

HARDY COMMERCE CENTER

FM 1960 AT HARDY TOLL ROAD | HOUSTON, TX

Up to 16.5 Acres Available
Build-to-Suit | Design Build | Sale



Richard Quarles, CCIM
+1 713 888 4019
richard.quarles@am.jll.com

Mark Nicholas, SIOR
+1 713 888 4024
mark.nicholas@am.jll.com

Joe Berwick
+1 713 425 5842
joseph.berwick@am.jll.com

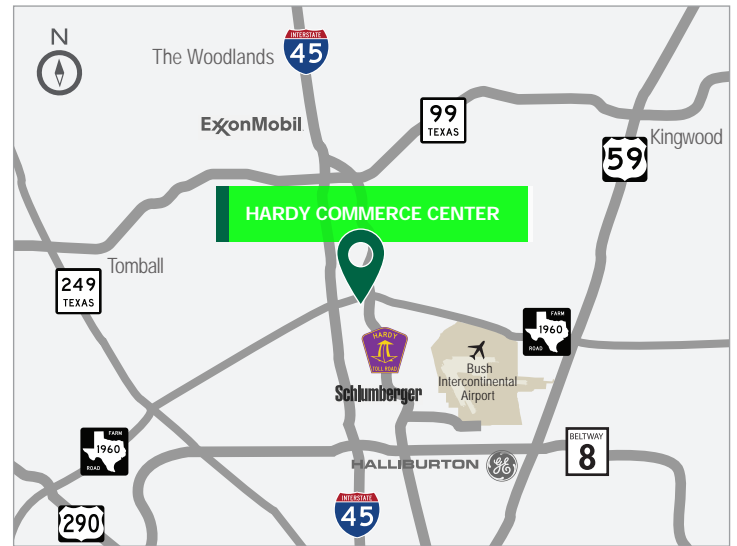
Owned and developed by:



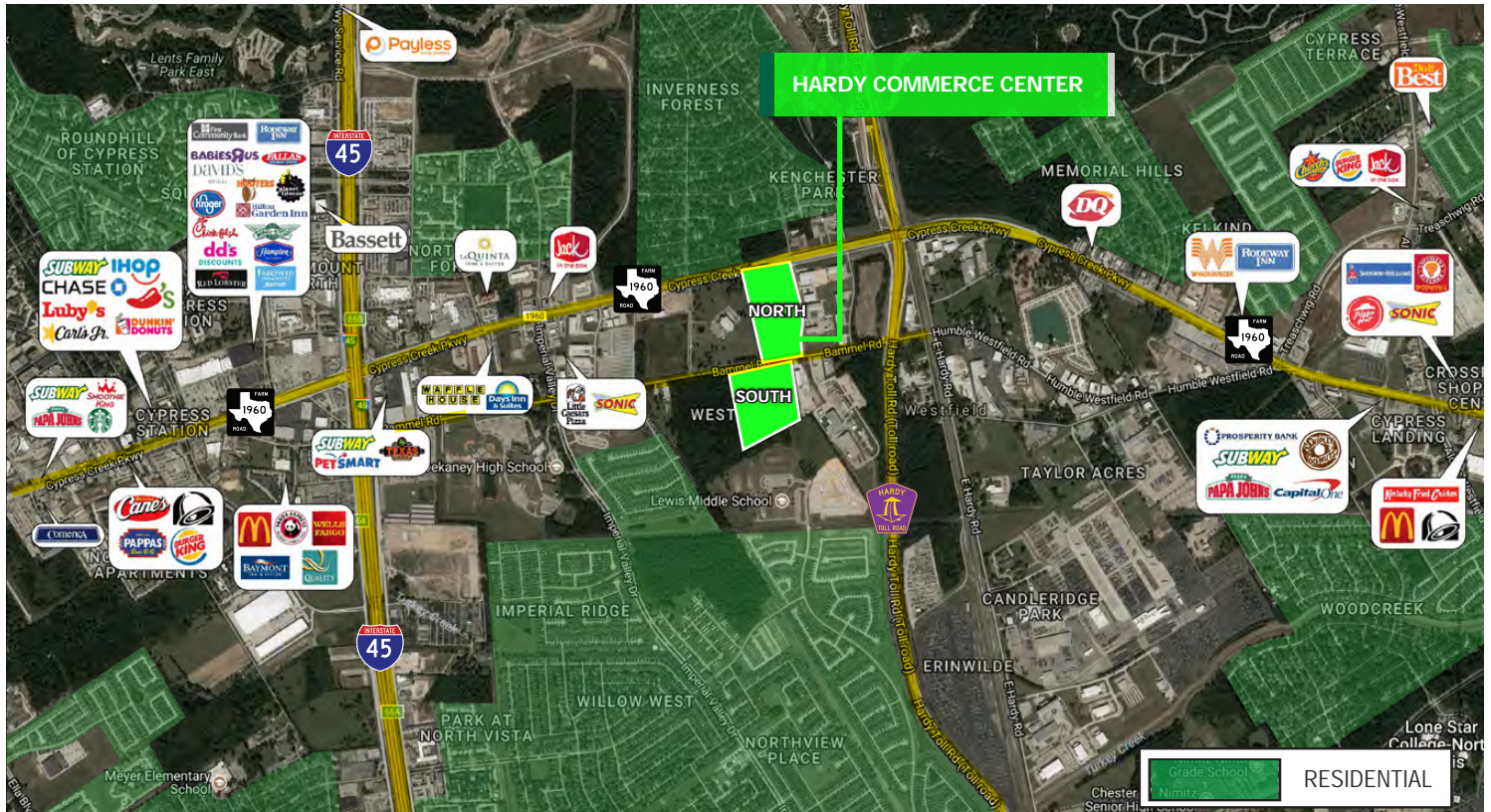
FEATURES

- Opportunities for Build-to-Suit, Design Build and Sale
- Retail/Industrial/Commercial uses
- Excellent freeway access (Hardy Toll Road, I-45, Beltway 8 and Grand Parkway)
- Regional detention provided
- Utilities in place
- Favorable tax rate: 2.69%
- Configuration and pricing: Please contact Broker

