

LAND FOR SALE

State Highway 6 S, Houston, TX 77077



Property Description

- Lot Size: +/- 3.04 AC
- Price: \$3,400,000
- Price/SF: \$25.67
- Located on the east side of SH 6 and south of Briar Forest Dr
- Frontage: +/- 402.39' on SH 6
- Approximately 2.25 miles south of I-10 (Major freeway providing direct access to Houston Central Business District)
- Approximately 2.25 miles north of the Westpark Toll Road (Provides access from the Galleria area to the far westerly portion of the Houston Metropolitan area)
- Utilities: Water and wastewater provided by Harris County MUD #355, electricity, gas & telephone line on-site
- Nearby communities: Lakes of Parkway, Vista Energy Corridor, and Aliso Briar Forest

Great for Development and/or Investment



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

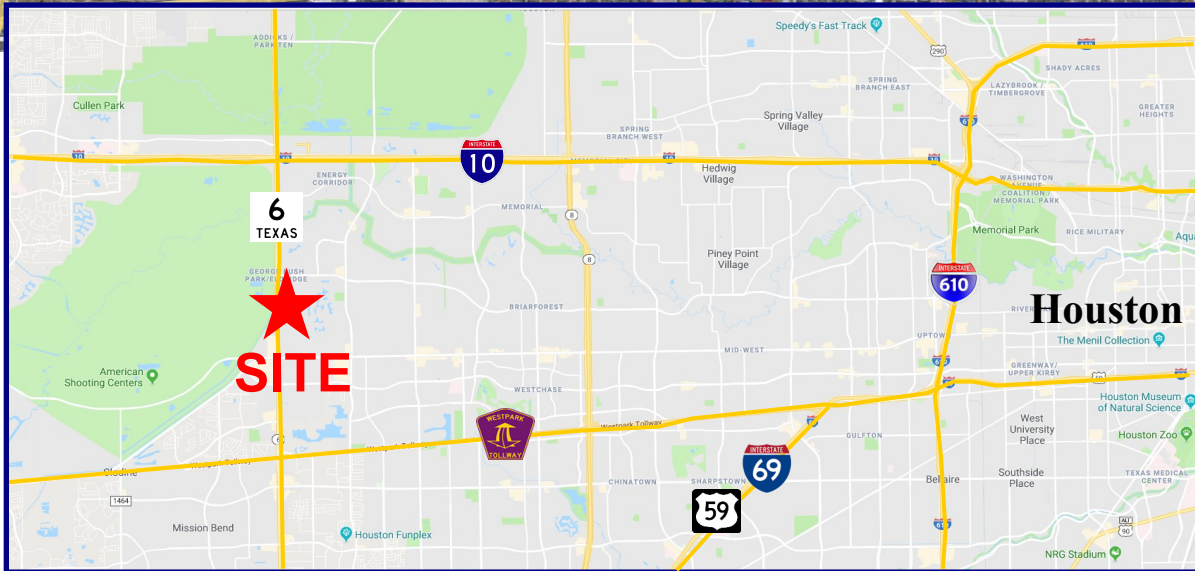
dannynguyen@dncommercial.net

www.dncommercial.net



Map View

State Highway 6 S, Houston, TX 77077



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



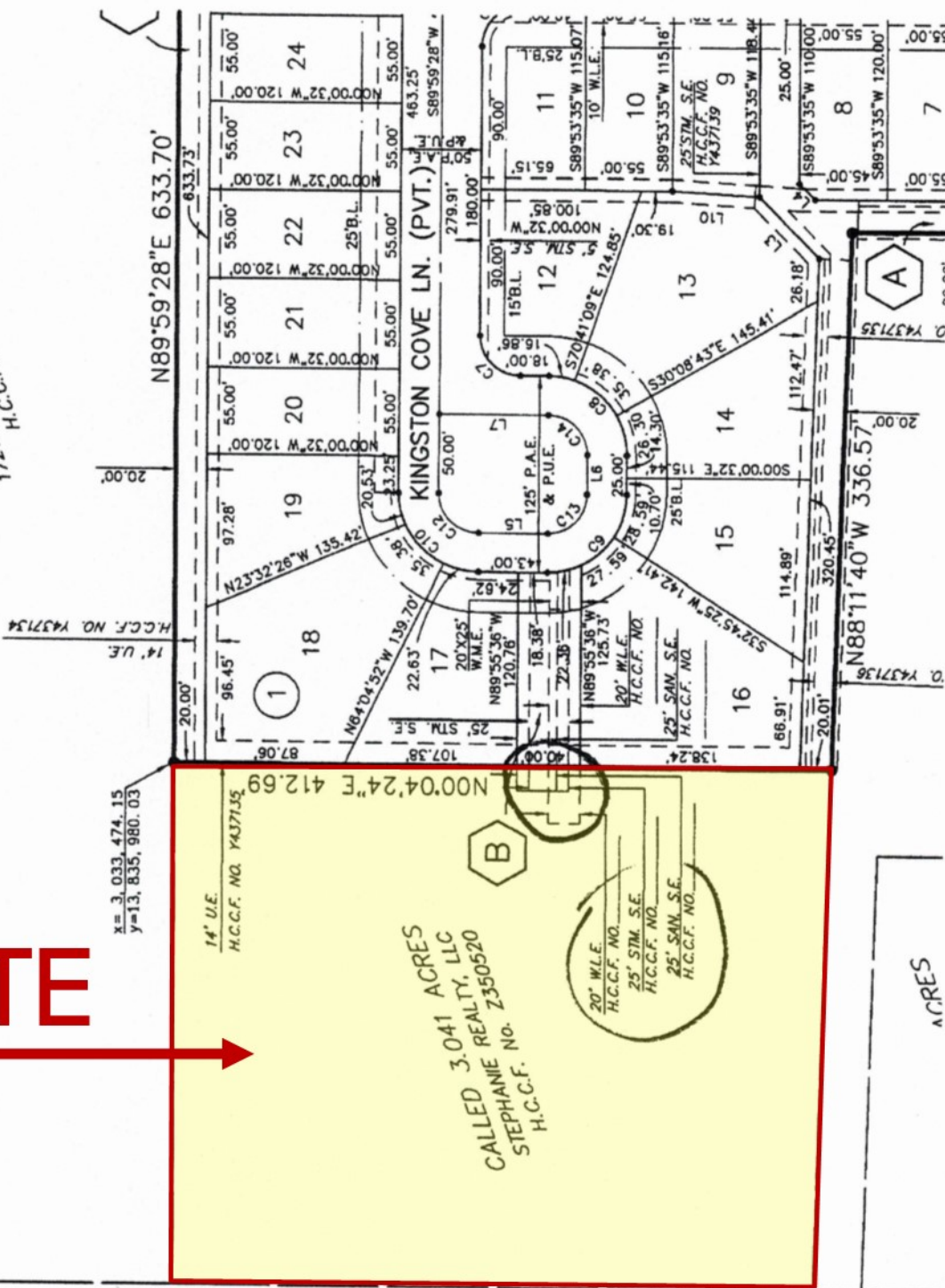
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

SITE



x=3,033,474.15
y=13,835,980.03

1721' H.C.C.F. "



14' U.E.
H.C.C.F. NO. Y437135
N00°04'24"E 412.69'

3.041 ACRES
CALLED
STEPHANIE REALTY, LLC
STEPHANIE NO. Z350520
H.C.C.F. NO.

20' W.L.E.
H.C.C.F. NO.
25' STM S.E.
H.C.C.F. NO.
25' SAM S.E.
H.C.C.F. NO.

