

# For Sale or Lease

9717 Jones Rd

Houston, TX 77065

*For Ground Lease, Build to Suit, or Sale*



## Property Highlights

### FEATURES

- Build to Suit/Ground Lease on main boulevard of the Jersey Village/Cy-Fair market with drive-thru availability
- Located on the "Going to Work" side of Jones Rd
- Currently an open and operating self-service carwash

### PREMISES

- Total Land Area: 23,749 SF
- Ground Lease \$80,000
- Build to Suit or Sale: Call for Pricing

### TRAFFIC COUNT

- Jones Rd - 43,381 cpd

### LOCATION

Located on Jones Road near the intersection of Steeple Way Blvd  
Close proximity to Highway 6 and Sam Houston Parkway



## Area Retailers



### Jason Gaines

tel 713 985 4415

fax 832 448 2298

jason.gaines@naipartners.com

### Chris Holder

tel 713 275 9624

fax 713 629 0504

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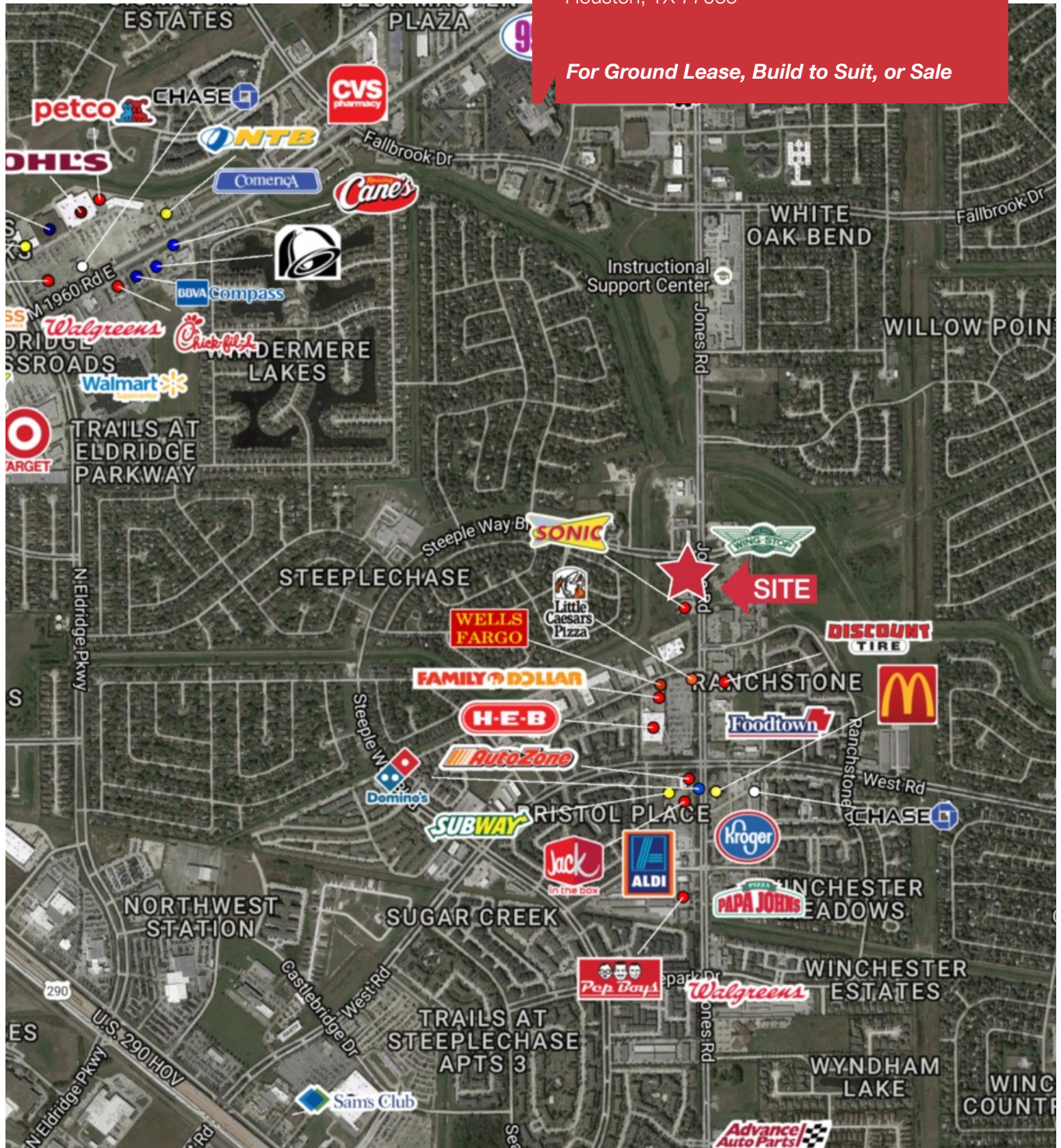


