

## LAND FOR SALE

# 0 RICHARDS ROAD

0 Richards Rd, SpringNorth, TX 77386



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,021,265
<b>LOT SIZE:</b>	5.215 Acres
<b>MARKET:</b>	North/Spring
<b>SUBMARKET:</b>	The Woodlands
<b>PRICE / SF:</b>	\$4.50

### PROPERTY OVERVIEW

5.215 Acres for sale, located on heavy travelled Richards Road, north of Rayford Road  
Property is located in Spring, TX and Montgomery County with estimated 2019 Tax rate of \$2.18 Assessed Value  
Mixed Use Development or Investment Opportunity  
Property has approximately 197 feet frontage on Richards Rd - depth 905 feet and back width of 318 feet  
The property is adjacent to Ford Elementary School  
Spring, TX and Montgomery County with estimated 2019 Tax rate \$2.1042 (Source MCAD)

### PROPERTY HIGHLIGHTS

- Heavily Travelled Road
- Low tax rate 2019 \$2.1042 (Source MCAD)

**KW COMMERCIAL**  
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Spring, TX 77379

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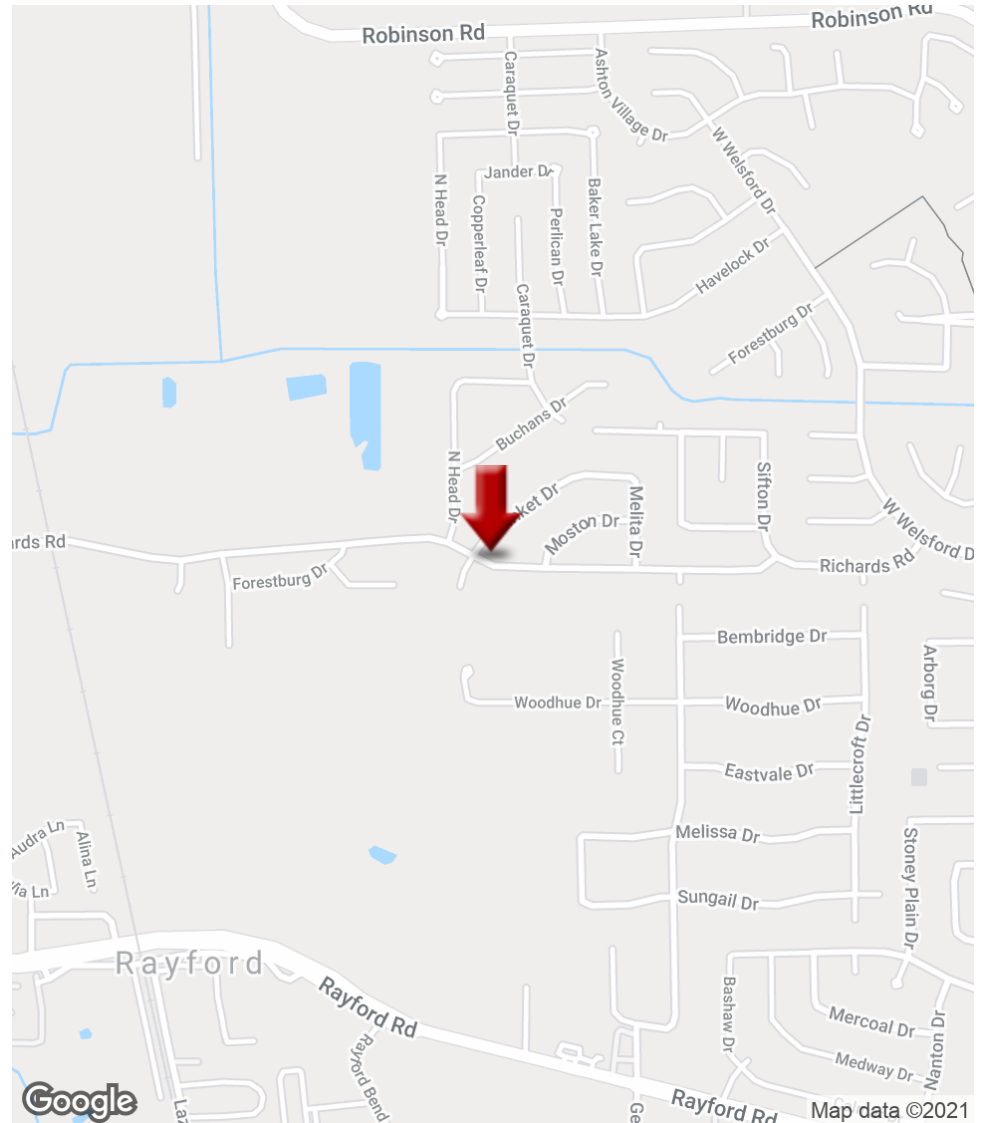
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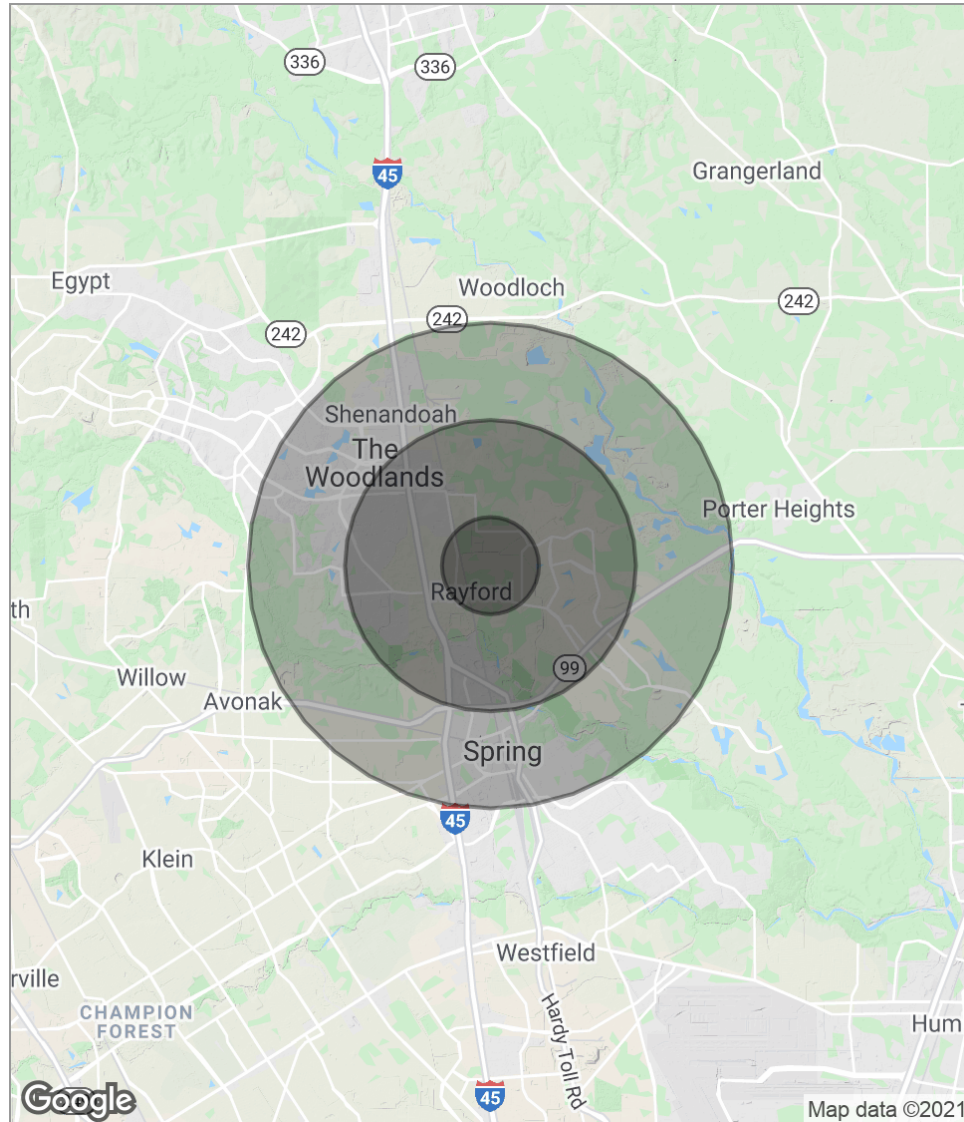
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,708	50,256	106,724
Median Age	34.1	34.5	34.7
Median Age (Male)	33.7	33.0	33.2
Median Age (Female)	34.7	35.9	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,953	17,821	38,534
# Of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$83,709	\$88,230	\$90,055
Average House Value	\$167,655	\$188,160	\$191,982

\* Demographic data derived from 2010 US Census

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