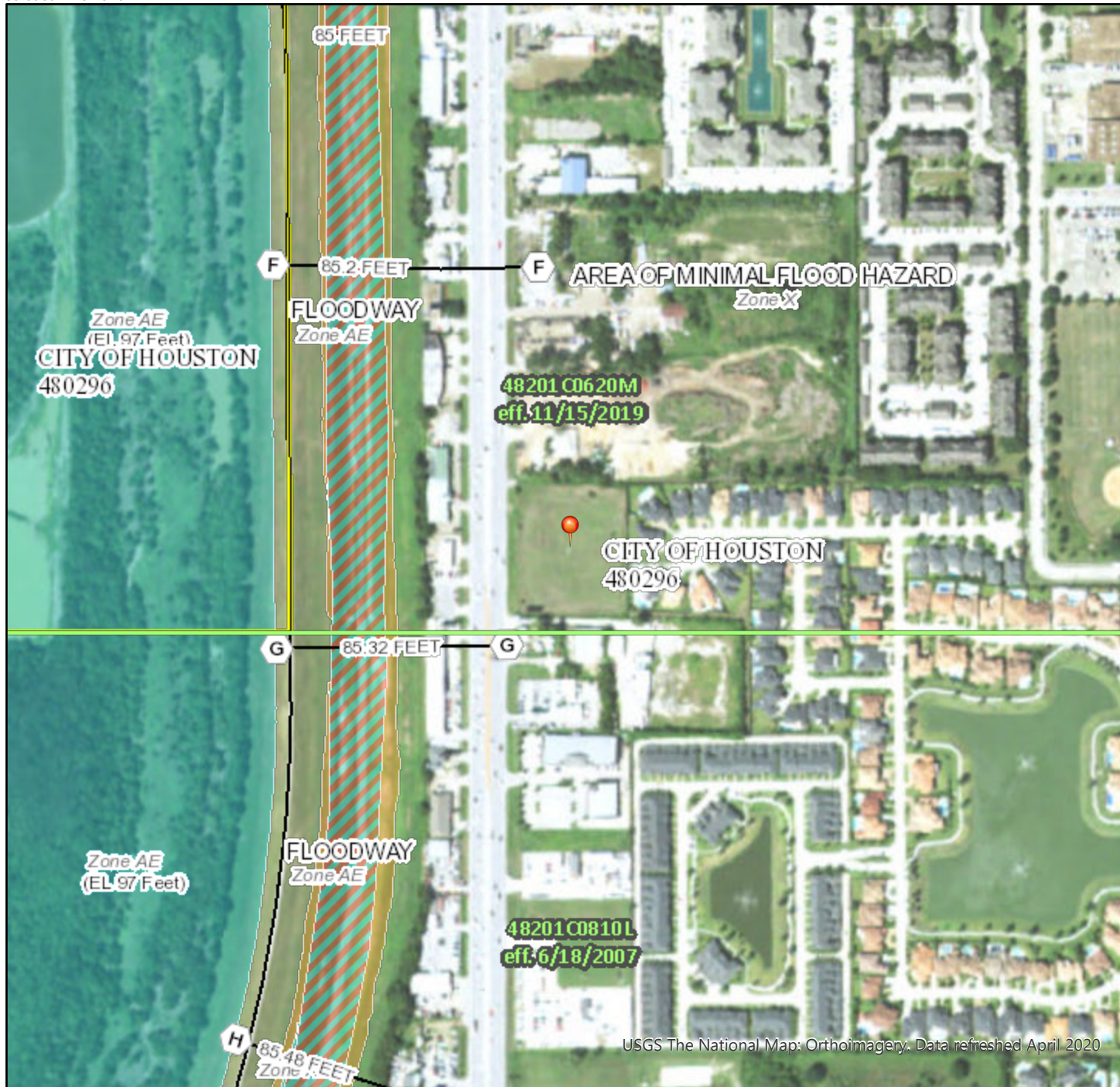
ACRES

STATE HIGHWAY 6 (WIDTH VARIES)
(ADDICKS-HOWELL ROAD/F.M. ROAD 1960)

National Flood Hazard Layer FIRMMette



95°38'56"W 29°45'18"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	17.5 Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

