

For Sale

±6.8 ACRES
AVAILABLE

 NewQuest

6.8 ACRES - SH 249 & BALTZELL

SWQ of SH 249 & Baltzell | Pinehurst, TX 77362
High-Traffic Intersection Site

Jeff Lokey
281.477.4380 | jlokey@newquest.com



6.8 Acres Available For Sale in Pinehurst, Texas

Prime high-traffic location at the intersection of SH 249 and FM 1774, featuring dual road frontages for maximum visibility and accessibility.

Jeff Lokey

jlokey@newquest.com

281.477.4380

Approximate Size:	±6.8 acres
Price:	\$5.40 psf
Traffic Counts:	Approx. 32,348 vpd on SH 249 Approx. 25,574 vpd on FM 1774 Approx. 1,159 vpd on Baltzell Dr.
School District:	Magnolia ISD
Frontage:	Approx. 290 ft. on SH 249 Approx. 433 ft. on Baltzell Dr.



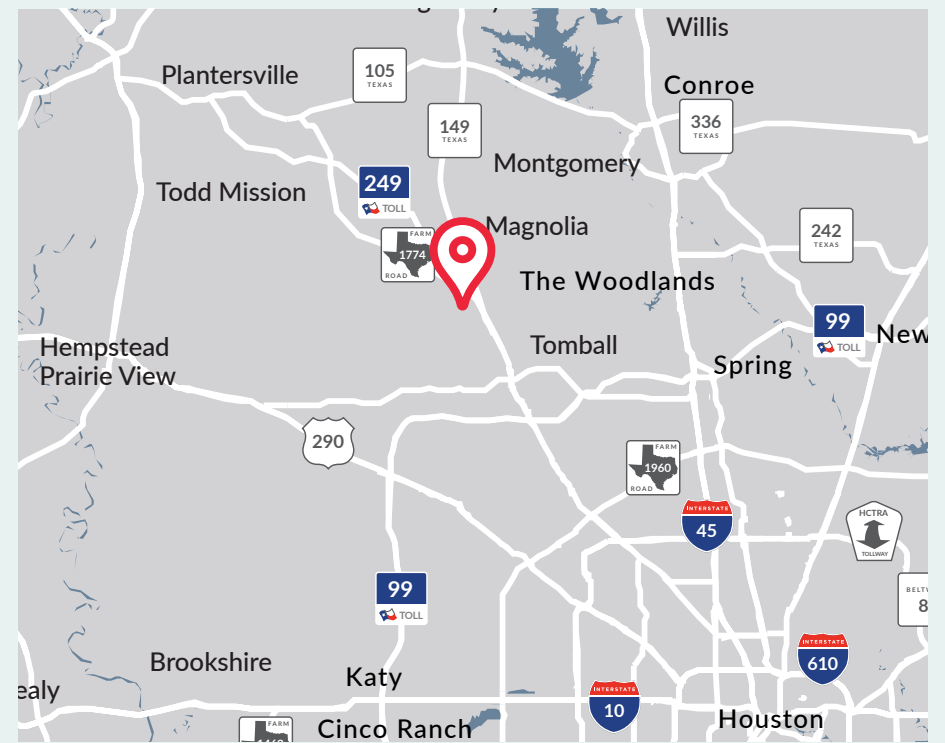
76% POPULATION GROWTH
within 1 mile from 2020 to 2025

