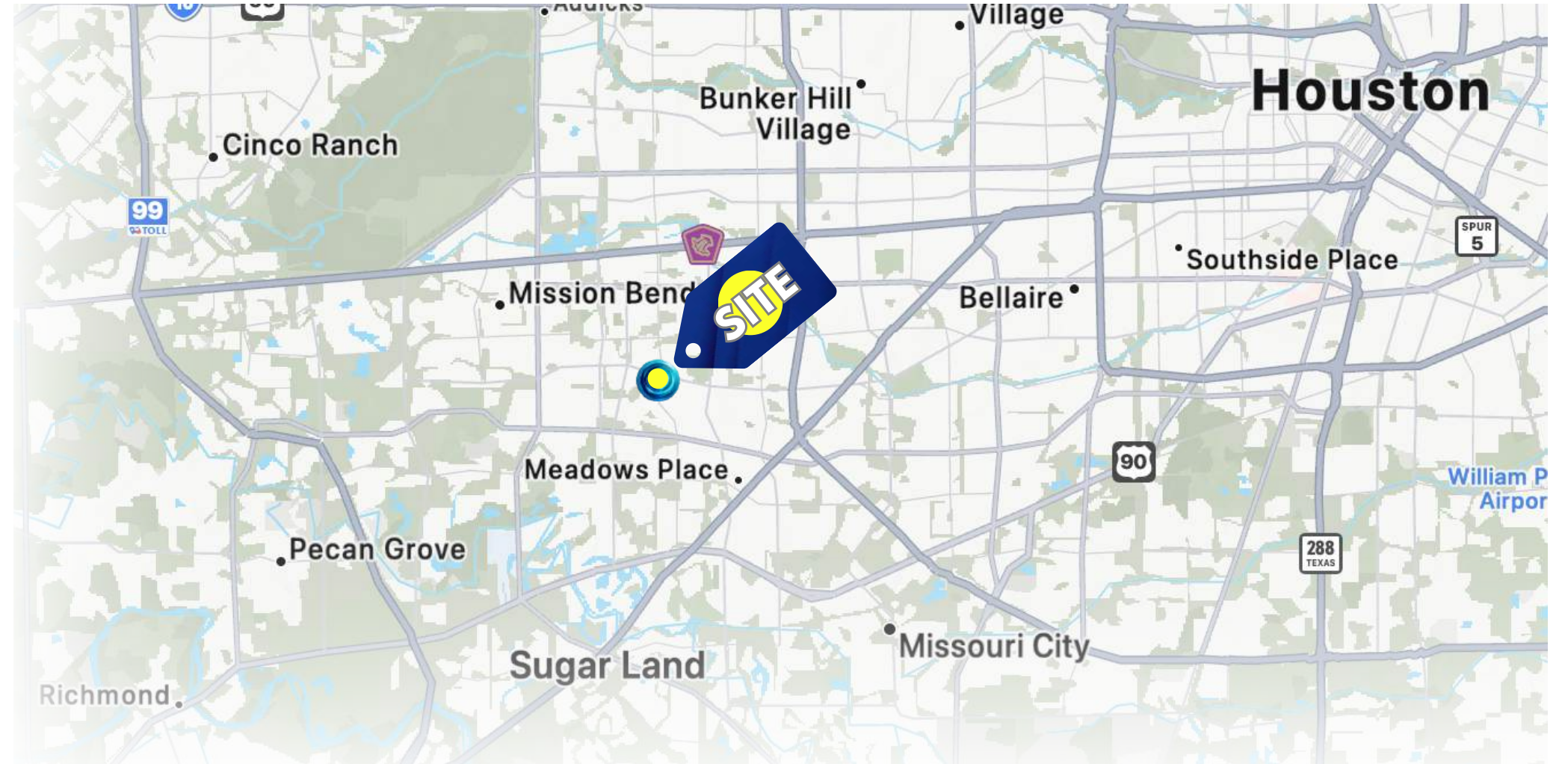
\$664,504

HIGHLIGHTS

- Located in a high-growth area, this 2.26-acre parcel offers excellent street visibility with 247 feet of frontage.
- Surrounded by a dense population and benefiting from heavy traffic counts, this property is ready to build.
- Ideal for retail, office, or mixed-use development, it presents a prime opportunity to capitalize on a rapidly expanding market.
- Perfectly suited for businesses looking to thrive in a high-demand location.

TRAFFIC COUNTS

Bissonnet St. 36,491 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	27,178	196,633
Median HH Income	\$44,341	\$50,446
Population Growth '24-'29	↑ 1.28%	↑ 5.01%



SITE

POPEYES
LOUISIANA KITCHEN

DOLLAR TREE

Bissonnet St.

Cook Rd.



COCO'S FROYO
FROZEN DESSERT SHOP

LA MICHOACANA
SUPERMARKET

**7
ELEVEN**

**AQUERIA
LOS NOPALES**

Westpark Tollway

Sam Houston Tollway

6

- WAL★MART SUPERCENTER
- THE HOME DEPOT
- TARGET
- Kroger

8

- WAL★MART SUPERCENTER
- H-E-B
- Fiesta
- MART

6

- McDonald's
- Pan Rico COLOMBIAN BAKERY
- H-E-B
- Fiesta
- THE HOME DEPOT
- KAISER BROTHERS WorldFood SINCE MART 1982
- DISCOUNT TIRE
- WHATABURGER
- CUBESMART self storage

8

- WAL★MART SUPERCENTER
- THE HOME DEPOT
- Pizza Hut
- PAPPADEAUX SEAFOOD KITCHEN
- COSTCO WHOLESALE
- LA MICHOCANA SUPERMARKET

8

- Joe's SMART SHOP
- Fiesta
- WAL★MART SUPERCENTER







FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**