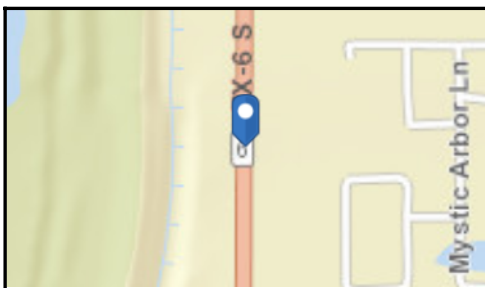
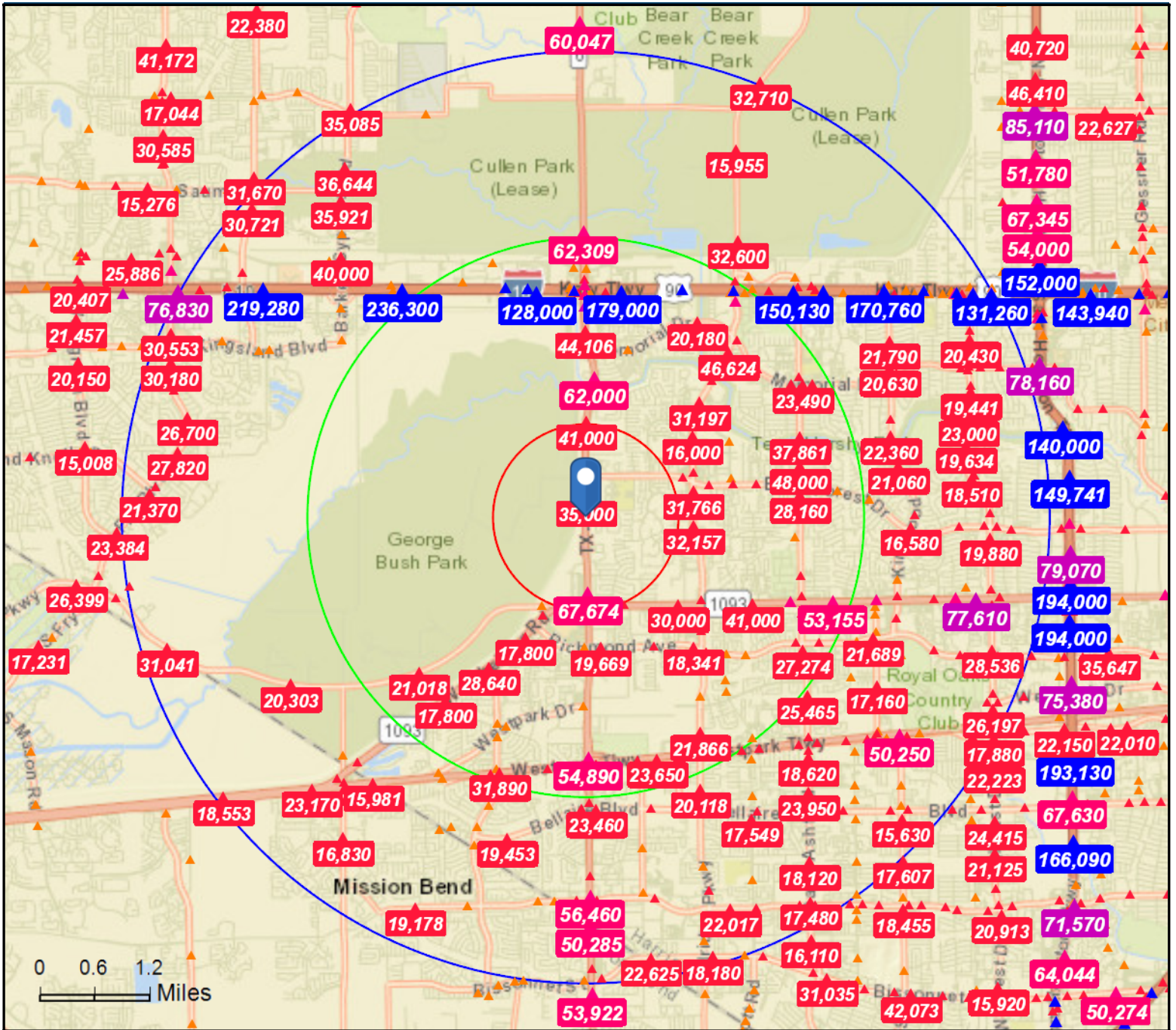
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/5/2020 at 12:19 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

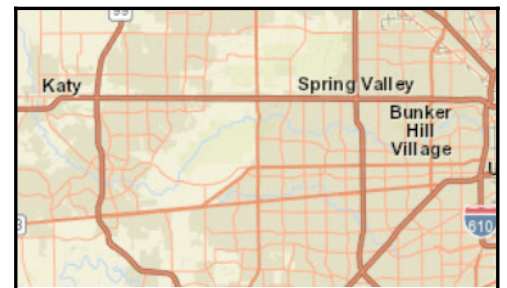


USGS The National Map: Orthoimagery. Data refreshed April 2020

95°38'19"W 29°44'47"N



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2018).

