**APEXREALTORS.COM** FARID CHATUR **OMAR AHMAD** 713-538-6645 @@apexrealtors farid@apexrealtors.com (832) 685-2739



### 6013 FM 1960 RD W Houston **TX 77069**

#### **For Sale**

COMMERCIAL LAND

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

# **UNIT SIZE**

PRICE

0.88 AC

#### Please call for further information

## HIGHLIGHTS

- Prime 0.88 AC Commercial Lot: Nearly one full acre of cleared land ready for development Excellent Frontage: Approx. of direct frontage on FM 1960, a major east-west corridor
- High Visibility & Daily Traffic: Located in a dense retail and residential area with consistent vehicle flow Flexible Zoning: Suitable for a wide range of commercial uses-retail, office, medical, or service-based business (buyer to verify zoning with the City/County)
- Utilities Available: Public utilities nearby (buyer to confirm connections)
- Rapid Growth Corridor: Surrounded by national retailers, restaurants, banks, and shopping centers
- Easy Access: Convenient to SH-249, Beltway 8, and I-45

### **TRAFFIC COUNTS**

Bammel Rd- 64,764VPD Cypress Creek Parkway 48.948VPD

Tomball Prairie View Hunters Creek Katy Brookshire **Cinco Ranch** European Cars Fulshear Wallis Pecan Grove

### DEMOGRAPHICS

Population

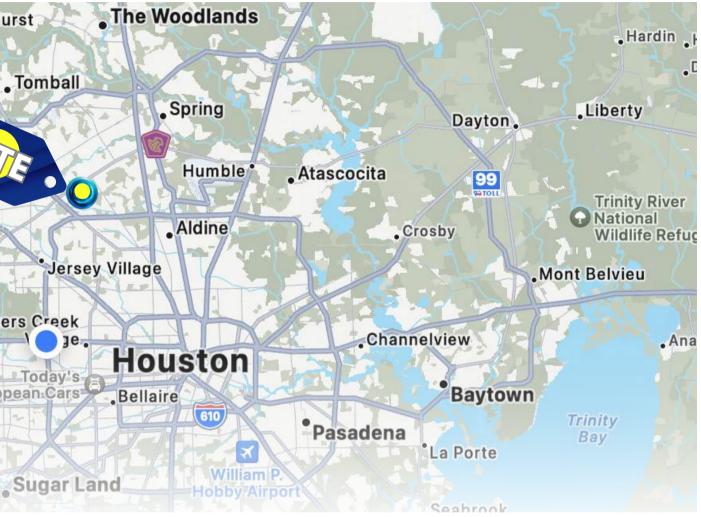
Median HH Income

Population Growth '24-'29

DISCLAMER: The information provided herein is for informational purposes only and is subject to change without notice. Apex Brokerage LLC makes no guarantees, warranties, or representations as to the completeness or accuracy of the information provided and shall not be held liable for any errors or omissions. Prospective buyers or tenants are encouraged to independently verify all information.

•Pinehurst

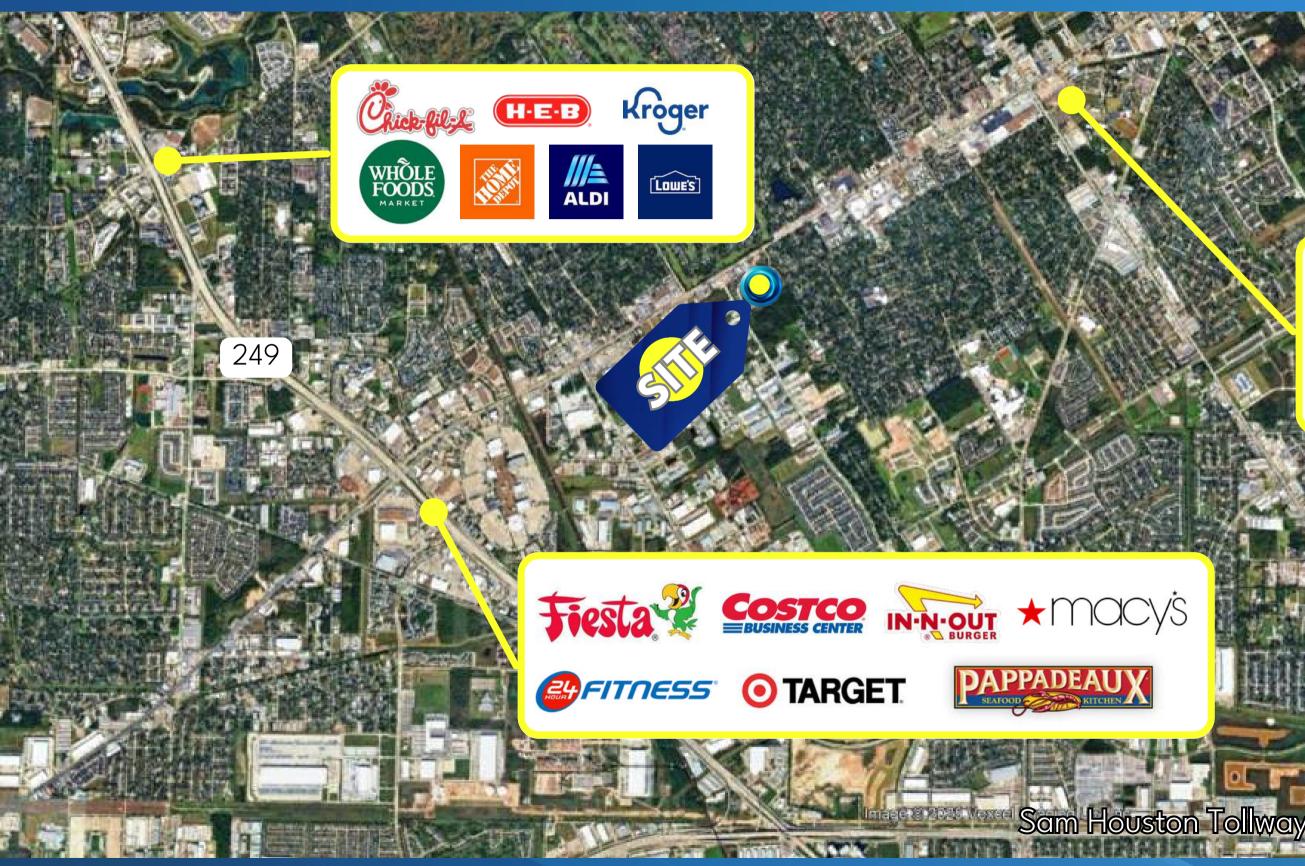
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1 mile	3 mile
10,770	110,302
\$101,251	\$87,720
12.03%	1.98%



