



12.2306 ACRES (532,765 SF)

FOR SALE

WILL SUBDIVIDE

REDEVELOPMENT/
CHURCH OR
SCHOOL USER
OPPORTUNITY

17700 CLAY ROAD,
HOUSTON,
TX 77084



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Martin Gutierrez

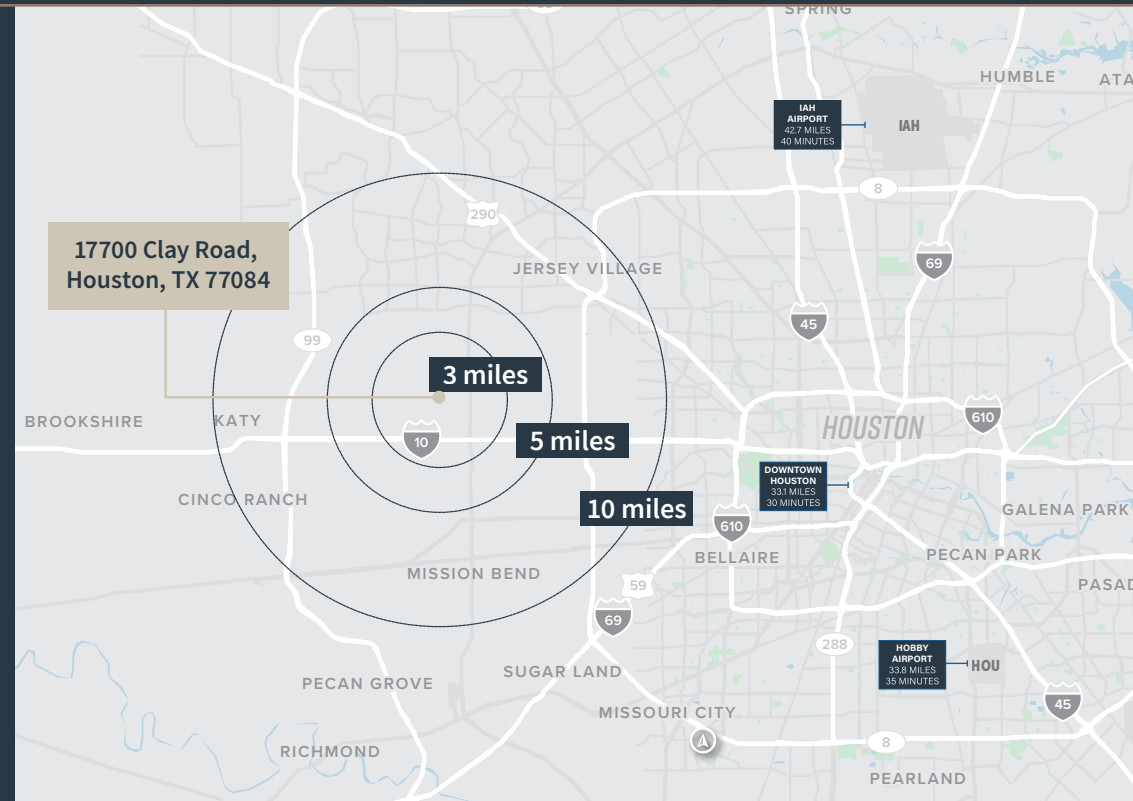
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SITE FEATURES

- Barker Cypress MUD directly adjacent to the West
- Parcel #0480150000030
- Outside of all flood plains (did not flood during Harvey)
- Street frontage: Clay Road - 537'
- 18,000 SF church on site (partially mezzanine)
- Currently well and septic
- No known use restrictions
- 2025 Mill rate: (1.840659%)
- Located within Harris County
- Owner willing to subdivide
- Asking price: \$6,660,000 (\$12.50/sf)

