

FORT BEND GATEWAY

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



UNDER CONTRACT

FT. BEND TOLL RD.

HWY 90/MAIN ST.

McHARD RD.



KRISTEN McDADE
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TRACT 1

±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.

TRACT 3

±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

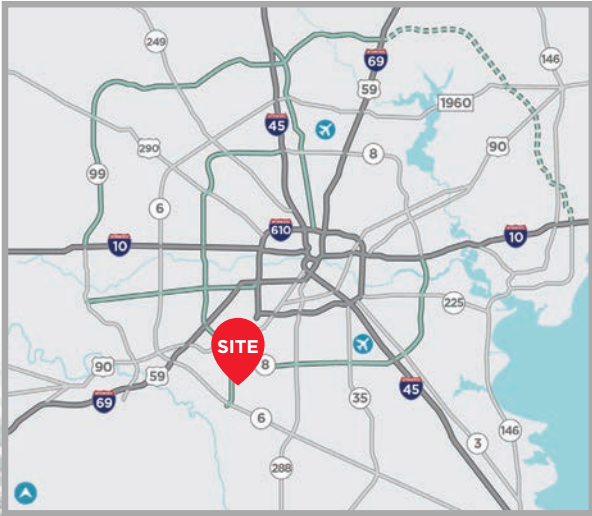
	CARS PER DAY
FT. BEND TOLL RD. @ MCHARD RD.	13,836
MCHARD RD., west of FT. BEND TOLL RD.	33,601
MCHARD RD., east of FT. BEND TOLL RD.	15,296

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