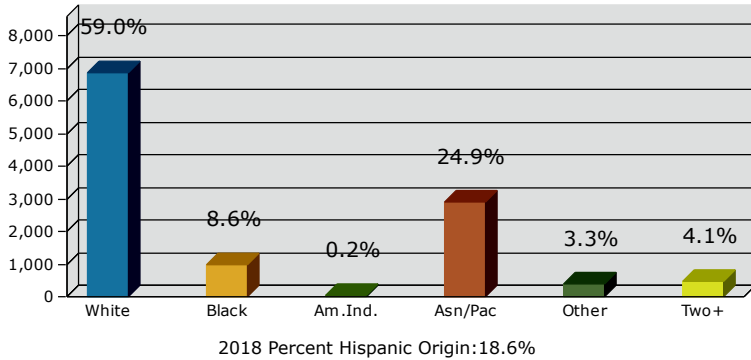


Graphic Profile

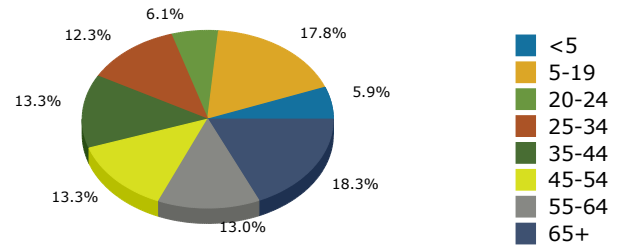
1917 TX-6 S, Houston, Texas, 77077
 Ring: 1 mile radius

