



12.2306 ACRES (532,765 SF)

**FOR  
SALE**

**REDEVELOPMENT/  
CHURCH OR  
SCHOOL USER  
OPPORTUNITY**

17700 CLAY ROAD,  
HOUSTON,  
TX 77084



Mark Nicholas, SIOR

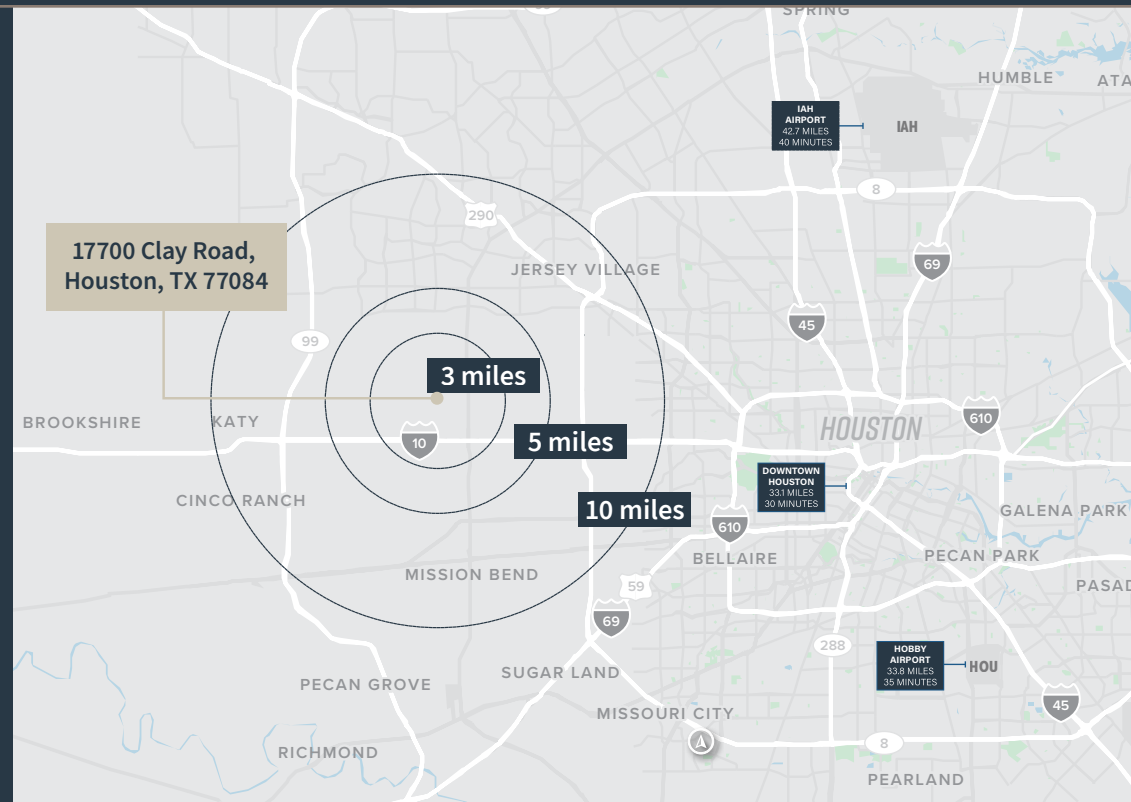
mark.nicholas@jll.com  
+1 713 805 6330

Will Clay

will.clay@jll.com  
+1 713 425 1810

# SITE FEATURES

- Barker Cypress MUD directly adjacent to the West
- Parcel #0480150000030
- Outside of all flood plains (did not flood during Harvey)
- Street frontage: Clay Road - 537'
- 18,000 SF church on site (partially mezzanine)
- Currently well and septic
- No known use restrictions
- 2025 Mill rate: (1.840659%)
- Located within Harris County
- Asking price: Reach out to broker



## DEMOGRAPHICS

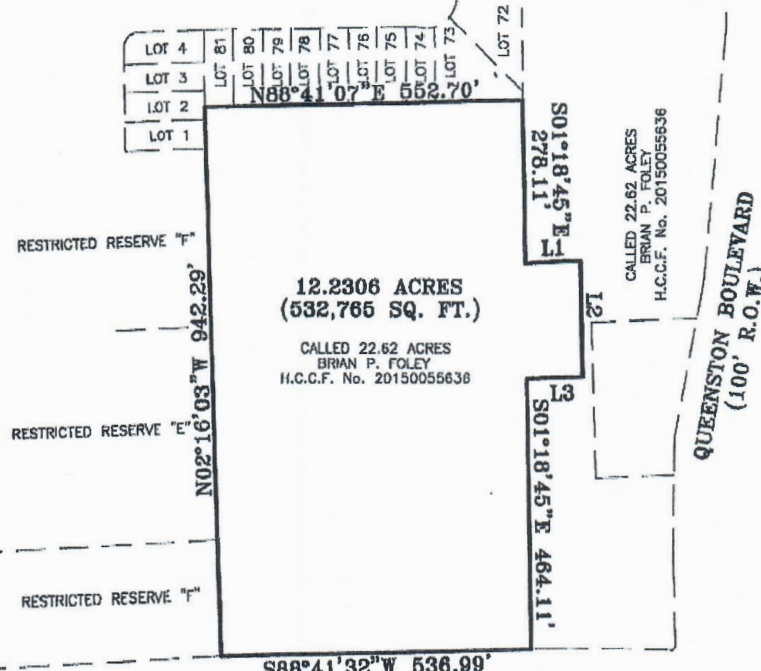
	1 miles	3 miles	5 miles
Total population	8,522	121,976	316,387
Total households	2,948	39,662	104,724
2025 Median household income	\$103,286	\$81,773	\$87,758
Traffic counts (Clay Rd at Queenston Blvd)	34,615 VPD	35,550 VPD	36,120 VPD



# SURVEY

SCALE 1" = 200'

Course	Bearing	Distance
L1	N88°06'19"E	97.00'
L2	S01°18'44"E	200.00'
L3	S88°06'19"W	97.00'



**NOTES:**

1. The surveyor has not abstracted the subject property.
2. This survey was prepared with the benefit of a research performed by Courthouse Specialists.
3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.



