



±1.42 ACRES — LAND FOR SALE

NEQ W FAIRMONT PKWY & COTTONWOOD DR | LA PORTE, TEXAS 77571

33,800+ VPD
W FAIRMONT PKWY TRAFFIC COUNT

PROPERTY INFORMATION

ADDRESS	0 W. Fairmont Pkwy, La Porte, TX 77571
PARCEL SIZE	±1.42 Acres (±62,117 SF)
FRONTAGE	±260 ft on W Fairmont Pkwy
NORTH DEPTH	±267.82 ft
E / W SIDES	±240.38 ft / ±232.44 ft
SCHOOL DISTRICT	La Porte ISD
TRAFFIC COUNT	33,800+ VPD — W Fairmont Pkwy
ZONING	General Commercial (GC)
UTILITIES	Water, Sewer & Electric at street
FLOOD ZONE	Verify — see msc.fema.gov
PRICING	Contact Listing Agent for Pricing

PROPERTY HIGHLIGHTS

- First time on market — rare infill opportunity
- 33,800+ VPD on W. Fairmont Pkwy corridor
- Surrounded by 4,000+ established rooftops
- Morgan's Landing: 642 homes — built & occupied
- Adjacent: Texaco, Church's Chicken, Valero
- QSR pad site, strip retail or shopping center
- Medical office, drive-thru or mixed-use dev.
- Bayport Industrial District — strong workforce
- Minutes to HEB, Walmart & San Jacinto College
- Avg HH Income \$119,827 | Median HHI \$83,795
- Beltway 8 & Hwy 146 — Houston MSA access

AERIAL — SITE OVERVIEW



STREET-LEVEL — W FAIRMONT PKWY FRONTAGE



MUMTAZ TEJANI

JPAR Real Estate | Tejas Properties

281-704-4014

DEMOGRAPHICS & MARKET OVERVIEW

Source: U.S. Census ACS 5-yr | La Porte, TX 77571
0 W. Fairmont Pkwy | ±1.42 Acres | General Commercial

38,610

CITY POPULATION 2025
La Porte Projection

\$119,827

AVG HH INCOME
ZIP 77571, Jan 2026

\$83,795

MEDIAN HH INCOME
ZIP 77571, Mar 2026

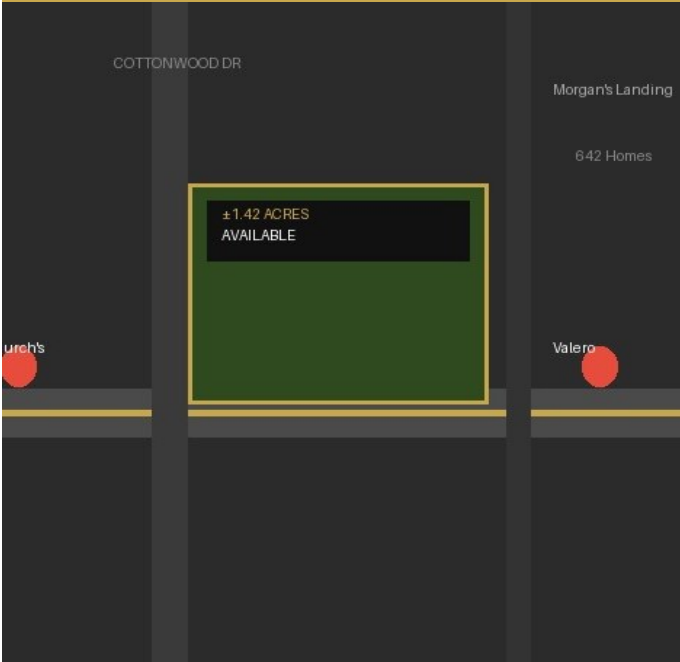
\$44,981

PER CAPITA INCOME
ZIP 77571, Jan 2026

+19.3%

POPULATION GROWTH
Since 2000

LOCATION MAP



AREA GROWTH DRIVERS

Morgan's Landing

642 homes — Beazer & Taylor Morrison — BUILT & OCCUPIED

Fairmont Park East

1,465 established homes adjacent to site

Fairmont Park West

1,134 homes — strong owner-occupant community

Glen Meadows

721 homes — active family neighborhood

Creekmont

476 homes — growing residential base

Bayport Industrial Dist.

8,500 acres | 27 global companies | workforce demand

San Jacinto College

15,000+ students — 3.5 miles east

HEB & Walmart

Major retail anchors minutes from site

Avg HHI Growth

+18.6% since 2011 in ZIP 77571

Beltway 8 & Hwy 146

Minutes to Sam Houston Tollway — Houston MSA

DEMOGRAPHIC DETAIL — ZIP 77571

TRAFFIC — W FAIRMONT PKWY **33,800+ VPD**

MEDIAN AGE **38.2 years**

OWNER-OCCUPIED UNITS **89.6% (1-mi)**

3+ PERSON HOUSEHOLDS **56.2% (1-mi)**

AVG WORKER EARNINGS **\$50,441**

MEDIAN HOME VALUE **\$220,300 (2026)**

POPULATION — ZIP 77571 **37,018 residents**

HOUSEHOLDS **13,442**

AVG HH INCOME **\$119,827**

MEDIAN HH INCOME **\$83,795 (Mar 2026)**

PER CAPITA INCOME **\$44,981**



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Info deemed reliable but not guaranteed.