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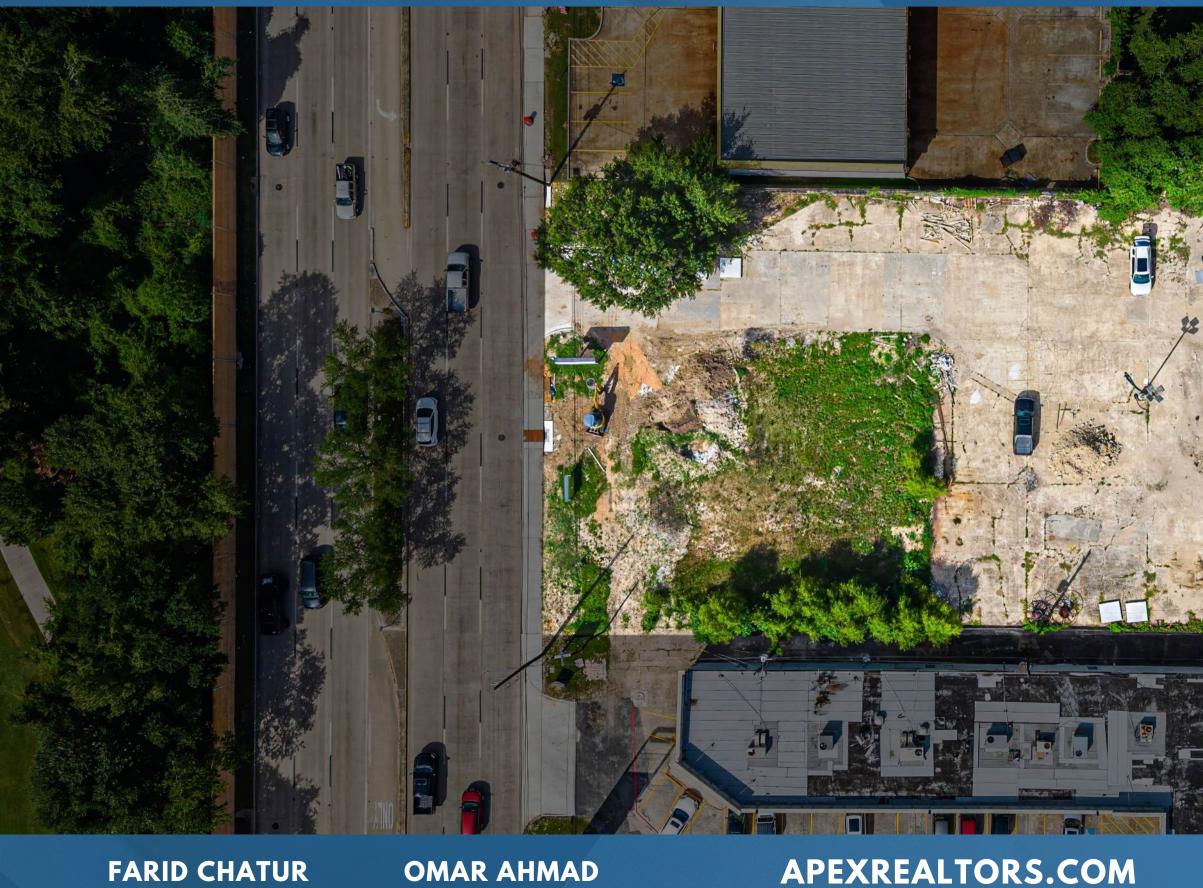




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