

17350 I-45 North
Houston, TX 77090

IMPERIAL RIDGE

Public Storage

enterprise

bel FURNITURE

WELLS FARGO

FLOOR DECOR &

247,232 VPD

INTERSTATE 45

Bammel Rd

CHUCK E CHEESE

PETSMART

HONDA

tenaney WILDCATS

SITE

±4.51 AC For Sale in North Houston



Jones Lang LaSalle Brokerage, Inc.

The Offering

Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present the opportunity to purchase ≈ 4.51 Acres in North Houston. This site has frontage on Interstate 45, which is well-connected to other major highways, including the Hardy Toll Road and the Grand Parkway, providing convenient access to other parts of the city and beyond.





EXIT RAMP

bel
FURNITURE

enterprise

Public
Storage

247,232 VPD

INTERSTATE
45

HONDA



THE
WOODLANDS



247,232 VPD

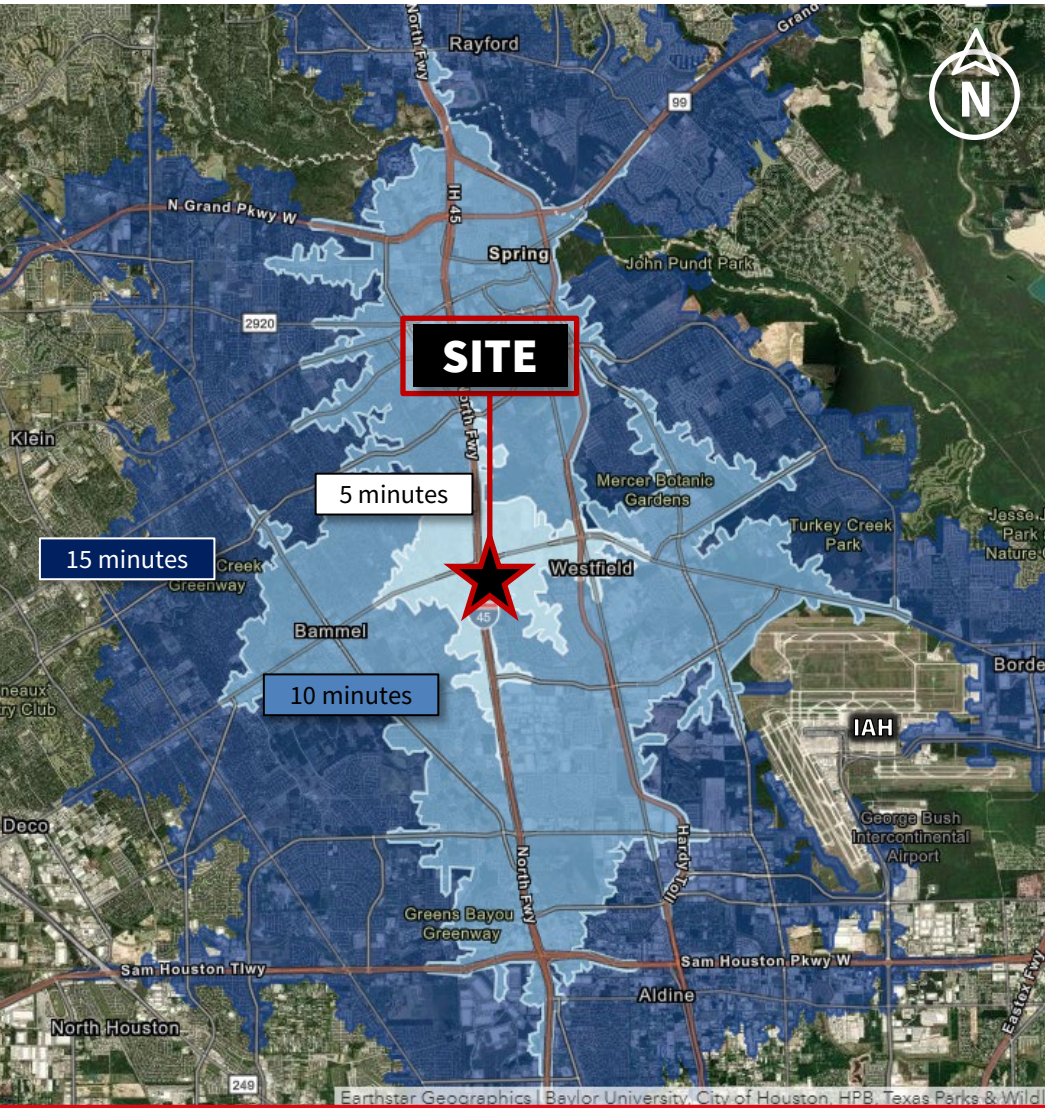


Public Storage

Public Storage



Commute & Demographics



Drive Times	Minutes
George Bush Intercontinental Airport (IAH)	10
Willowbrook Mall	15
Downtown Houston	20
The Woodlands Medical Center	25



