



LAND AS INCENTIVE

Property Highlights:

- Just **40 minutes** north of Houston
- Situated only **16 miles** from US Hwy 99
- **Signage rights** are available on US-59 Feeder and on S. Washington Ave.
- **2,000+ residential units** being developed in the area
- Zoned for **General Commercial** use

Availability:

- 2.21+/- acres or 96,267+/- sq. ft. available

Pricing:

Call for pricing



Demographics:

	3 Mile	5 Miles	10 Miles
2024 Population	11,377	21,903	57,926
Daytime Population	16,374	26,502	49,984
Median HH Income	\$52,271	\$53,878	\$60,188