

**APEX
REALTORS**

**625 Timberdale Ln, Houston, TX
77090**

**RETAIL
FOR
SALE**



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625 Timberdale Lane presents a strong commercial investment opportunity in North Houston with convenient access to I-45, Beltway 8, and major surrounding thoroughfares. The property offers a versatile layout suitable for a variety of commercial, industrial, or owner-user applications. Its strategic location, accessibility, and surrounding business activity make it an excellent opportunity for investors or businesses looking to establish a presence in the Houston market.

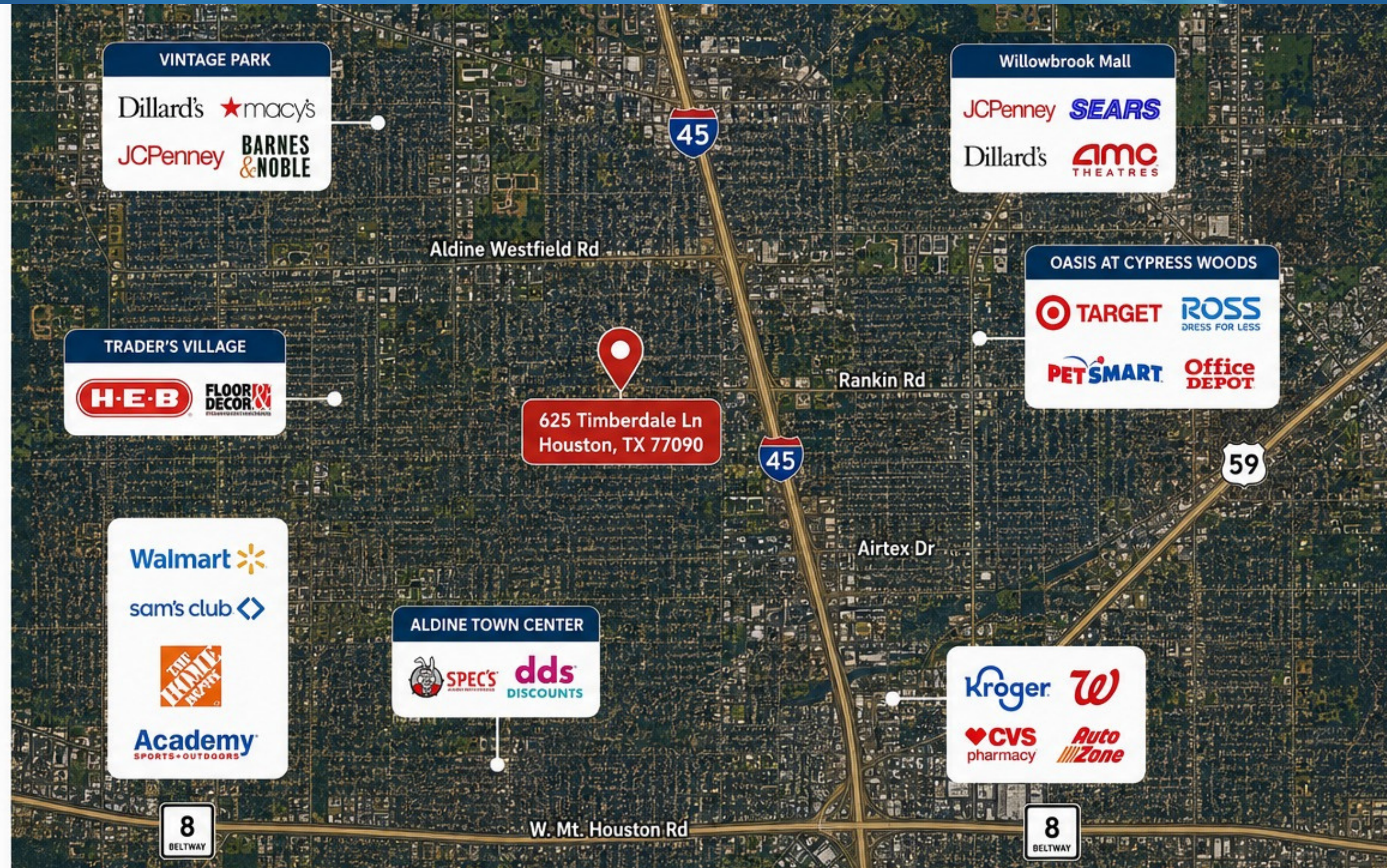
 **625 TIMBERDALE LN
HOUSTON, TX 77090**

