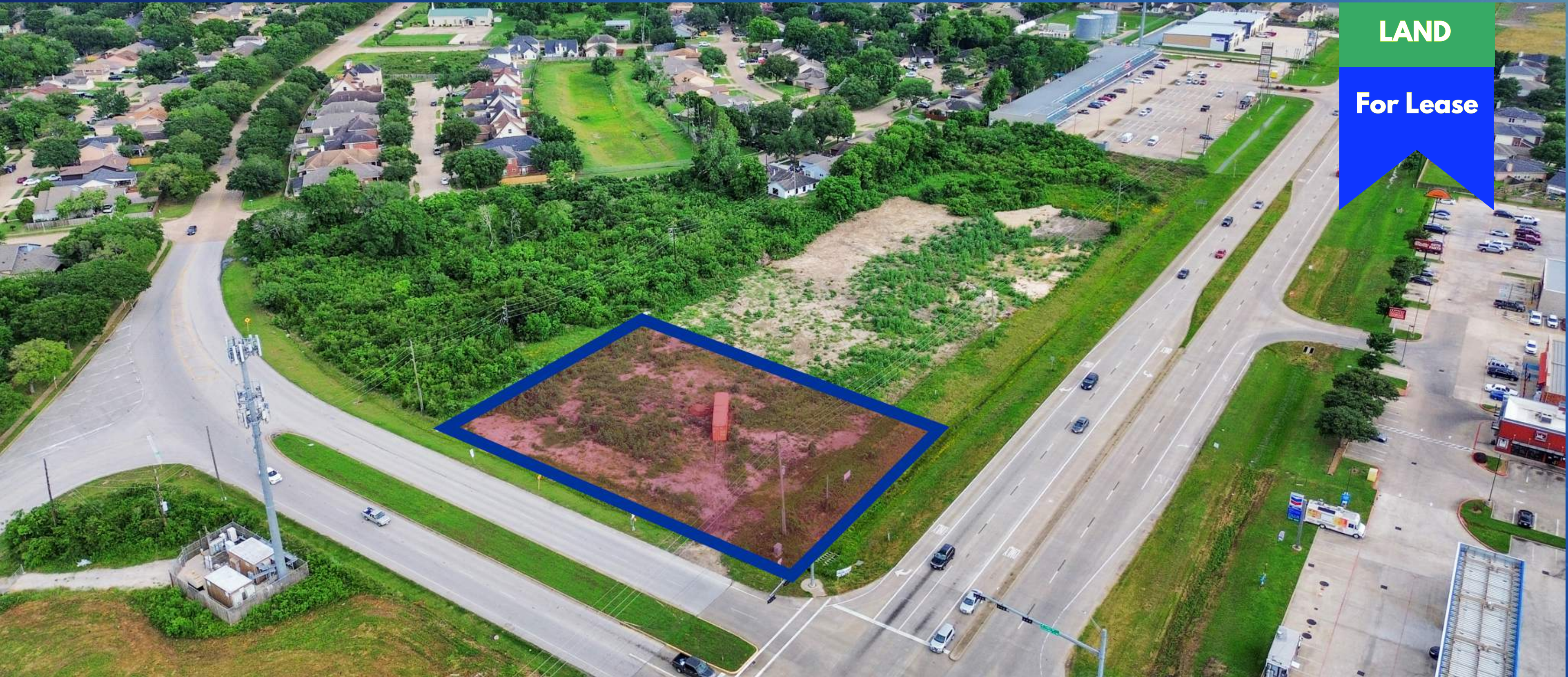


**LAND**

**For Lease**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

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

## UNIT SIZE

+/- 0.81 AC

## PRICE

\$15,000 per month  
plus triple nets.

