

## LAND FOR SALE

# 2.29 ACRE OPPORTUNITY IN HOUSTON, TEXAS

0 Fellows Rd., Houston, TX 77047



### OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>SALE PRICE:</b>    | \$14/SF    |
| <b>LOT SIZE:</b>      | 2.29 Acres |
| <b>ZONING:</b>        | Commercial |
| <b>MARKET:</b>        | Houston    |
| <b>SUBMARKET:</b>     | South      |
| <b>TRAFFIC COUNT:</b> | 26,000     |

### PROPERTY OVERVIEW

2.29 Acres situated just north of the thriving Pearland suburb. 290' of South Fwy. frontage. adjacent 1.68 acres also available.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
5050 Westheimer, Ste. 200  
Houston, TX 77056

**BO FABER**  
Director  
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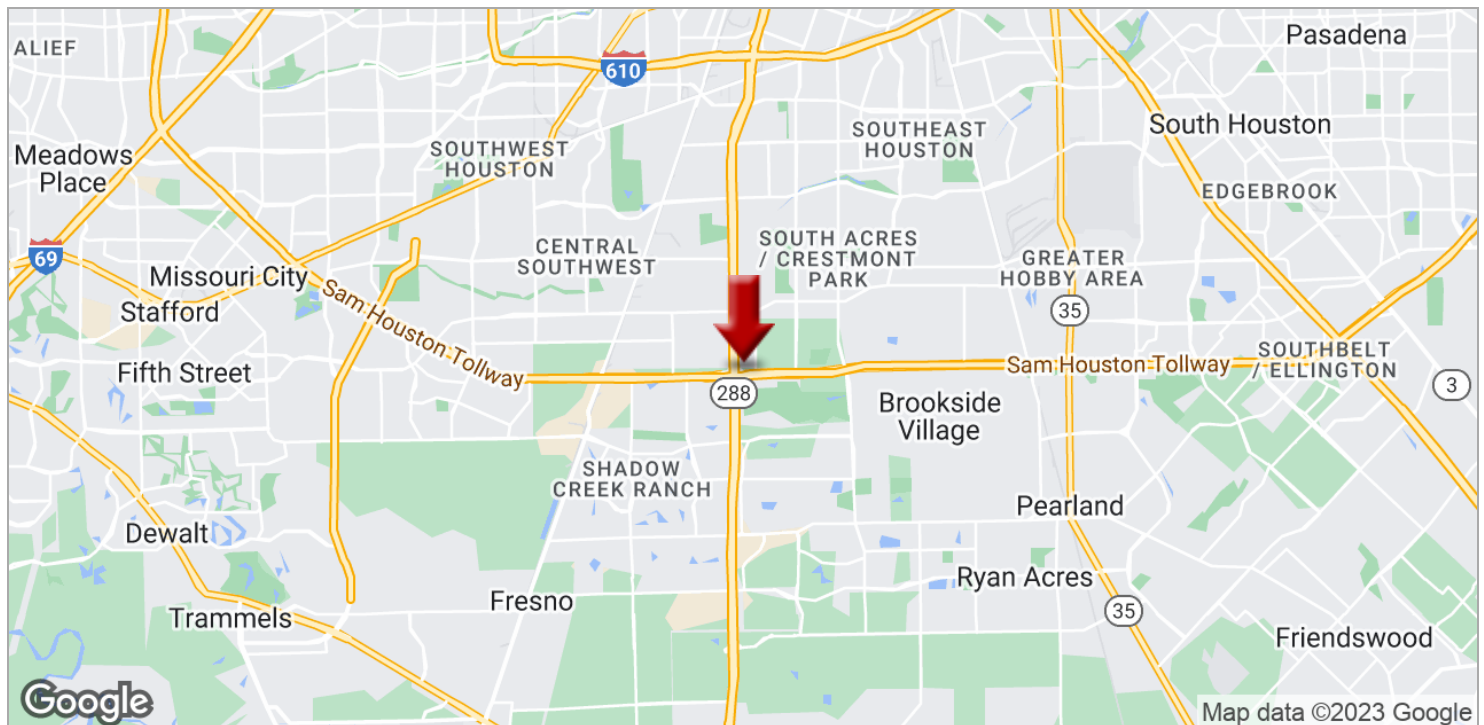
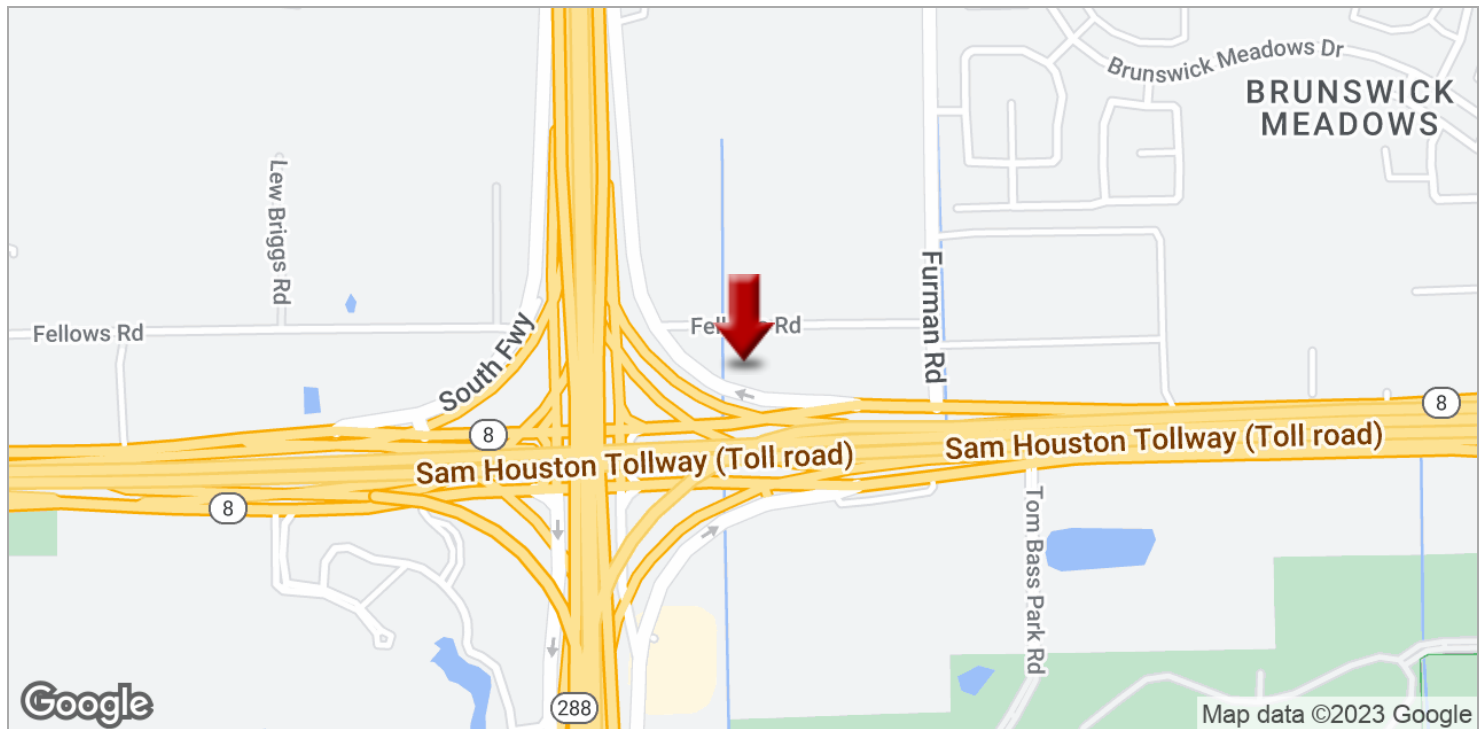
