

# For Sale 7510 Wallis St

Fulshear, Texas 77441

±10.86 acres

EXECUTE CONFIDENTIALITY AGREEMENT



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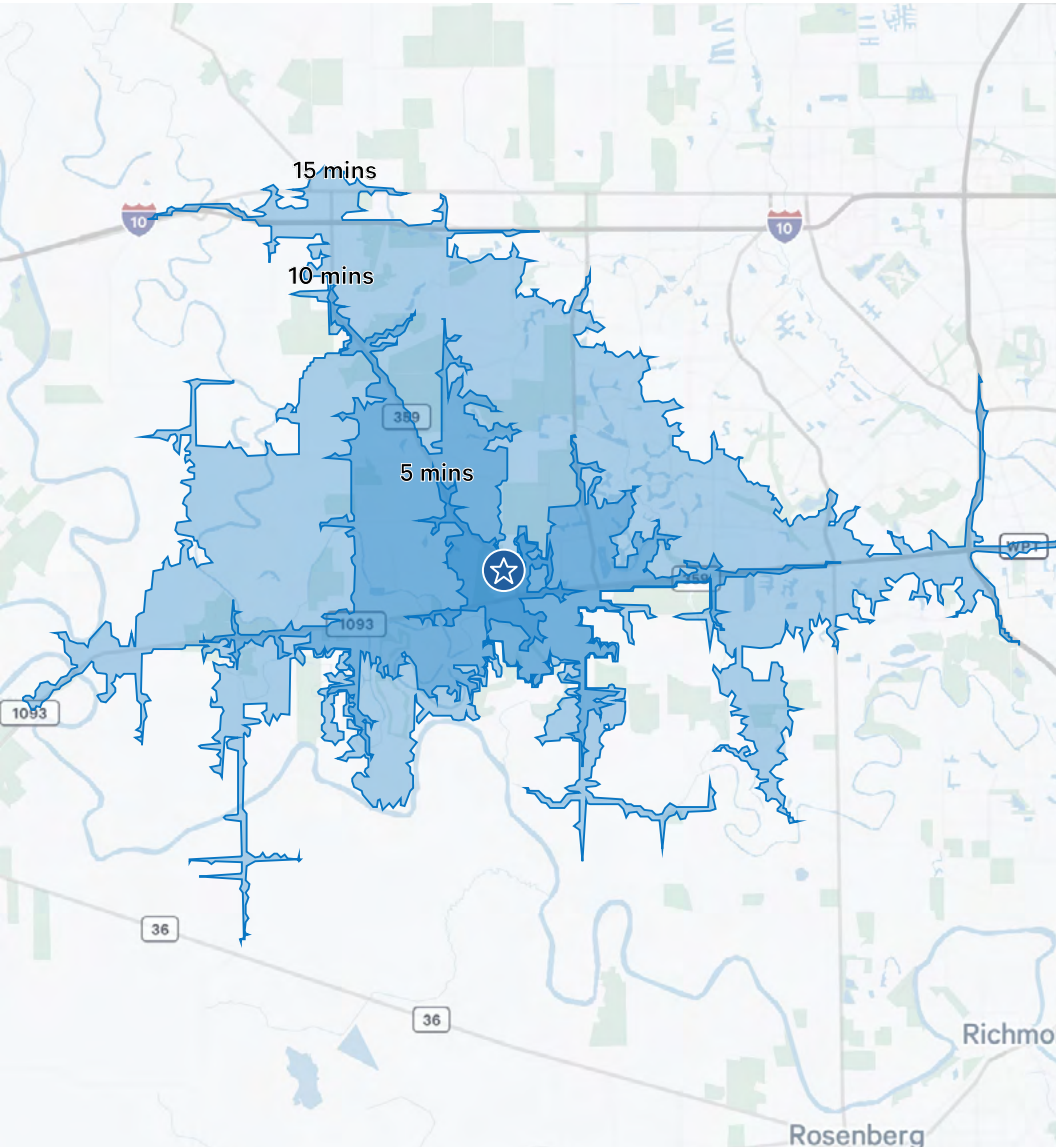
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# Commute & Demographics



