

**For Sale**

**4.46  
ACRES**



**DANIEL MYERS**



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**@apexrealtors**



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**APEXREALTORS.COM**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## SIZE

4.46 acres

## PRICE

Callbroker for pricing

## HIGHLIGHTS

- Rare stabilized parcel of Land
- At the traffic light Intersection on FM 2234 McHard/Park Manor Street.
- Connected to the City water
- State-approved aerobic septic system
- Double gated with controlled access
- Over 80% fenced
- Secured office trailer with restroom & mini-split HVAC
- Pavestone patio surrounds the office
- Rapidly developing area



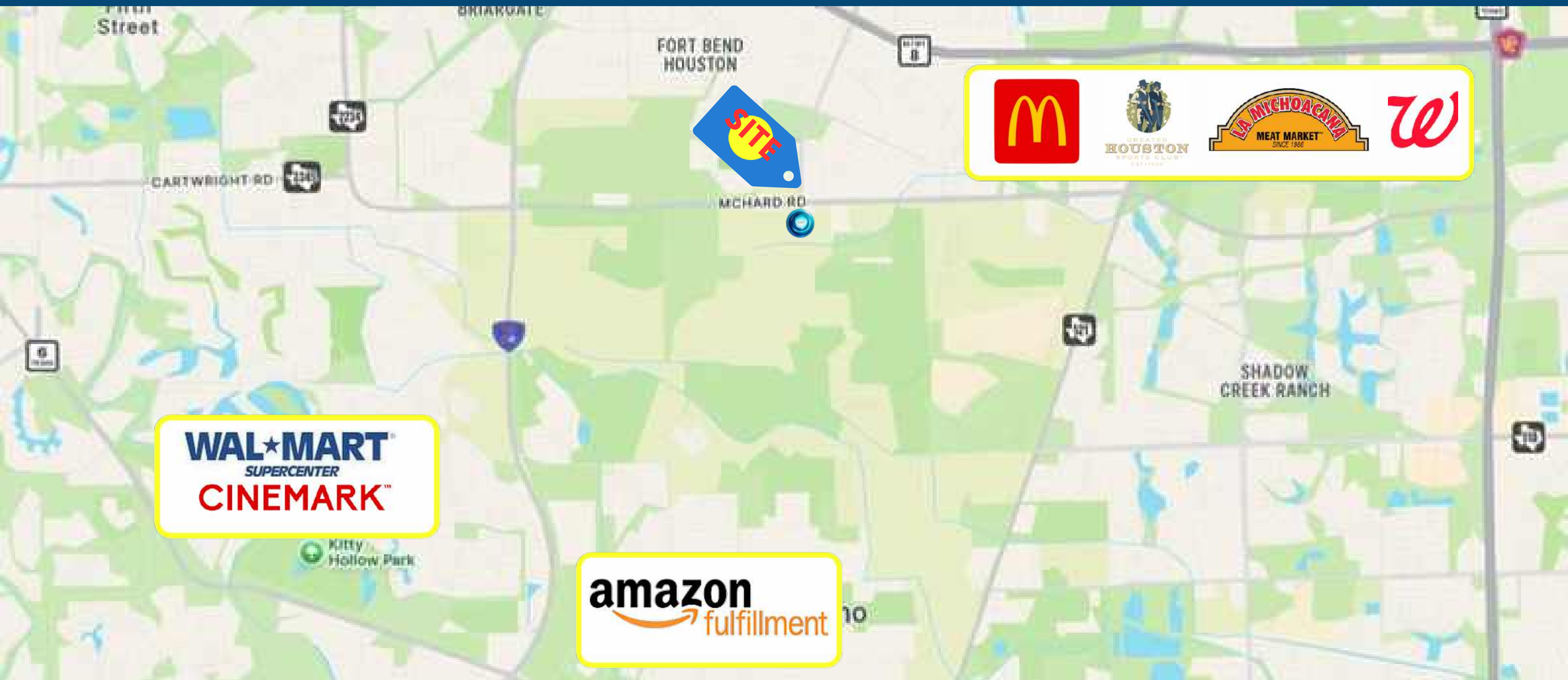


## TRAFFIC COUNTS

**McHard VPD 14,346 VPD**  
**Park Manor St 1,289 VPD**

## DEMOGRAPHICS

	1 mile	3 mile
<b>Population</b>	<b>9,961</b>	<b>79,080</b>
<b>Median HH Income</b>	<b>\$62,338</b>	<b>\$75,442</b>
<b>Population Growth '24-'29</b>	<b>↑ 12.33%</b>	<b>↑ 10.75%</b>