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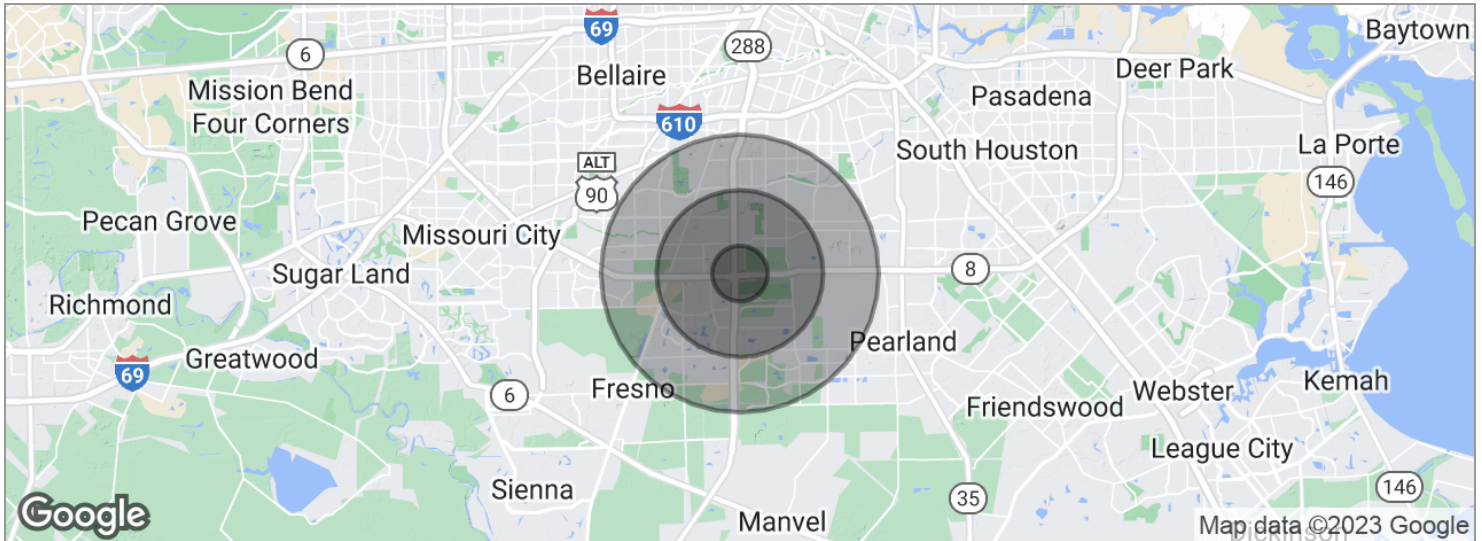
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**KW**  
COMMERCIAL



| POPULATION          | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total population    | 3,626    | 56,718    | 152,532   |
| Median age          | 30.4     | 31.2      | 32.2      |
| Median age (male)   | 30.0     | 30.0      | 30.4      |
| Median age (Female) | 30.9     | 32.2      | 33.8      |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
| Total households    | 1,313    | 17,570    | 49,174    |
| # of persons per HH | 2.8      | 3.2       | 3.1       |
| Average HH income   | \$64,410 | \$65,665  | \$67,772  |
| Average house value |          | \$130,180 | \$128,849 |

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