

KRISTEN McDADE

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MATT DAVIS

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## ±11 acres at the hard NEC of Ft. Bend Toll Rd. and McHard Rd.

- ±2 acres at the hard corner
- ±656' frontage along Ft. Bend Toll Rd. frontage road and ±700' along McHard Rd.

# ±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

#### **2019 ESTIMATED DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
POPULATION	4,326	73,542	212,377
AVG. HOUSEHOLD INCOME	\$97,080	\$89,399	\$87,727
AVG. HOUSING VALUE	\$238,661	\$217,904	\$207,861

## **2018 TRAFFIC COUNTS**

	CARS PER DAY
FT. BEND TOLL RD. @ McHARD RD.	13,836
McHARD RD., west of FT. BEND TOLL RD.	33,601
McHARD RD., east of FT. BEND TOLL RD.	15,296



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