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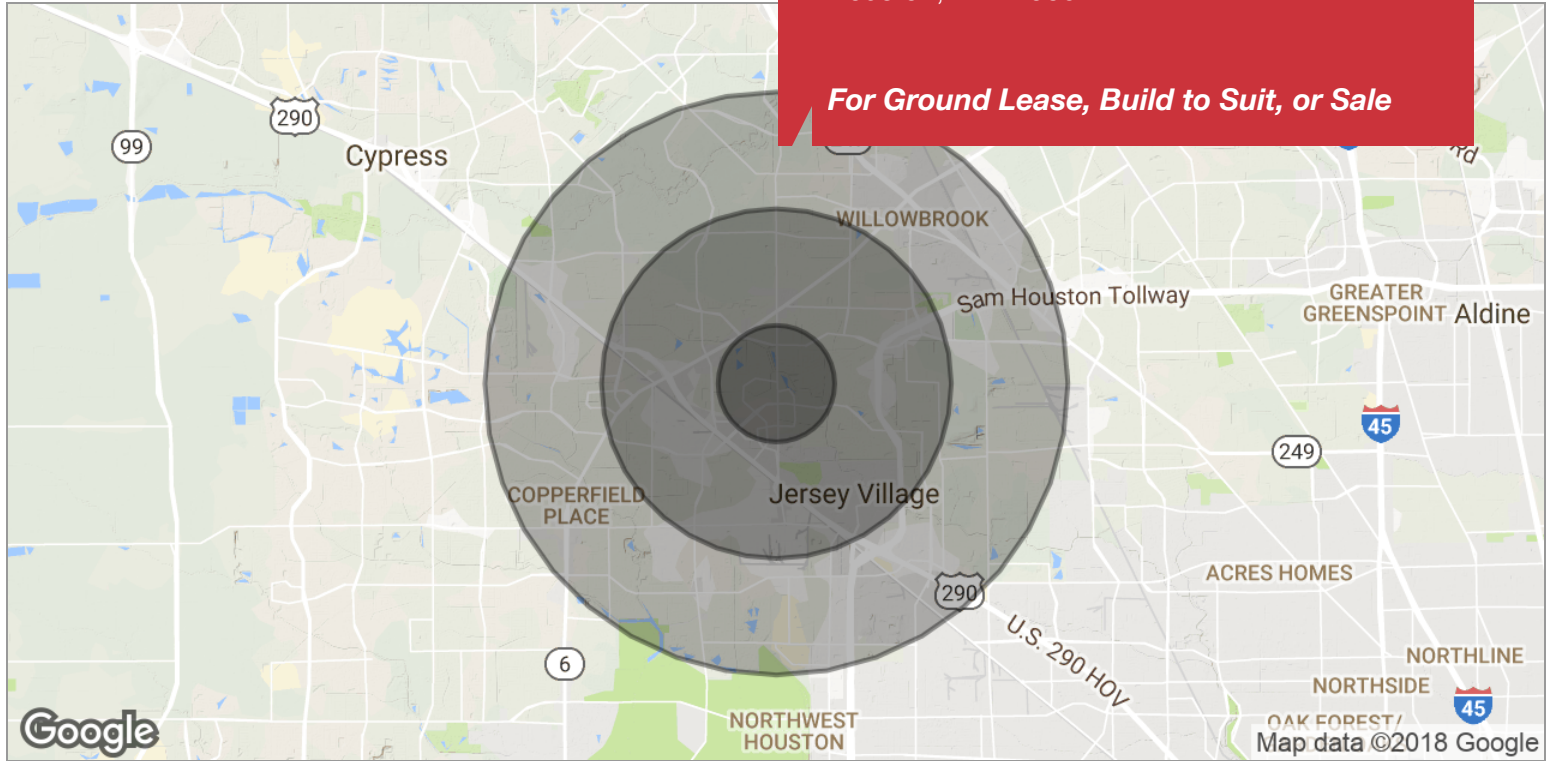


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### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,641	102,652	235,431
MEDIAN AGE	34.5	33.5	34.0
MEDIAN AGE (MALE)	31.2	32.2	32.7
MEDIAN AGE (FEMALE)	36.1	34.5	35.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,614	36,308	83,086
# OF PERSONS PER HH	2.5	2.8	2.8
AVERAGE HH INCOME	\$75,536	\$79,750	\$83,622
AVERAGE HOUSE VALUE	\$169,689	\$168,517	\$168,898

### RACE

	1 MILE	3 MILES	5 MILES
% WHITE	64.9%	62.5%	63.9%
% BLACK	16.0%	12.4%	11.6%
% ASIAN	12.9%	12.9%	12.4%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	4.4%	10.5%	10.1%

### ETHNICITY

	1 MILE	3 MILES	5 MILES
% HISPANIC	22.4%	28.0%	28.0%

*\* Demographic data derived from 2010 US Census*

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