Drive Times	Minutes
Downtown Houston	57
TMC	53
Galleria/Uptown	37

## Property Information

### Location

- 7510 Wallis Street Fulshear, TX 77441

### Property Information

- Land size: ±10.86 acres
- Parcel Number: 0029-00-000-0396-901
- Zoned: Downtown District
- City of Fulshear's EDC Incentive Policy
- Utilities via the City of Fulshear
- Total tax rate: \$1.829445 (2024)
- FEMA – no 100 & 500-yr floodplain present
- There are no pipelines – per RRC
- There are no wetlands – per FWS
- Regional detention provided
- No restrictions
- ± 430 feet of frontage along Wallis Street
- ± 935 feet of frontage along Junction Creek Blvd
- Lamar Consolidated ISD

### Price

Call Broker for Pricing



## Commute

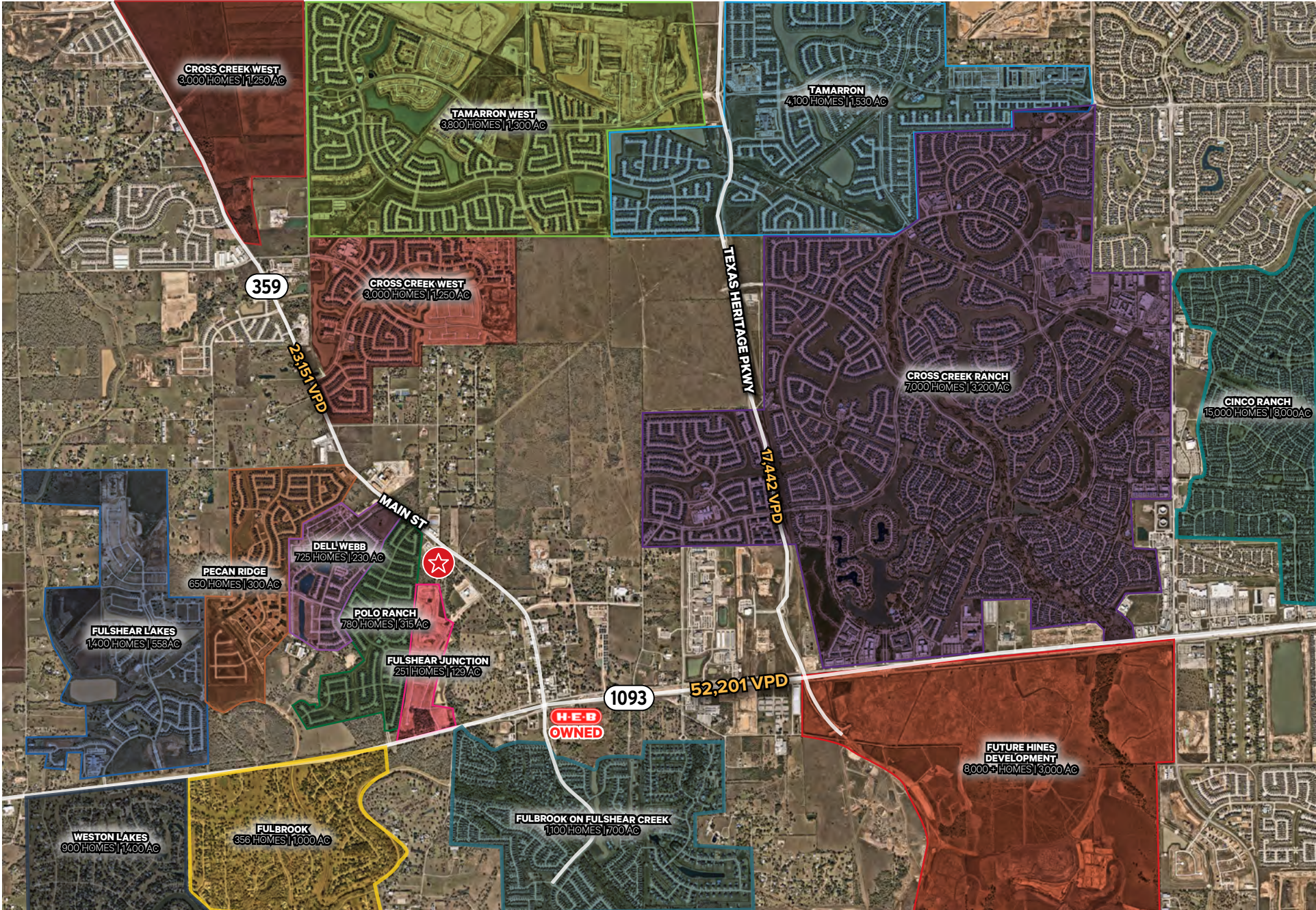
Traffic Counts	Vehicles Per Day
FM 359	23,151
FM 1093	52,201



