



*For Sale*

**±1.3879 acres of land available**

NEQ Hwy 290 & Huffmeister Road

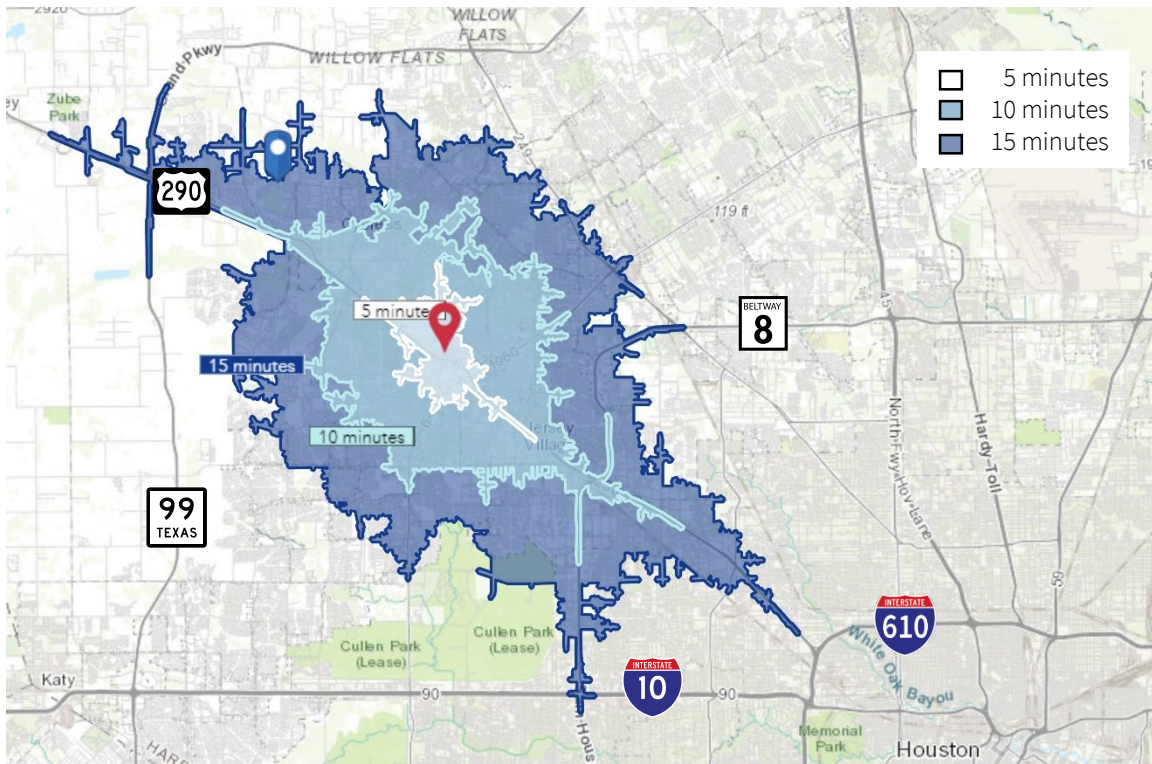
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# Hwy 290 & Huffmeister Road



## Location

Huffmeister Road just north of Hwy 290 across from North Cypress Medical Center

## Size

± 1.3879 acres

## Highest & Best Use

Medical office building, retail, hospitality

## Access & Visibility

Easily accessible from Highway 290 and Highway 6  
Excellent visibility and frontage on Huffmeister Road

## Area Information

The area surrounding the site is a mix of residential, medical and hotels. There are four (4) name brand hotels within .5 miles of the site

Traffic counts are high and demographics are strong, with higher than average household incomes

## Utilities

Utilities available through HC FWSD 61

## Detention

Detention Required

## Price

Call broker for pricing



Estimated Population

1-mile	3-miles	5-miles
11,957	106,475	312,873



Average Household Income

1-mile	3-miles	5-miles
\$95,721	\$94,935	\$104,455



Traffic Counts

32,092 VPD
Huffmeister Road at Site
21,510 VPD
Huffmeister Road south of Hwy 290
125,700 VPD
Hwy 290 at Huffmeister Road



Number of Households

1-mile	3-miles	5-miles
6,706	44,794	85,799



Median Age

1-mile	3-miles	5-miles
32.8	35.1	34.3