*Kenneth A. Gruller*

S88°41'32"W 536.99'  
**CLAY ROAD**  
 (100' R.O.W.)

**EXHIBIT OF**  
**A 12.2306 ACRE**  
**(532,765 SQ. FT.) TRACT**  
**BEING OUT OF AND A PART OF**  
**A CALLED 22.62 ACRE TRACT**  
**H.C.C.F. No. 20150055636**

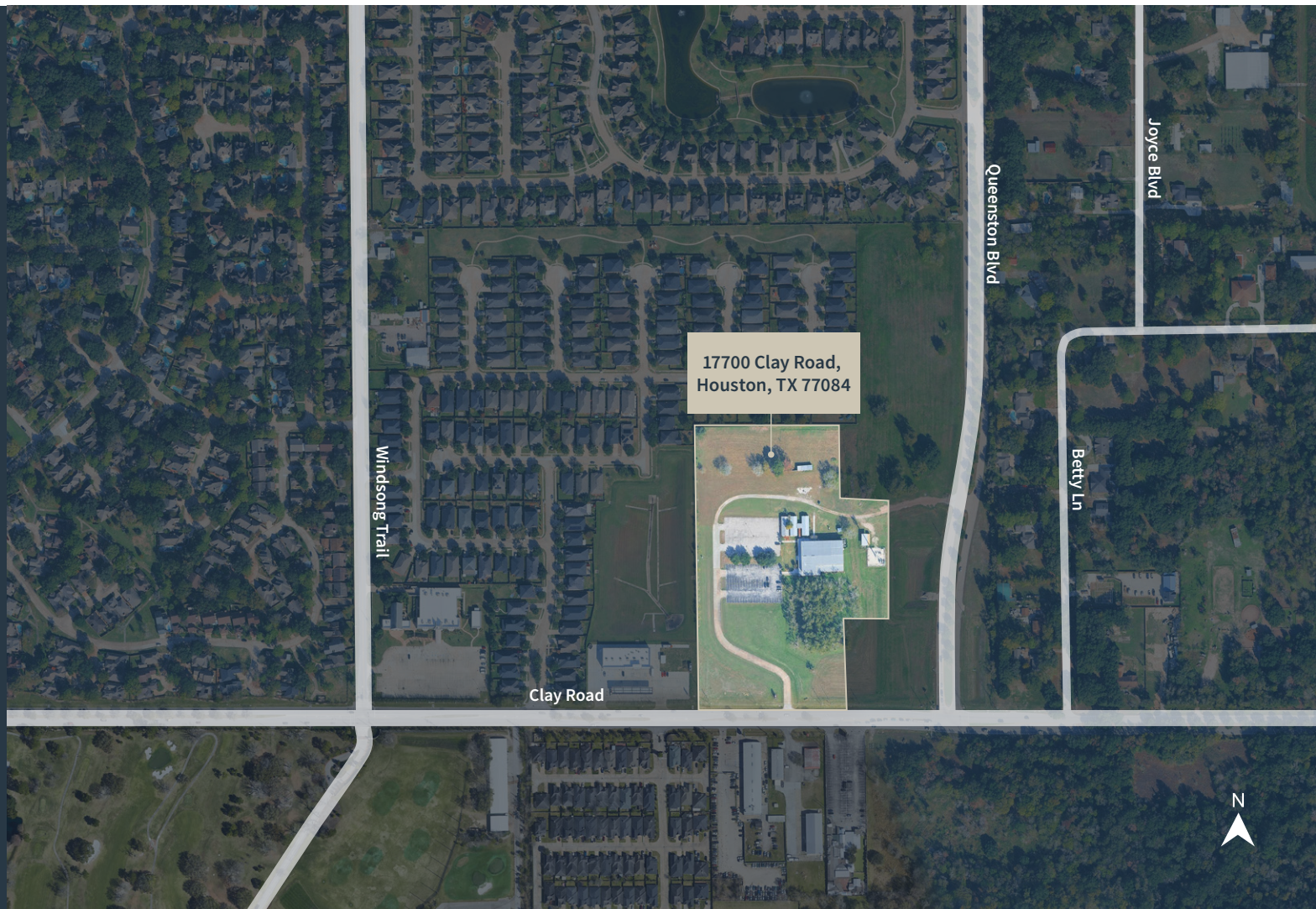
**LOCATED IN THE**  
**W.C.R.R. CO. SURVEY, A-1476,**  
**HARRIS COUNTY, TEXAS**  
**GRULLER SURVEYING, LLC**

PROFESSIONAL LAND SURVEYING  
 6509 SAN FELIPE, STE. 1420  
 HOUSTON, TEXAS 77066  
 PHONE: (713) 333-1466 DATE: 05-26-2023  
 DWG. NO. 45-2369.DWG  
 SCALE: 1" = 200'

## CALL US.

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