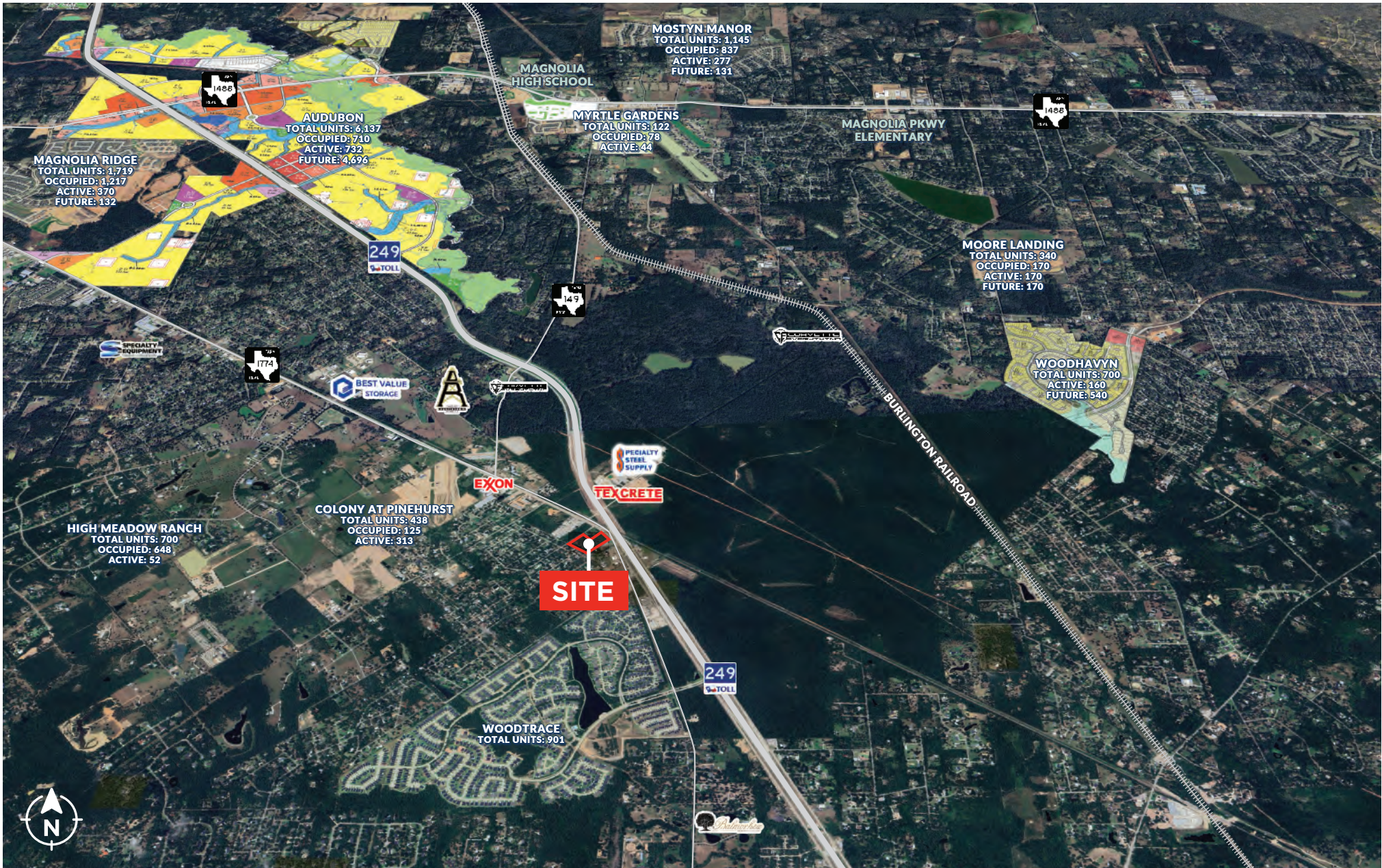


\$164K AVERAGE HOUSEHOLD INCOME
within 1 miles



68,618 POPULATION
within 5 miles





TxDOT Traffic Counts as of 2024

04.26 | 05.25

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,607	7,631	22,604
Current Population	4,682	23,191	68,618
2020 Census Average Persons per Household	2.91	3.04	3.04
2020 Census Population	2,655	16,735	48,039
Population Growth 2020 to 2025	76.36%	38.58%	42.84%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	9.58%	11.12%	12.95%
2 Person Households	38.62%	38.16%	37.15%
3+ Person Households	51.80%	50.72%	49.89%
Owner-Occupied Housing Units	87.38%	82.69%	80.26%
Renter-Occupied Housing Units	12.62%	17.31%	19.74%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	71.20%	69.28%	70.11%
Black or African American	5.84%	4.77%	5.30%
Asian or Pacific Islander	2.58%	1.86%	1.88%
Other Races	19.86%	23.15%	21.76%
Hispanic	25.67%	30.17%	28.89%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$164,461	\$146,723	\$156,428
Median Household Income	\$139,000	\$114,397	\$123,031
Per Capita Income	\$55,551	\$49,628	\$53,173
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	27.12%	28.70%	25.65%
Estimated Bachelor's Degree	26.82%	23.00%	23.94%
Estimated Graduate Degree	12.48%	10.66%	11.81%
AGE	1 MILE	3 MILES	5 MILES
Median Age	39.5	38.5	38.4

