



Sonnet Glen Ln

SITE

37,449 VPD

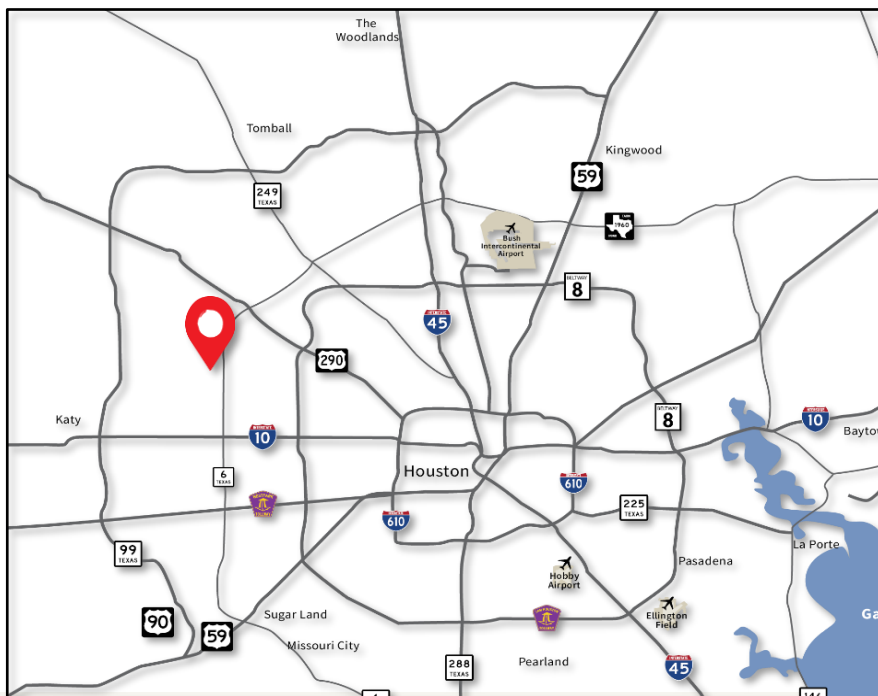
# Copperfield Land For Sale

**+ 6.12 acres available**  
16746 FM 529  
Houston, TX 77095

**Matt Parsons**  
Senior Vice President  
Houston, TX  
matt.parsons@am.jll.com  
+1 713 888 4056

**Chris Bergmann Jr.**  
Vice President  
Houston, TX  
chris.bergmann@am.jll.com  
+1 713 425 5868





## Area Traffic Counts

**37,449 VPD**  
FM 529, east of site

**49,940 VPD**  
Hwy. 6, north of FM 529



## Estimated Population

1-mile	3-miles	5-miles
20,028	173,646	333,016



## Average Household Income

1-mile	3-miles	5-miles
\$91,698	\$96,155	\$115,260



## Number of Households

1-mile	3-miles	5-miles
6,872	54,450	105,322



## Median Age

1-mile	3-miles	5-miles
33.7	33.0	33.0



### Location

Located on the NEC of FM 529 and Sonnet Glen Lane in Copperfield



### Size

± 4.65 acres of land with an adjacent car wash on ±1.47 acres totaling ±6.12 acres; Seller will divide



### Tax Rate

\$2.7043 (2019)



### Schools

Cy-Fair ISD



### Property Information

- Direct access off of FM 529 with
- Located at a lighted intersection with curb cuts in place at tract
- Just west of Copperfield's major retail hub
- Strong daytime traffic and quick access to Hwy 6 and Hwy 290



### Utilities

HC MUD 149



### Detention

Onsite detention required



### Floodplain

Outside of floodplain



### Price

Please contact Broker





# Property Location Aerial:



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