

For Sale

**COMMERCIAL
LAND**



FARID CHATUR

(832) 685-2739

OMAR AHMAD

713-538-6645



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APEXREALTORS.COM

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

UNIT SIZE

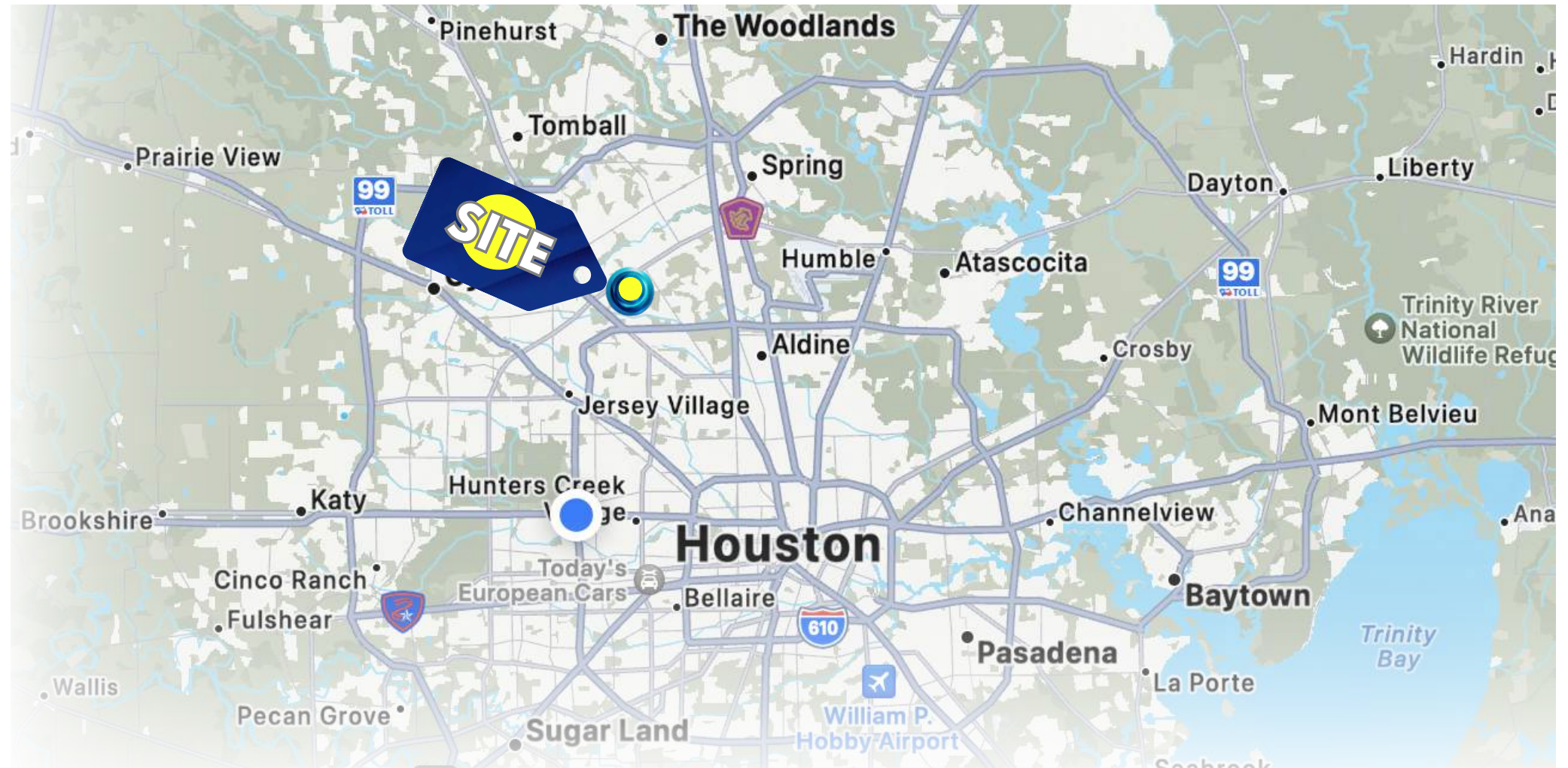
0.88 AC

PRICE

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



DEMOGRAPHICS

Population

Median HH Income

Population Growth '24-'29

1 mile

10,770

\$101,251

↑12.03%

3 mile

110,302

\$87,720

↑1.98%

TRAFFIC COUNTS

Bammel Rd- 64,764VPD

Cypress Creek Parkway 48.948VPD





249

SITE

WAL★MART
SUPERCENTER

Randalls

THE HOME DEPOT

HOBBY LOBBY

ALDI

Kroger

Fiesta

COSTCO
BUSINESS CENTER

IN-N-OUT
BURGER

★ **macy's**

24 HOUR FITNESS

TARGET

PAPPADEAUX
SEAFOOD KITCHEN

Sam Houston Tollway

Google

**APEX
REALTORS**

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TX 77069**



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