Prepared by Danny Nguyen, CCIM
 Latitude: 29.74927
 Longitude: -95.64450

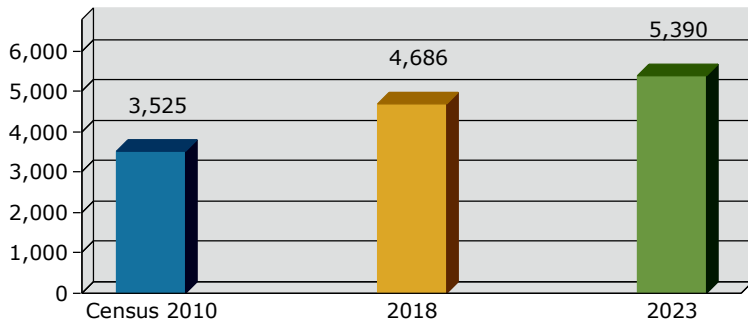
2018 Population by Race



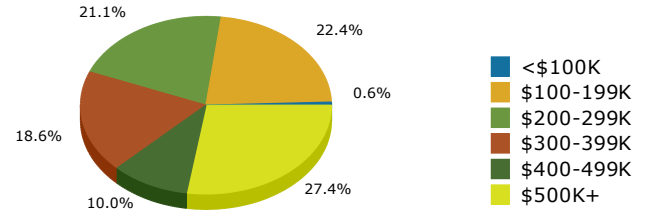
2018 Population by Age



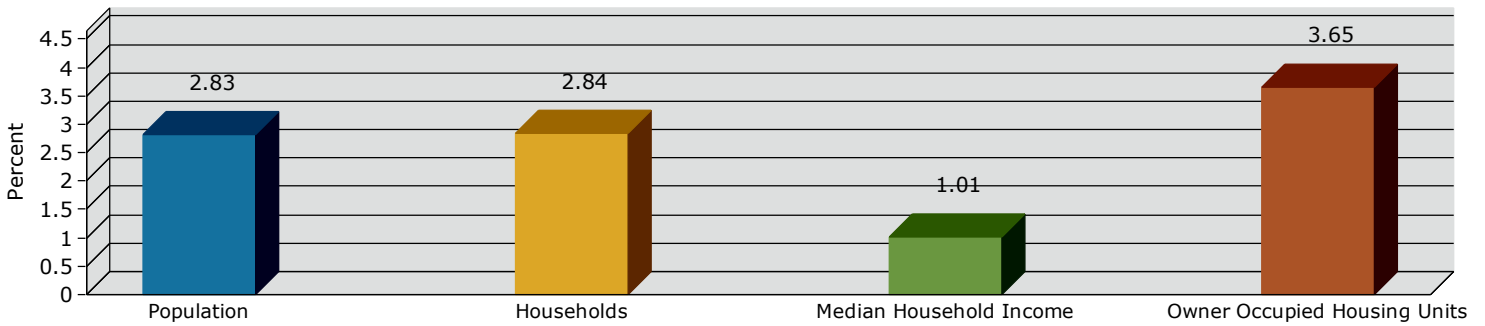
Households



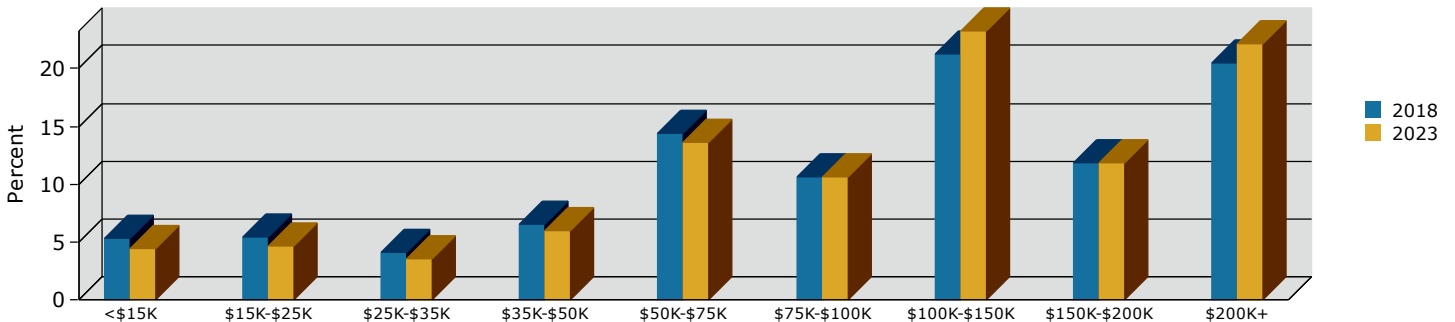
2018 Home Value