## 2025 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	2,714	29,424	96,863
Median Age	35.8	37.5	35.9
Average Household Income	\$207,114	\$213,107	\$203,783
Average Home Value	\$589,165	\$610,304	\$570,714
College Degree or Higher	61.3%	61.6%	64.9%

# Neighborhood Aerial



# Property Aerial



# Future Road Improvements



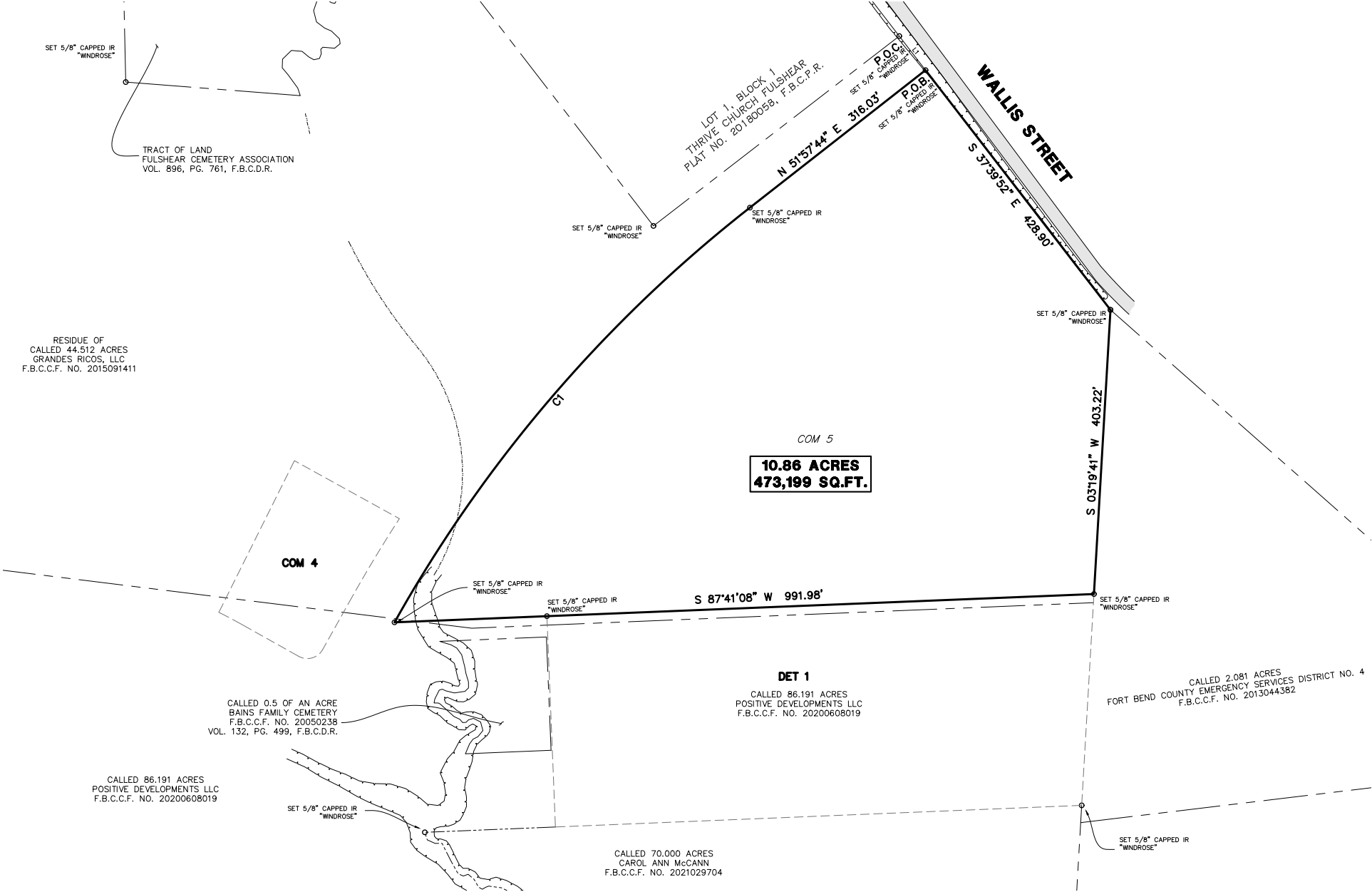
# Property Aerial



# Property Aerial



# Property Survey



# For Sale

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[www.cbre.com](http://www.cbre.com)

## Contact Us

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