KEY DISTANCES

-  **I-45**
4 MINUTES
-  **BELTWAY 8**
7 MINUTES
-  **US-59**
10 MINUTES
-  **TX-249**
12 MINUTES

2024 DEMOGRAPHICS

-  **78,192**
POPULATION
-  **29,856**
HOUSEHOLDS
-  **\$61,203**
AVG. HOUSEHOLD INCOME
-  **33**
MEDIAN AGE



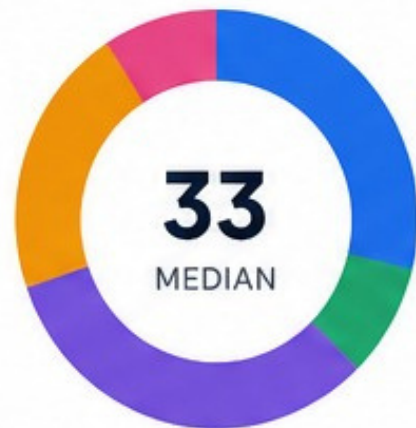
Age Demographics

MEDIAN AGE

33

2028 EST.

34



Under 20	30%
20 - 25	12%
25 - 45	33%
45 - 65	17%
Over 65	8%

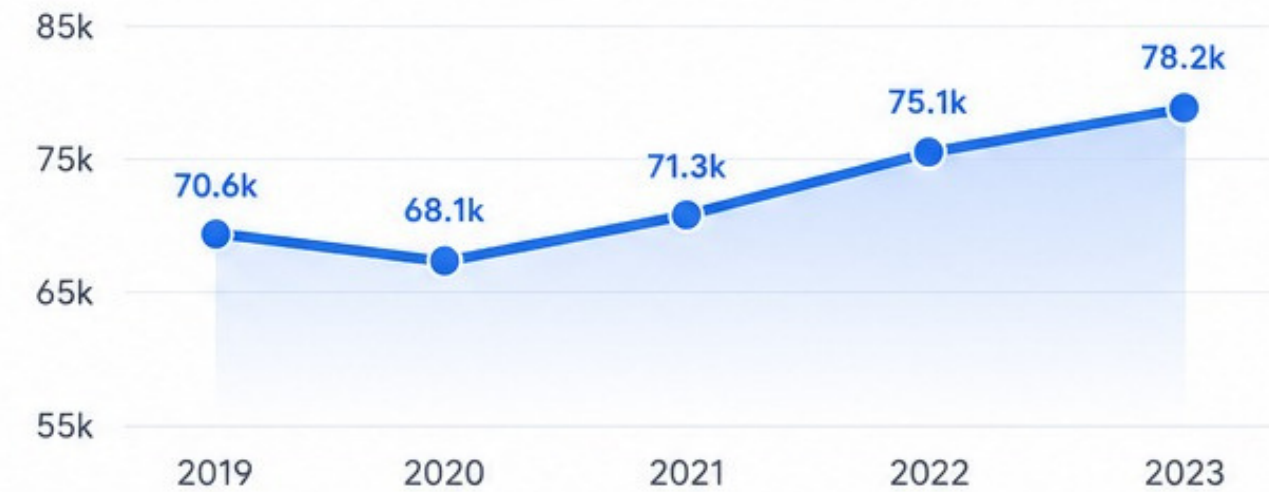
Population Trends

CURRENT POPULATION

78.2k

↑ 4% vs. 75.1k in 2022

↑ 11% vs. 70.6k in 2019



Household Income Profile

MEDIAN
INCOME

\$61.2k

2028 ESTIMATE

\$68.5k

↑ 12% Projected Growth Rate



Under \$25K	20%
\$25K - \$50K	28%
\$50K - \$75K	26%
\$75K - \$100K	16%
Over \$100K	10%



29,856
HOUSEHOLDS



2.6
AVG. HOUSEHOLD SIZE



\$61,203
MEDIAN HOUSEHOLD INCOME



3.1%
UNEMPLOYMENT RATE