## HIGHLIGHTS

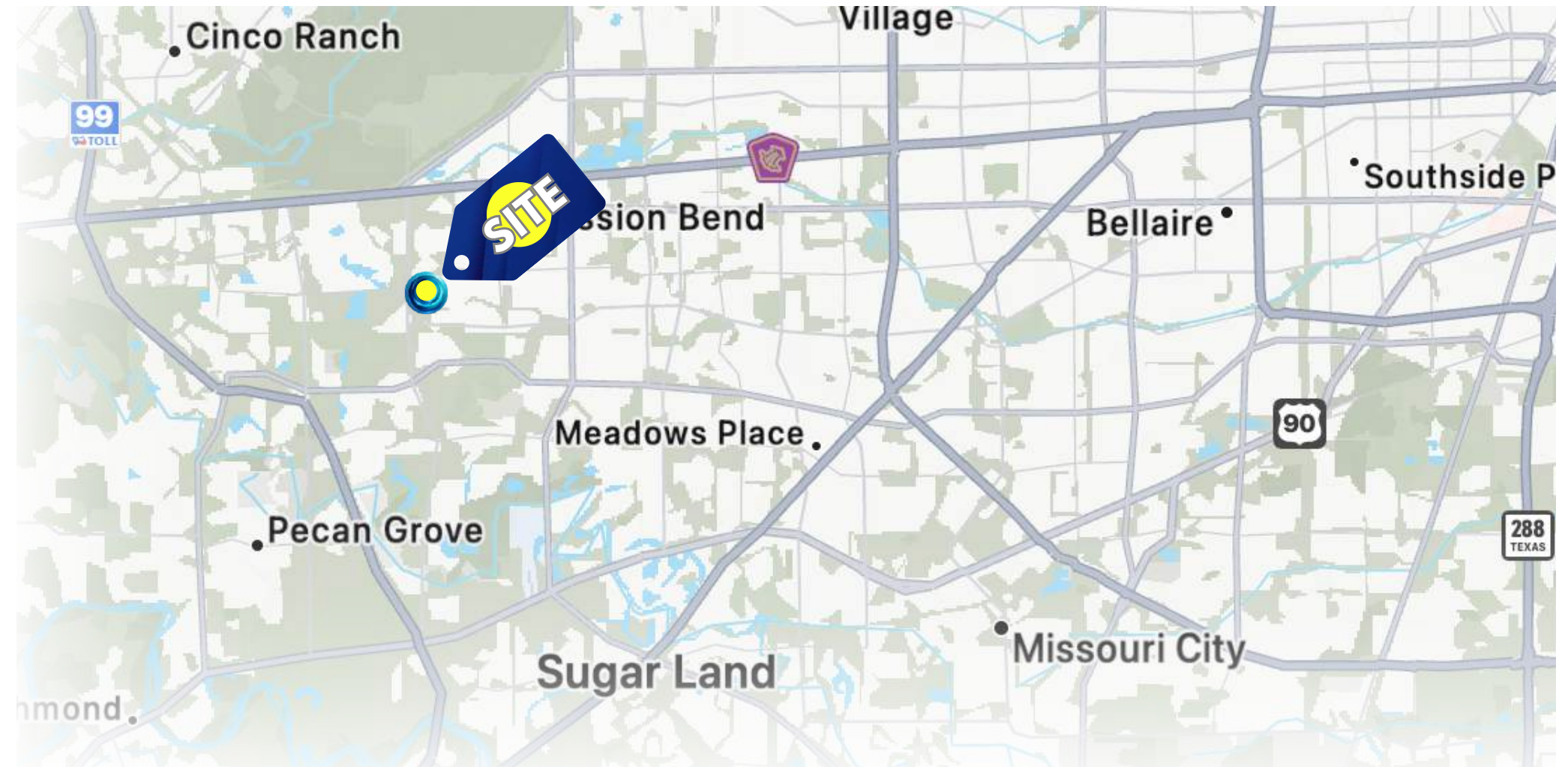
- Great Visibility.
- Close to Westpark Tollway,
- Perfect for any QSR Ground Lease.