LOCATION



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total population	6,776	93,958	220,885
Median age	30.9	30.7	31.3
Households	2,418	32,561	74,182
Average household income	\$60,070	\$68,451	\$74,473

TRAFFIC COUNTS
Hardy Toll Rd: 44,740 cars per day
FM 1960: 44,920 cars per day



Richard Quarles, CCIM
+1 713 888 4019
richard.quarles@am.jll.com

Mark Nicholas, SIOR
+1 713 888 4024
mark.nicholas@am.jll.com

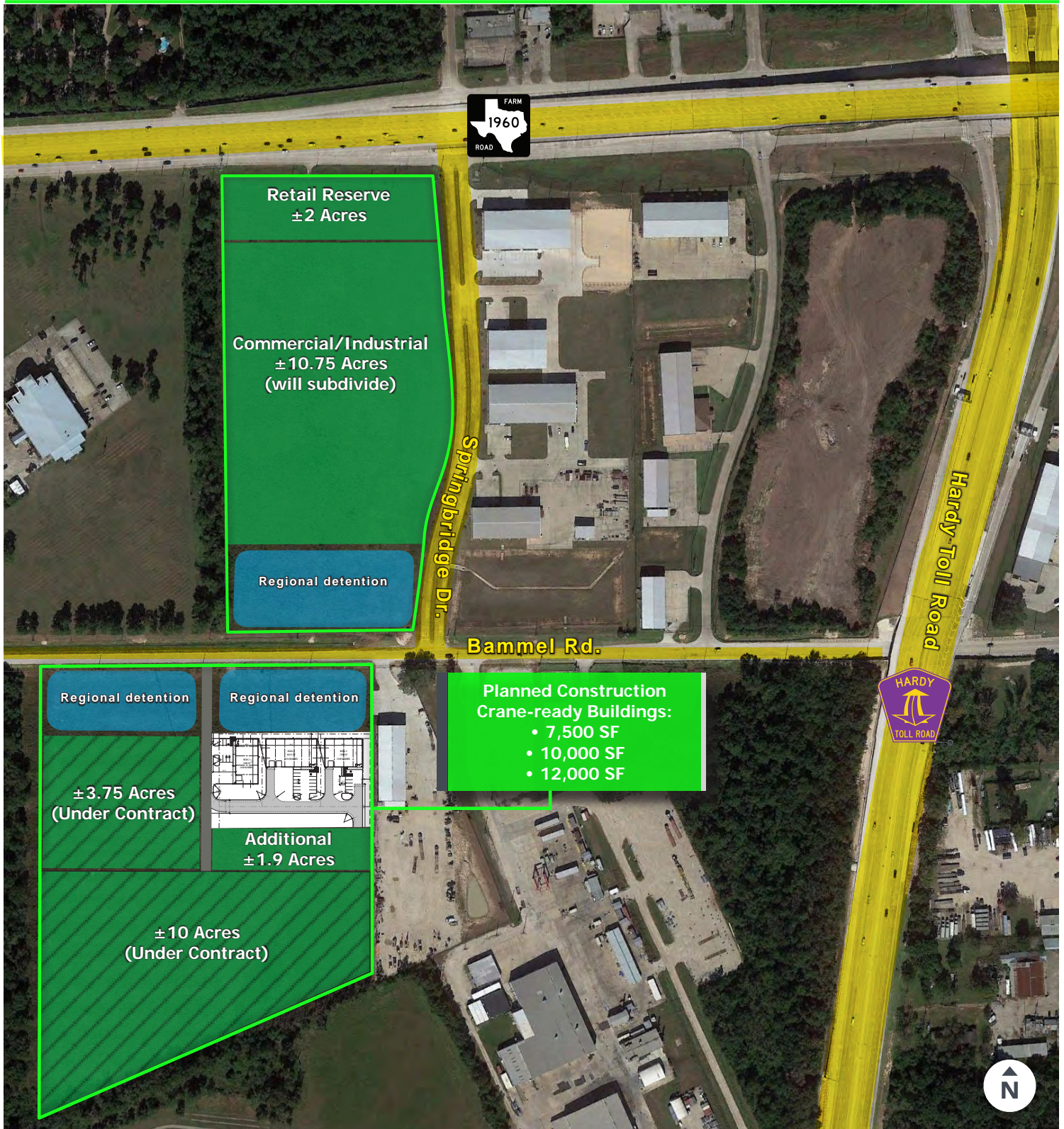
Joe Berwick
+1 713 425 5842
joseph.berwick@am.jll.com

Owned and developed by:



HARDY COMMERCE CENTER

Up to 16.5 Acres Available | Build-to-Suit | Design Build | Sale



Richard Quarles, CCIM
+1 713 888 4019
richard.quarles@am.jll.com

Mark Nicholas, SIOR
+1 713 888 4024
mark.nicholas@am.jll.com

Joe Berwick
+1 713 425 5842
joseph.berwick@am.jll.com

Owned and developed by:



Disclaimer: The information contained herein is obtained from sources believed to be reliable. However, both Jones Lang LaSalle and Vigavi Realty LLC make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. ©2017. Jones Lang LaSalle. All rights reserved.