

# LAND FOR SALE

NEC of TX-249 & Upland Willow Ave, Houston, TX 77086

±1.064 AC



# SITE DEMOGRAPHICS

- Contact brokers for more information

## Opportunity Highlights



### Estimated Population

| 1 mile | 3 mile  | 5 mile  |
|--------|---------|---------|
| 13,216 | 126,040 | 327,279 |



### Avg. Home Value

| 1 mile    | 3 mile    | 5 mile    |
|-----------|-----------|-----------|
| \$360,505 | \$276,350 | \$292,449 |



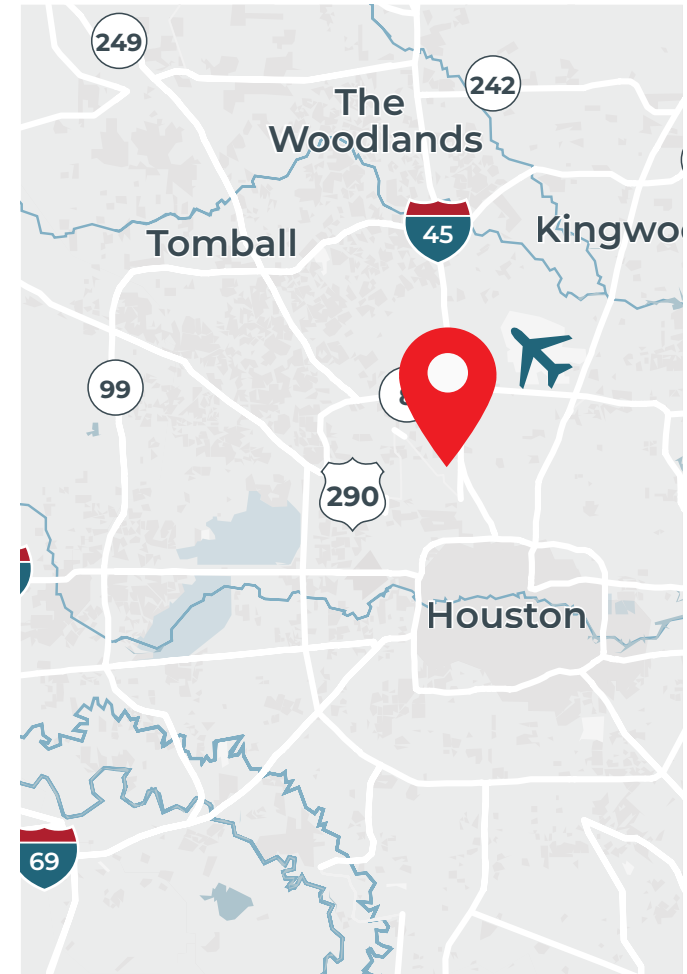
### Median Age

| 1 mile | 3 mile | 5 mile |
|--------|--------|--------|
| 33.1   | 33.8   | 33.8   |



### Avg. Household Income

| 1 mile   | 3 mile   | 5 mile   |
|----------|----------|----------|
| \$93,737 | \$78,456 | \$79,983 |



### Area Traffic Counts

#### TX-249, at Property

29,817 VPD

#### W Montgomery Rd, near Property

9,557 VPD

#### Bowen Dr, near Property

8,330 VPD

EXCEPTIONAL LOCATION OFF THE HIGHWAY, WITH ACCESS TO ONE OF HOUSTON'S RAPIDLY GROWING SUBMARKETS

Proctor St.

FAMILY DOLLAR

DOLLAR TREE

249  
TEXAS

SITE

Upland Willow Ave.

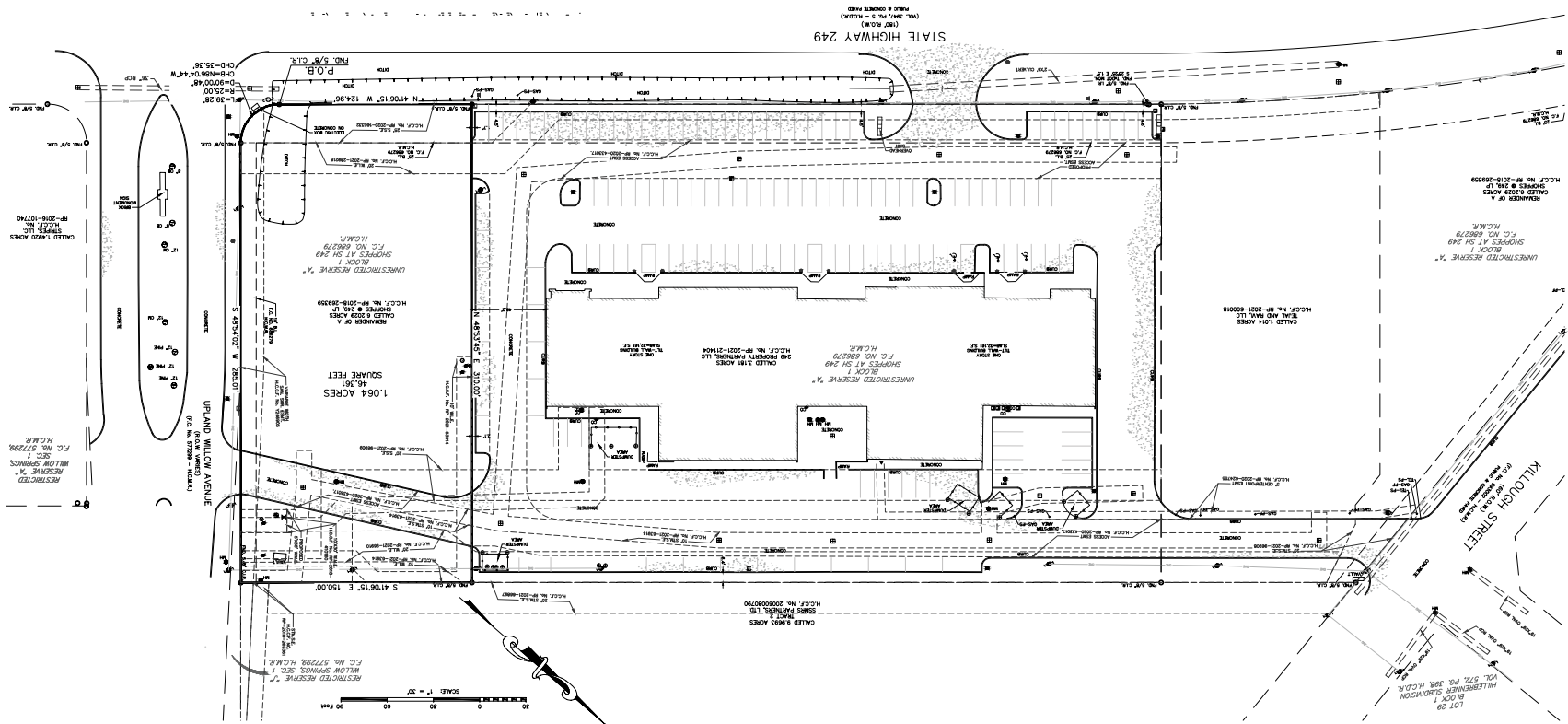
Willow  
Springs  
± 905 Homes

W Montgomery Rd.

stripes

SUNOCO

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# TRADE AREA AERIAL



# CONTACT

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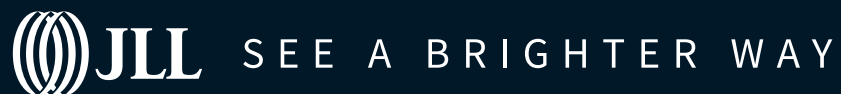
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