## TRAFFIC COUNTS

Obrien Rd. 19,740 VPD

FM 1464 Rd. 7,536 VPD

Clodine-Reddick Rd. 7,340 VPD



## DEMOGRAPHICS

Population

Households

Median HH Income

Population Growth '23-'28

**1 mile**

**3 mile**

17,695

109,922

5,309

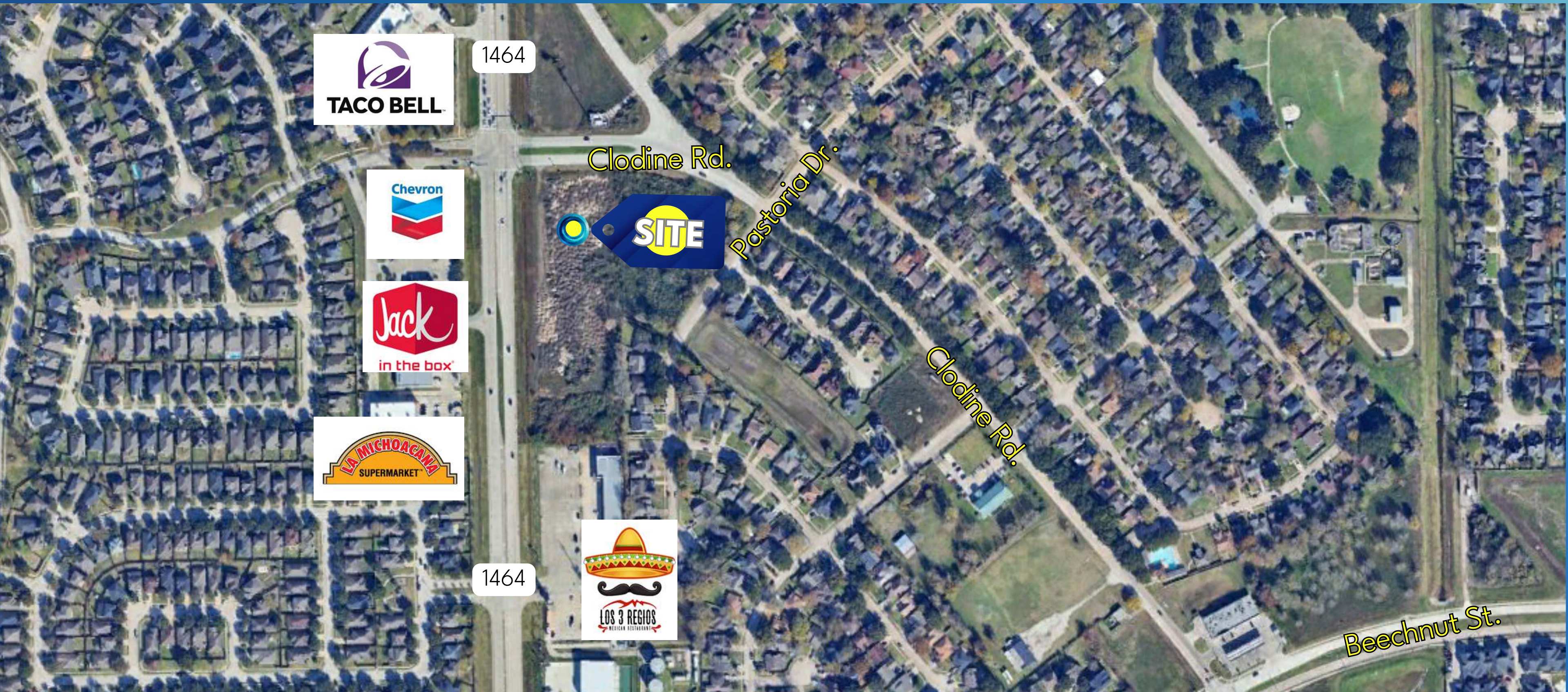
34,063

\$87,325

\$77,614

↑ 7.46%

↑ 5.65%





Westpark Tollway (Toll Road)

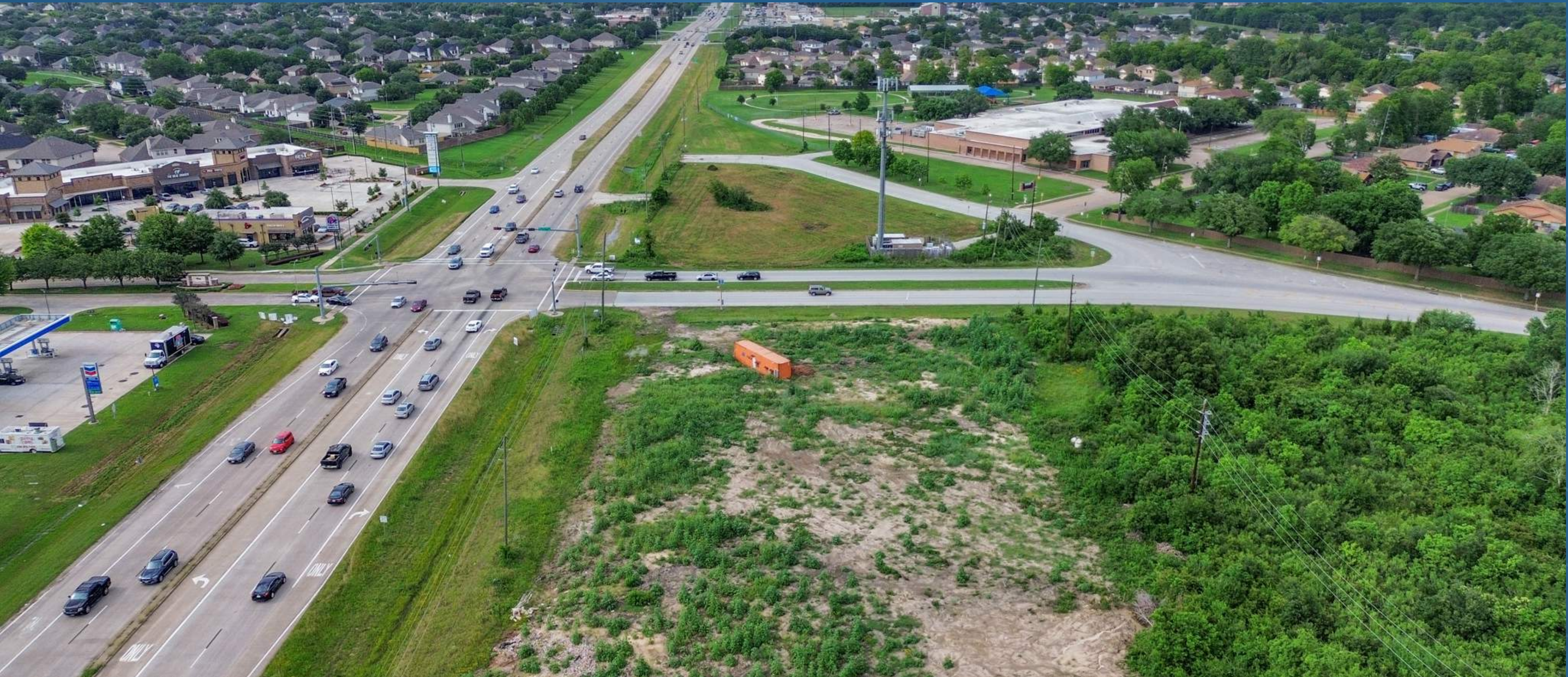
1464



1464







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