

# LAND FOR SALE

0.92+/-AC 17530 HWY 59, NEW CANEY, TX 77357



FOR SALE

**Size:** 0.9291-Ac (40,471.596 SF)

**Sale Price:** \$900,000.00

**Location:** 17530 Hwy 59, New Caney, TX 77357

**Ideal Use:** QSR – Restaurant – Retail – Medical Office –  
Urgent Care - Bank

**Demographics ( 3 Mile Radius)**

**Population:** 30,310 **Average HH Income:** \$63,000

**Tax Rate:** 2.17

**SETH**  
**COMMERCIAL**  
REAL ESTATE | DEVELOPMENT SERVICES

**Smita Singh, Principal**

17530 Hwy 59, New Caney,  
TX 77357

Office: 1-844-SETH-ORG | Cell: 832-656-2358

# PROPERTY HIGHLIGHTS

- 128+ FT Frontage on Hwy 59 frontage
- Excellent I-69 (Hwy 59) Visibility
- Easy access on/off ramps
- Offsite Detention
- Heavily Traveled Corridor
- Adjacent Premier Best Western & Texas Urgent Care
- Near Big Rivers Water Park, Speedsportz Raceway Park, The Food Zone, & Grand Parkway RV Resort
- Hwy 99 (Grand Pkwy)- 5.5 miles
- IAH Bush Airport 15 miles
- Downtown Houston- 30 Mins

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**TRAFFIC COUNTS:**

Heavy Daytime Vehicle Traffic

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## AREA BUSINESSES

- Valero
- Flying J
- Premier Best Western
- Texas Urgent Care
- Speedsportz Raceway Park
- Big Rivers Water Park
- Grand Texas RV Resort
- McCoys (Coming Soon)

- Splendor Café
- Denny's
- McDonalds
- Taco Bell
- The Food Zone
- Dominos
- Best Box Storage
- O'Reily's (Coming Soon)

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**FOR MORE INFORMATION CONTACT:**



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