2018-2023 Annual Growth Rate

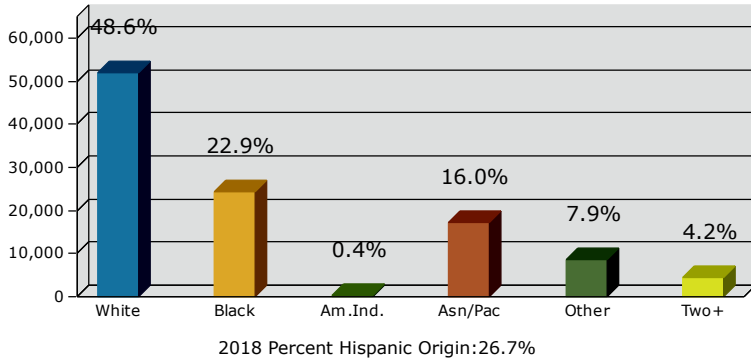


Household Income

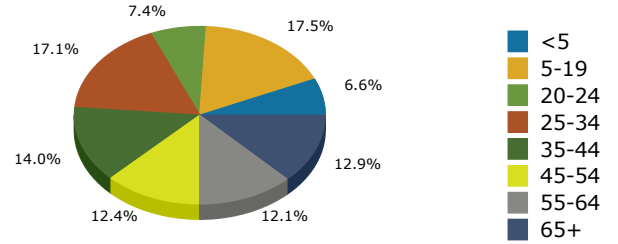


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

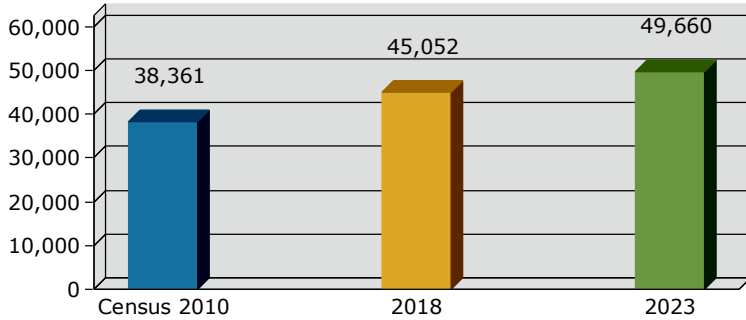
2018 Population by Race



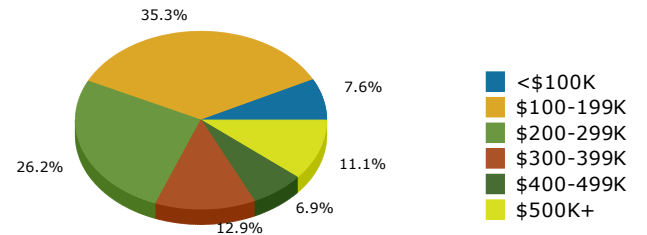
2018 Population by Age



