



BEECHNUT ST, VPD 26,878

12709 BEECHNUT ST  
HOUSTON, TX 77072

**SITE**

FOR SALE

# 12709 BEECHNUT ST

Houston, TX 77072

3.27 Acres  
FOR SALE

S DIARY ASHFORD RD

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

**Collin Hu**

206.303.0779  
Collin@Engvest.com

**Calvin Wong | CCIM**

972.904.2888  
calvin@engvest.com

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## Offering Summary

Sale Price:	Subject To Offer
Lot Size:	3.27 Acres

## Property Overview

3.27 Acres

Located in a booming growth area with new homes, apartments and businesses. Over 45,000 vehicles go through this intersection every day.

General Commercial use

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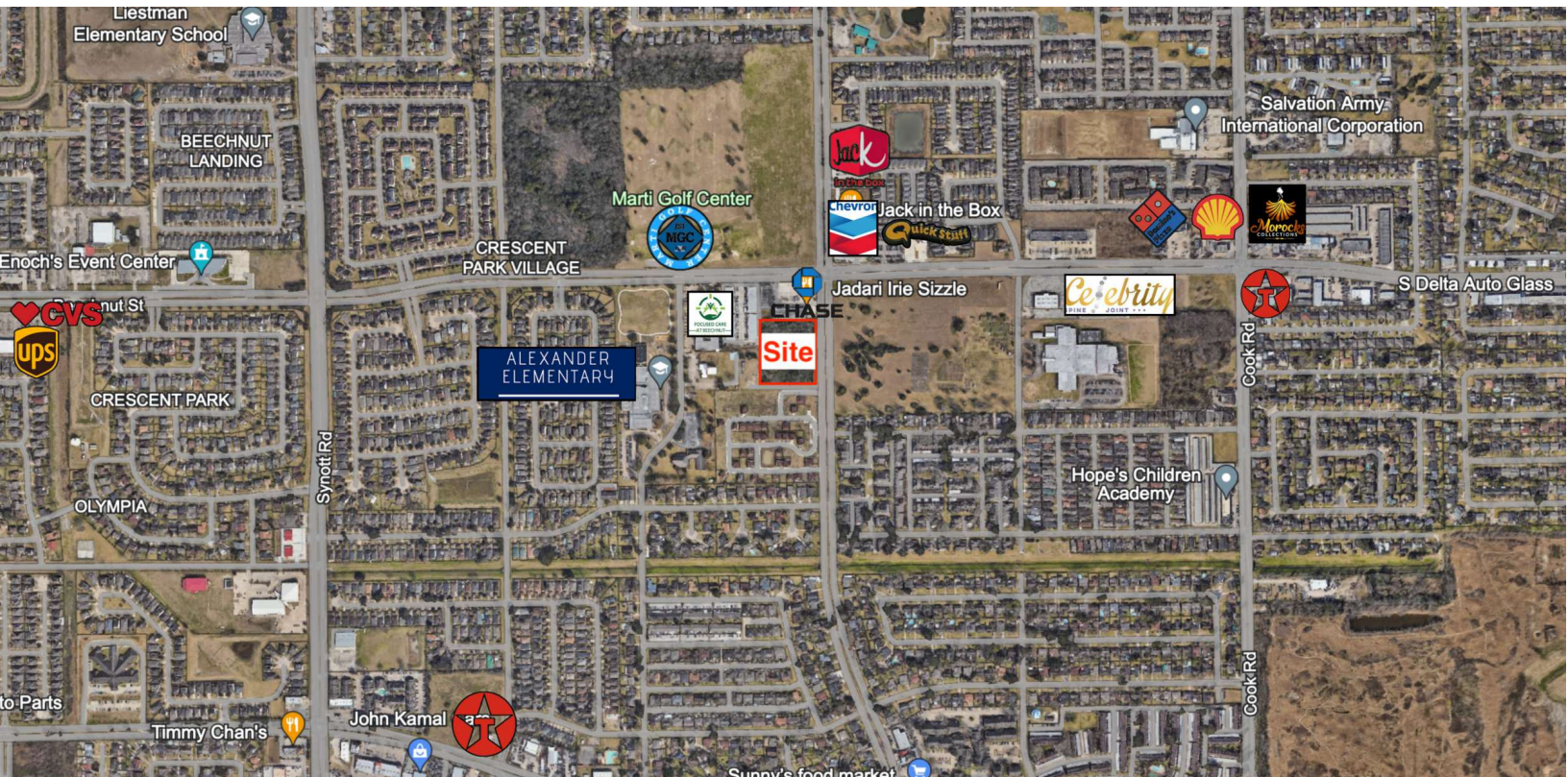
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**exp**<sup>TM</sup>  
COMMERCIAL

