

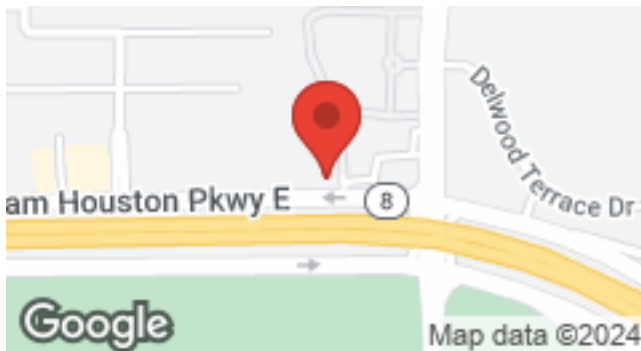
COMMERCIAL LAND FOR SALE

11515 N SAM HOUSTON PARKWAY E, HUMBLE, TX 77396



OFFERING SUMMARY

PRICE:	\$2,975,000
LOT SIZE:	4.0 Acres
ZONING:	N/A
FRONTAGE:	299 FT
TRAFFIC COUNT:	36,276 (AADT - TxDOT)
FLOOD ZONE:	X



PROPERTY OVERVIEW

- Highly trafficked and visible location
- Nearly 300 feet of frontage
- No on-site detention required
- Not located in a flood plain

PROPERTY DESCRIPTION

The subject property is a prime commercial development site located on N Sam Houston Parkway E, just west of Woodland Hills Drive. This clear and level 4-acre lot boasts exceptional visibility and approx. 299 feet of frontage on N Sam Houston Parkway E. Located in an area that is booming with both commercial and residential development, the population within 3 miles is seeing over 55% growth annually. Area development includes Generation Park - a 4,000-acre master-planned development including San Jacinto College and Lone Star College, Woodland Hills Shopping Center - a 70-acre commercial/mixed-use development, The Groves and Balmoral residential subdivisions, among many more! The front 1.5-acre pad site of the property is available to be purchased separately. The existing modular building will not be conveyed as part of the sale of either part or all of the property. The property does not require any on-site detention, and the entire site is located outside of floodplain. Do not disturb the existing church, its employees or visitors!

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Each Office Independently Owned and Operated

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