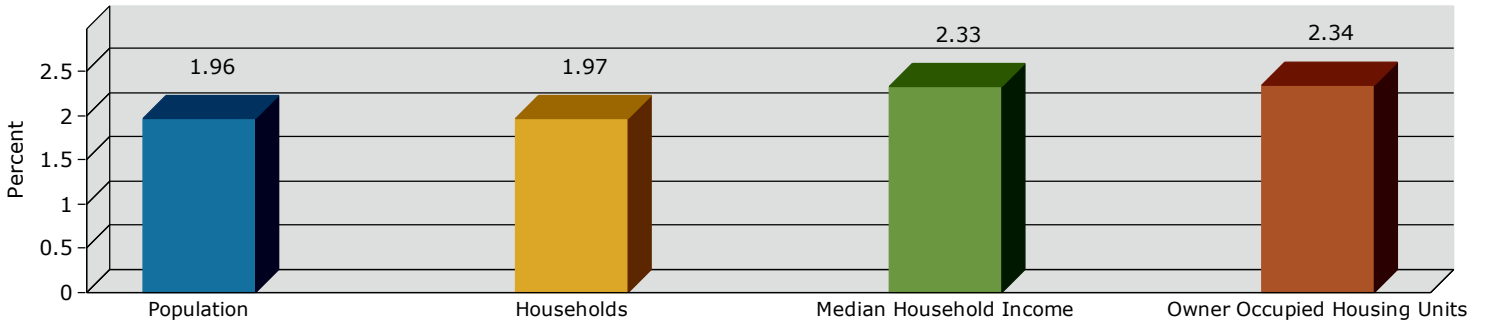
Households



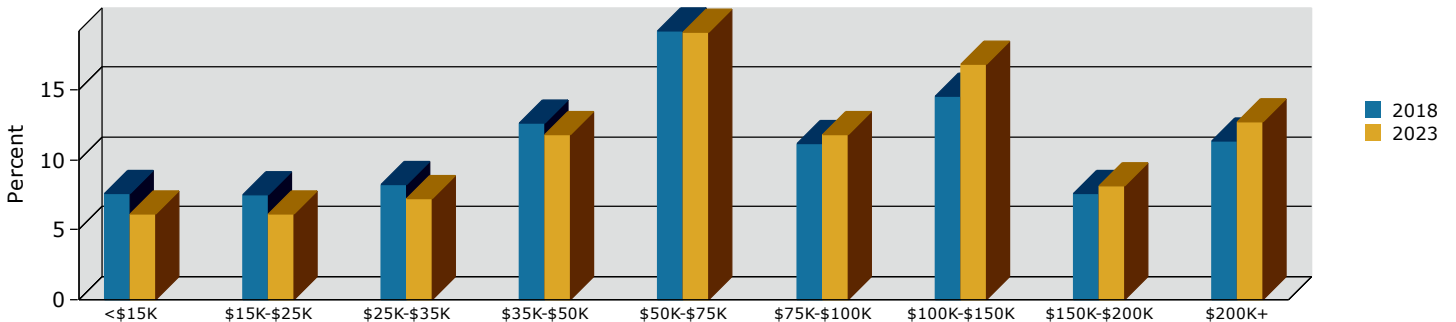
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

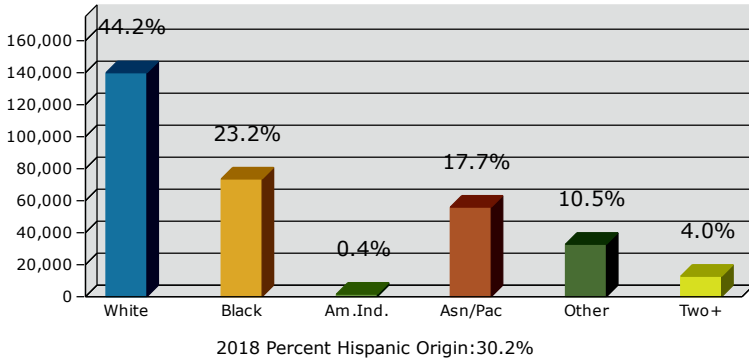


Graphic Profile

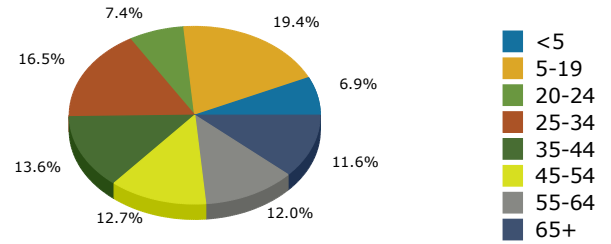
1917 TX-6 S, Houston, Texas, 77077
 Ring: 5 mile radius