Property Information

Location

17350 I-45 North | Houston, TX 77090

Size

±4.51 AC

Property Information

- ±350 ft frontage on I45 just south of FM 1960
- Utilities onsite.
- Over 247,000 cars per day
- Ideal for dealership, showroom or any other commercial use requiring freeway exposure and access

Price

Contact broker for pricing



Taxes

Spring ISD	\$1.38
Harris Count	\$0.39
Port of Houston Authority	\$0.01
Harris Co Flood Cntrl	\$0.03
Harris Co Hosp	\$0.17
Harris Co Educ	\$0.01
Lone Star College Sys	\$0.10
HC Mud	\$0.63
HC Emerg Serv Dist 28, 11	\$0.03
Total Taxes	\$2.75

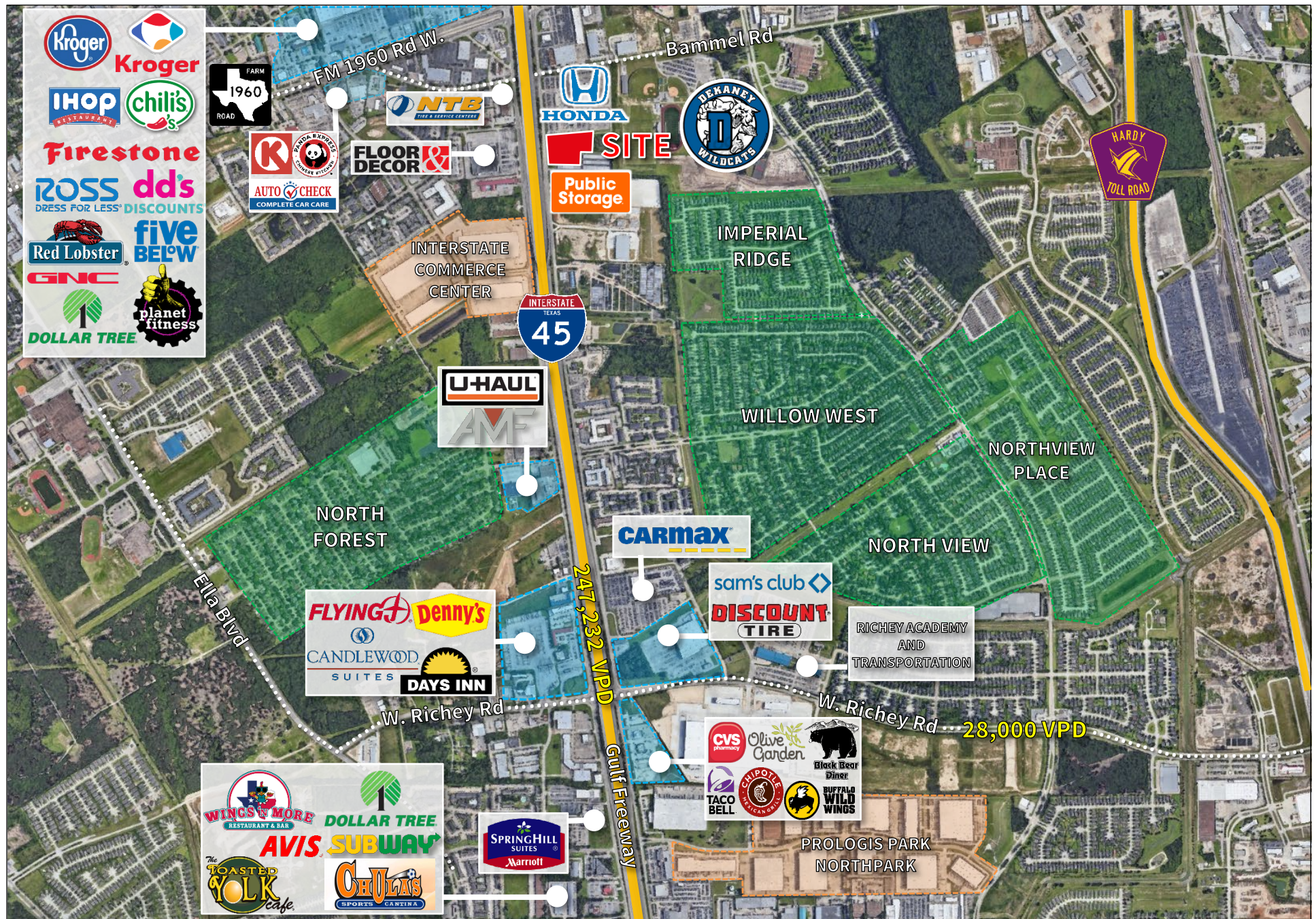


Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2022 Population	15,989	112,605	289,975
2022 Median Age	29.1	31.6	32.3
2022 Average Household Income	\$61,007	\$79,836	\$88,039
Average Home Value	\$199,432	\$241,389	\$253,198

Source: Esri forecasts for 2022 and 2027

Property Aerial



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