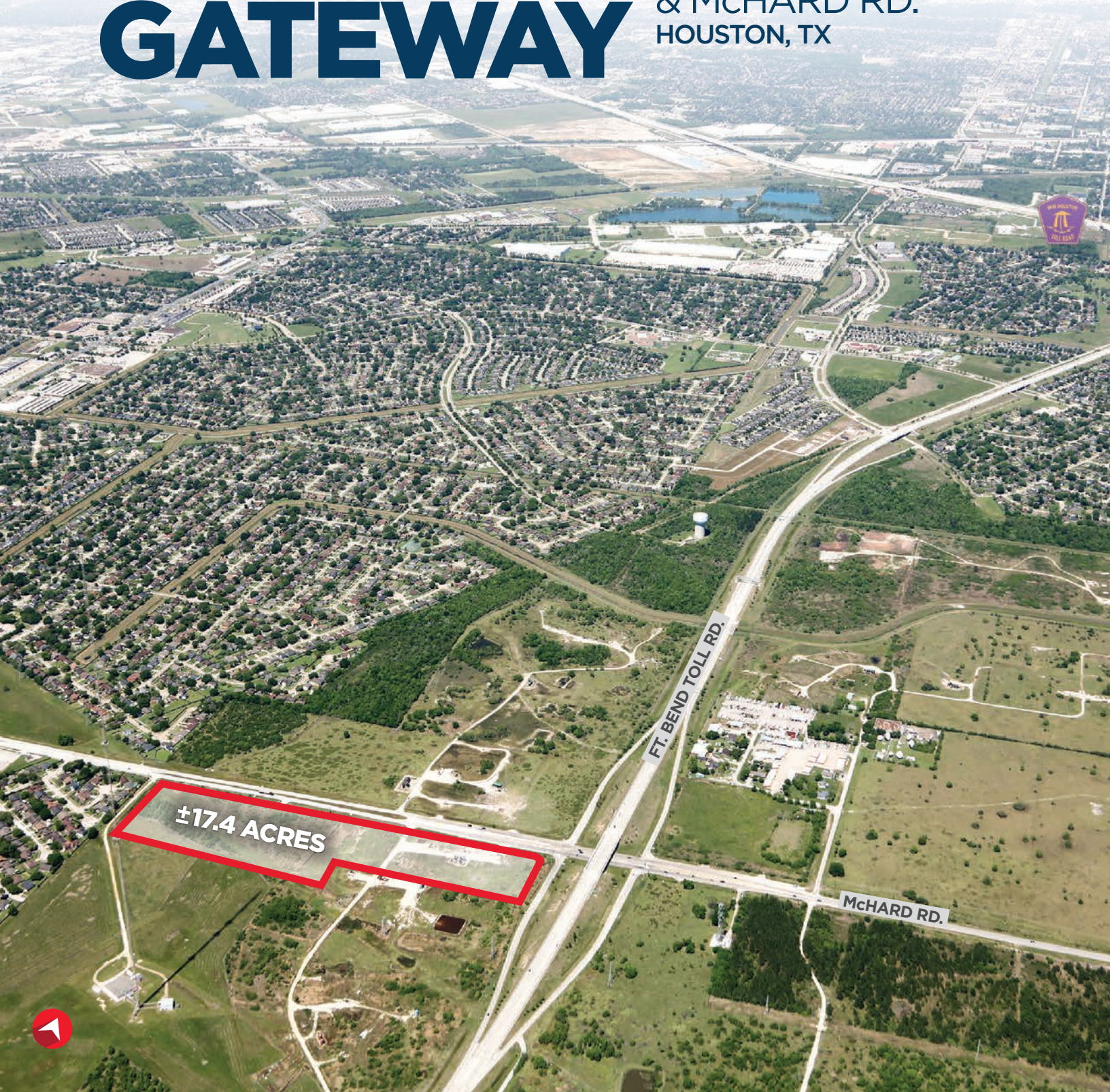


FORT BEND GATEWAY

FT. BEND TOLL RD.
& McHARD RD.
HOUSTON, TX



±17.4 ACRES

FT. BEND TOLL RD.

McHARD RD.



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FORT BEND GATEWAY

FT. BEND TOLL RD.
& McHARD RD.
HOUSTON, TX



±17.4 acres at the hard SWC of Ft. Bend Toll Rd. and McHard Rd.

- ±300' frontage along Ft. Bend Toll Rd. frontage Rd. and
- ±2,000' frontage along McHard Rd.

PROPERTIES LIE WITHIN THE CITY OF HOUSTON AND FT. BEND COUNTY

PRICING: CONTACT BROKER

2025 SUMMARY

	1-MILE	3-MILE	5-MILE
POPULATION	5,229	90,617	256,385
AVG. HOUSEHOLD INCOME	\$86,988	\$103,969	\$109,889
AVG. HOUSING VALUE (2024)	\$220,967	\$292,166	\$335,745

2030 ESTIMATED DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,671	98,889	274,878
AVG. HOUSEHOLD INCOME	\$92,942	\$114,159	\$121,001

2026 TRAFFIC COUNTS

	CARS PER DAY
FT. BEND TOLL RD. @ McHARD RD.	20,660
McHARD RD., west of FT. BEND TOLL RD.	23,970
McHARD RD., east of FT. BEND TOLL RD.	16,000

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2025

GREATER HOUSTON MARKETPLACE



DEMOGRAPHICS

(within 3 miles of Fort Bend Toll Road and McHard Rd, Houston, TX)



90,862

2025 Total Population



\$105,248

2025 Average Household Income



\$295,221

2025 Average Home Value

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON

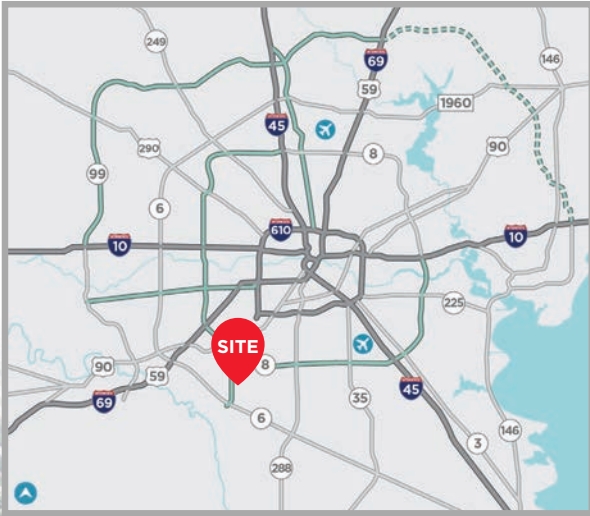


WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY



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