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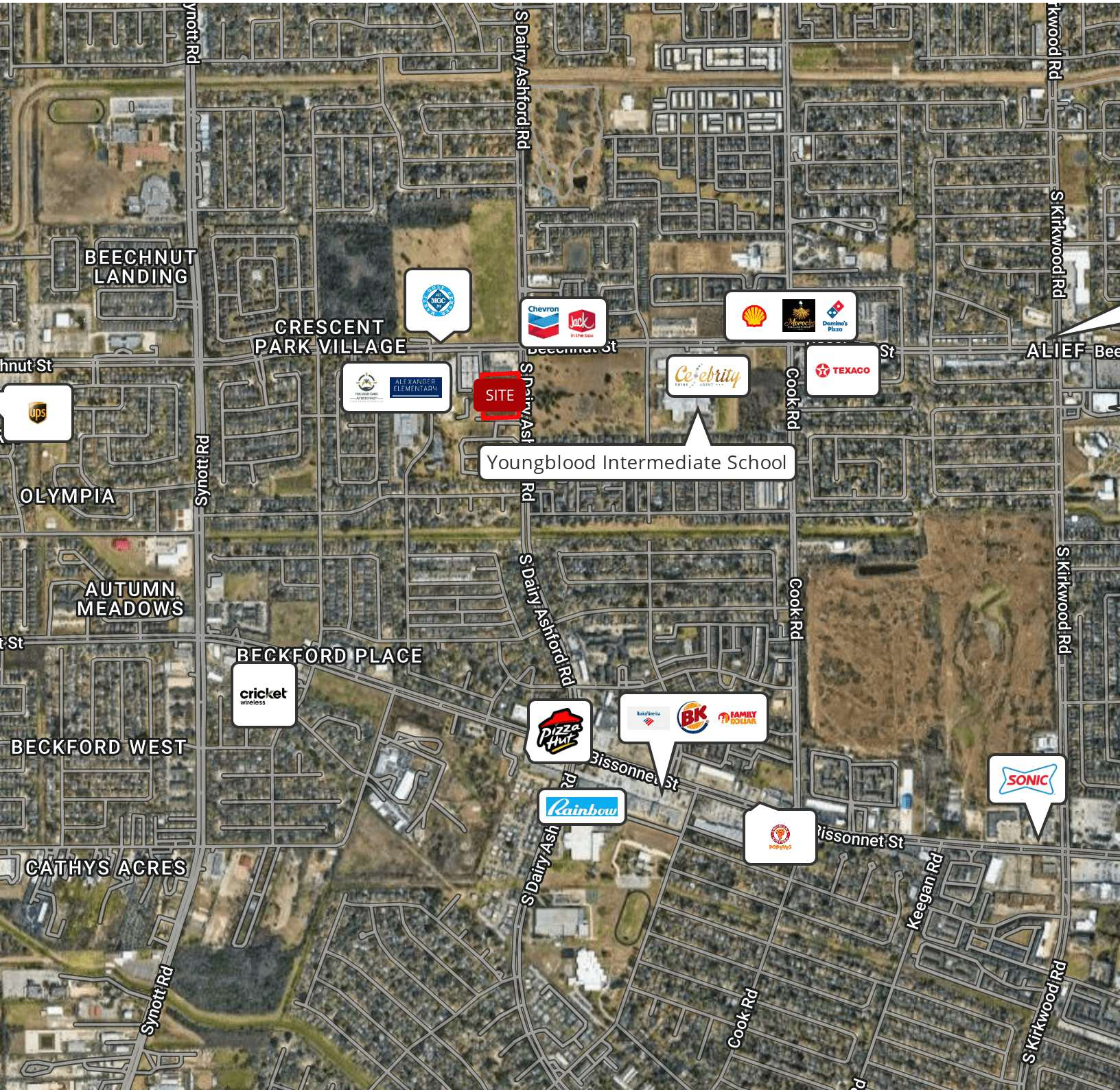
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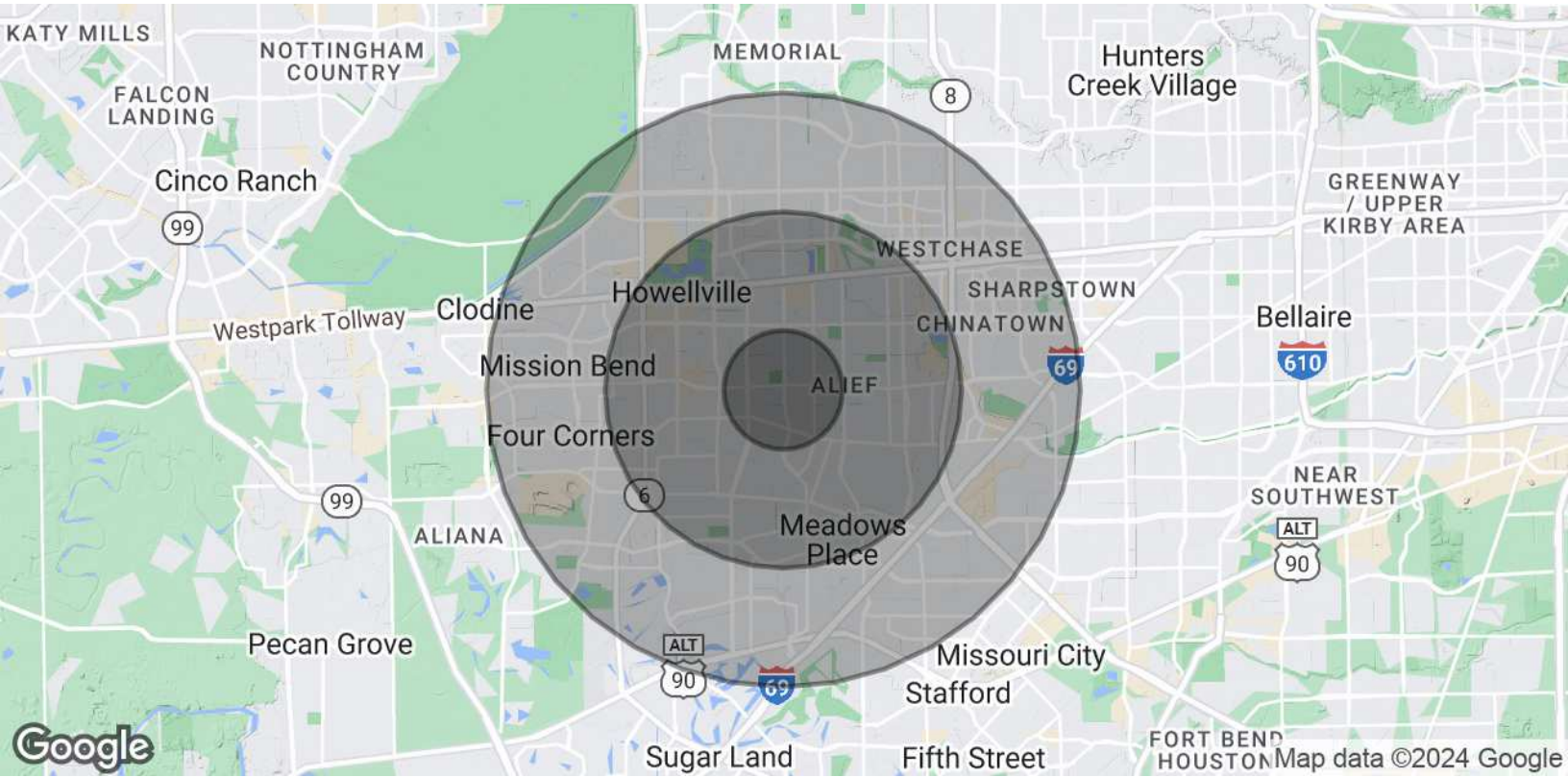
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	1 Mile	3 Miles	5 Miles
Total Population	29,573	201,996	482,004
Average Age	32.8	34.5	34.6
Average Age (Male)	30.9	33.0	33.3
Average Age (Female)	34.4	35.8	35.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	8,777	67,469	188,015
# of Persons per HH	3.4	3.0	2.6
Average HH Income	\$58,688	\$62,485	\$65,418
Average House Value	\$134,209	\$138,740	\$144,189

\* Demographic data derived from 2020 ACS - US Census

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