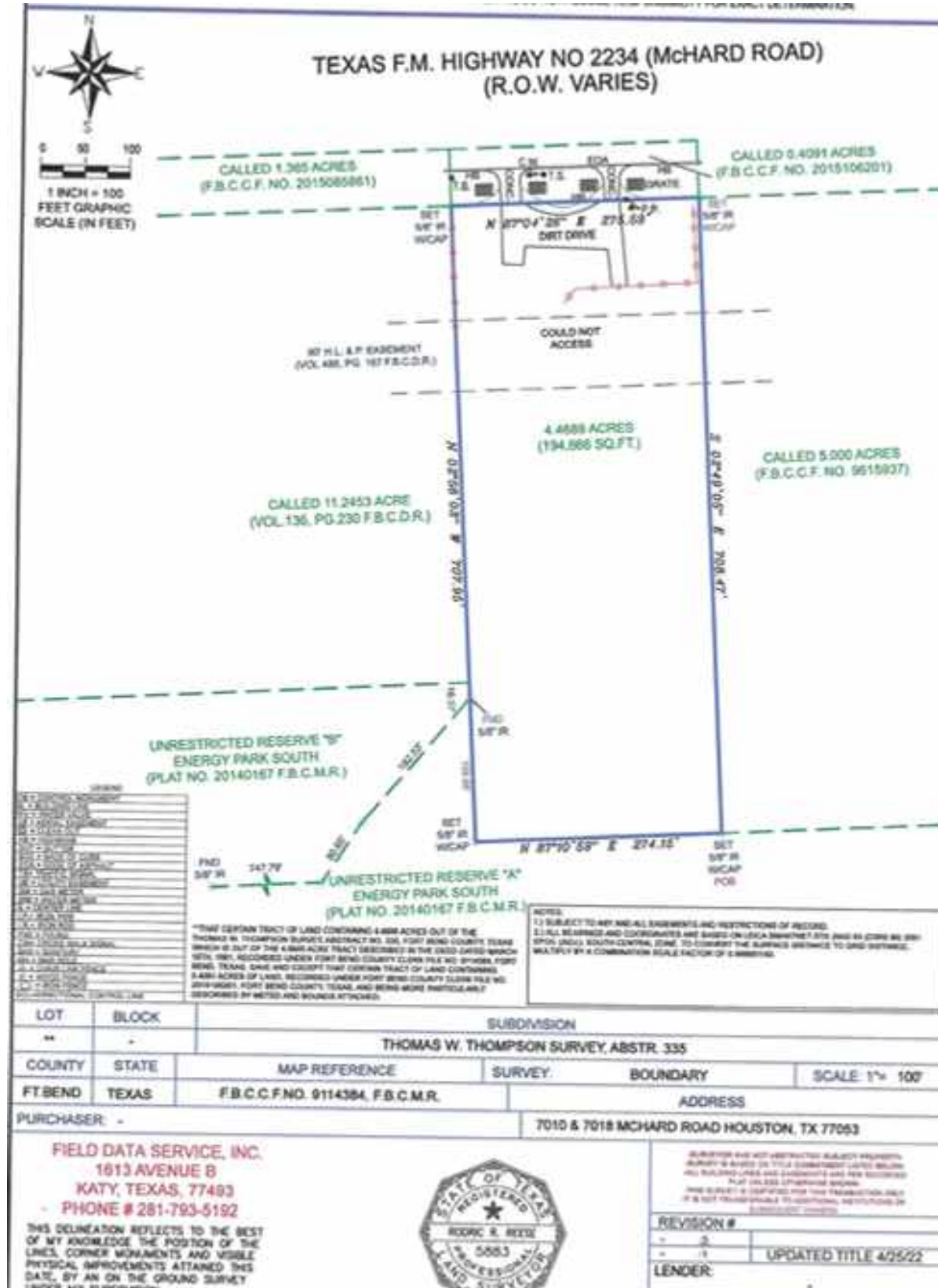


**WAL★MART**  
SUPERCENTER  
**CINEMARK**

**amazon**  
fulfillment



## SURVEY



**APEX  
REALTORS**

**7010 & 7018 MCHARD, HOUSTON TX 77053**



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