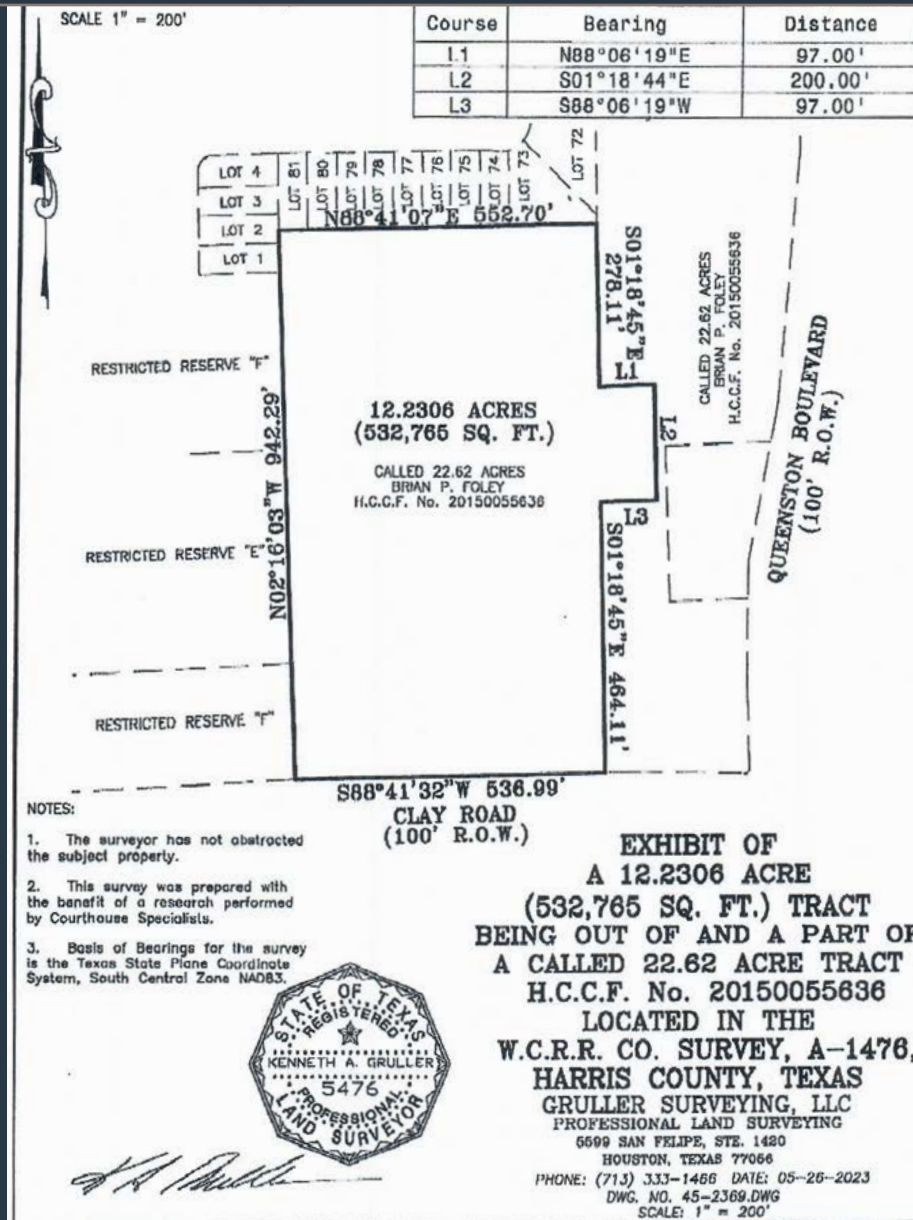


DEMOGRAPHICS

	1 miles	3 miles	5 miles
Total population	8,522	121,976	316,387
Total households	2,948	39,662	104,724
2025 Median household income	\$103,286	\$81,773	\$87,758
Traffic counts (Clay Rd at Queenston Blvd)	34,615 VPD	35,550 VPD	36,120 VPD



SURVEY



CALL US.

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