



Land for Sale

±11.025 acres available

N. Beltway 8 and Sharmon Road

Houston, Texas

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N. Beltway 8 and Sharmon Road, Houston, TX



Estimated Population

1-mile	3-miles	5-miles
4,962	133,074	321,779



Average Household Income

1-mile	3-miles	5-miles
\$38,991	\$51,927	\$56,699



Traffic Counts

179,613 VPD
N. Beltway 8 and Sharman Road
182,200 VPD
N. Beltway 8 and 45 Interchange
13,452 VPD
Ella Blvd at Beltway 8



Number of Households

1-mile	3-miles	5-miles
1,813	39,577	94,801



Median Age

1-mile	3-miles	5-miles
28.3	28.2	29.4

Location

SWQ of N. Beltway 8 and Ella Boulevard, adjacent to Pinto Park

Size

±11.025 acres

Highest & Best Use

Industrial, office, self-storage, multifamily

Access & Visibility

Highly visible along N. Beltway 8 with 620 feet of frontage

Curb cut off feeder in place

Utilities

Well and septic available, MUD utilities possible

Detention

Detention required

Rate

\$5.75 PSF