Prepared by Danny Nguyen, CCIM
 Latitude: 29.74927
 Longitude: -95.64450

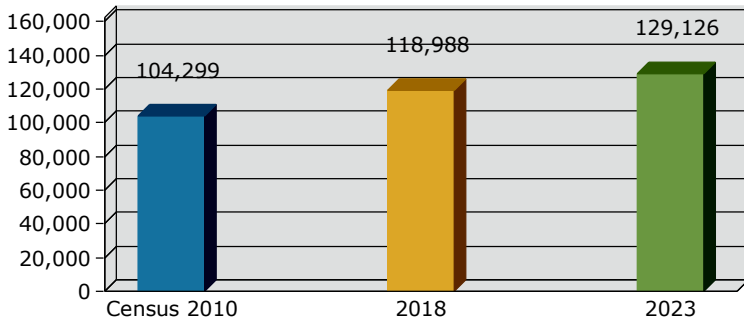
2018 Population by Race



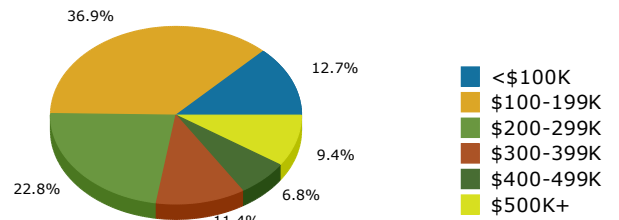
2018 Population by Age



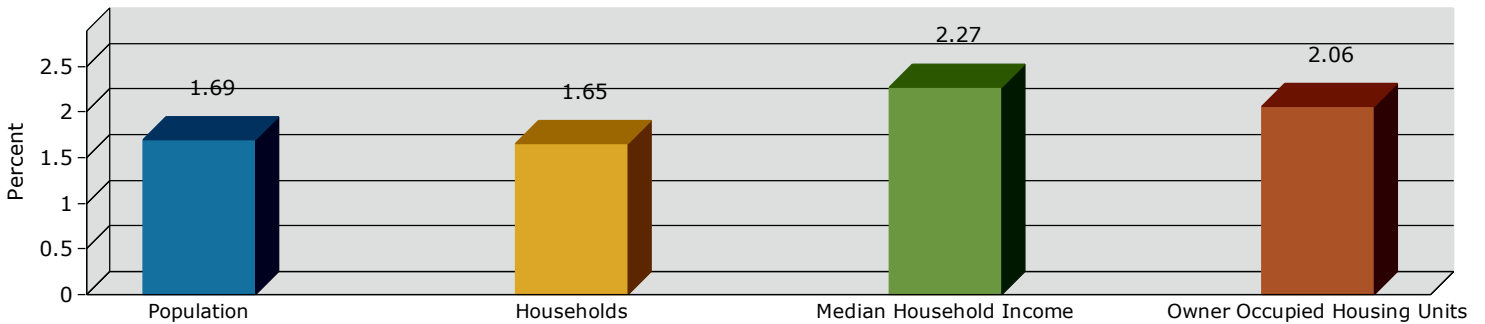
Households



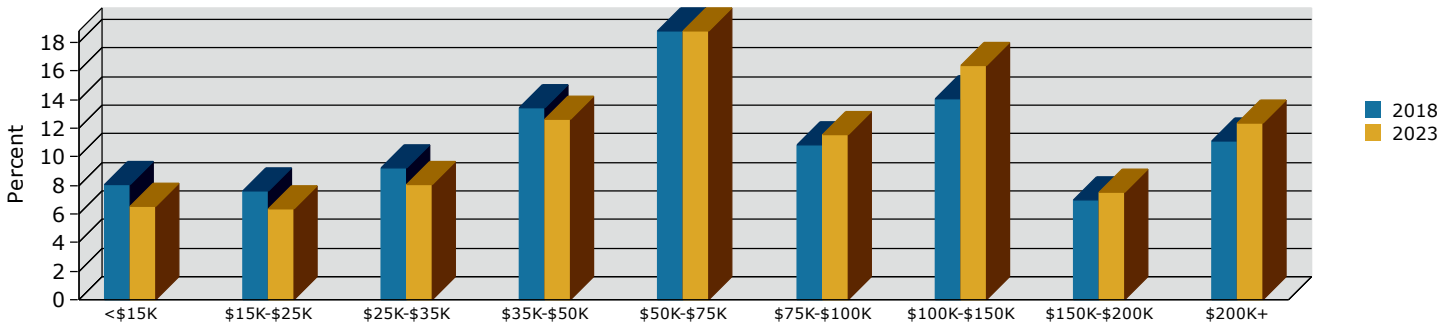
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

