

**LAND**

**For Lease**



**Farid Chatur**  
**Principal Broker**  
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[Contact us for more information](#)

**FM 529 and Hillsdale Creek  
Drive, Houston,  
TX 77084**

**+/- 3.2 acres land**



# PROPERTY OVERVIEW







# PROPERTY HIGHLIGHTS

**High Traffic Counts**

**Densely Populated Area**

**Hard Corner of FM 529 and  
Hillsdale Creek**

**Great for any retail or gas  
station/c-store**

# DEMOGRAPHICS

3 MILE

1 MILE

165,499

20,240

Population

54,671

6,720

Households

34.40

34.50

Median Age

\$75,604

\$72,940

Median HH Income

32,061

5,893

Daytime Employees

↑ 0.53%

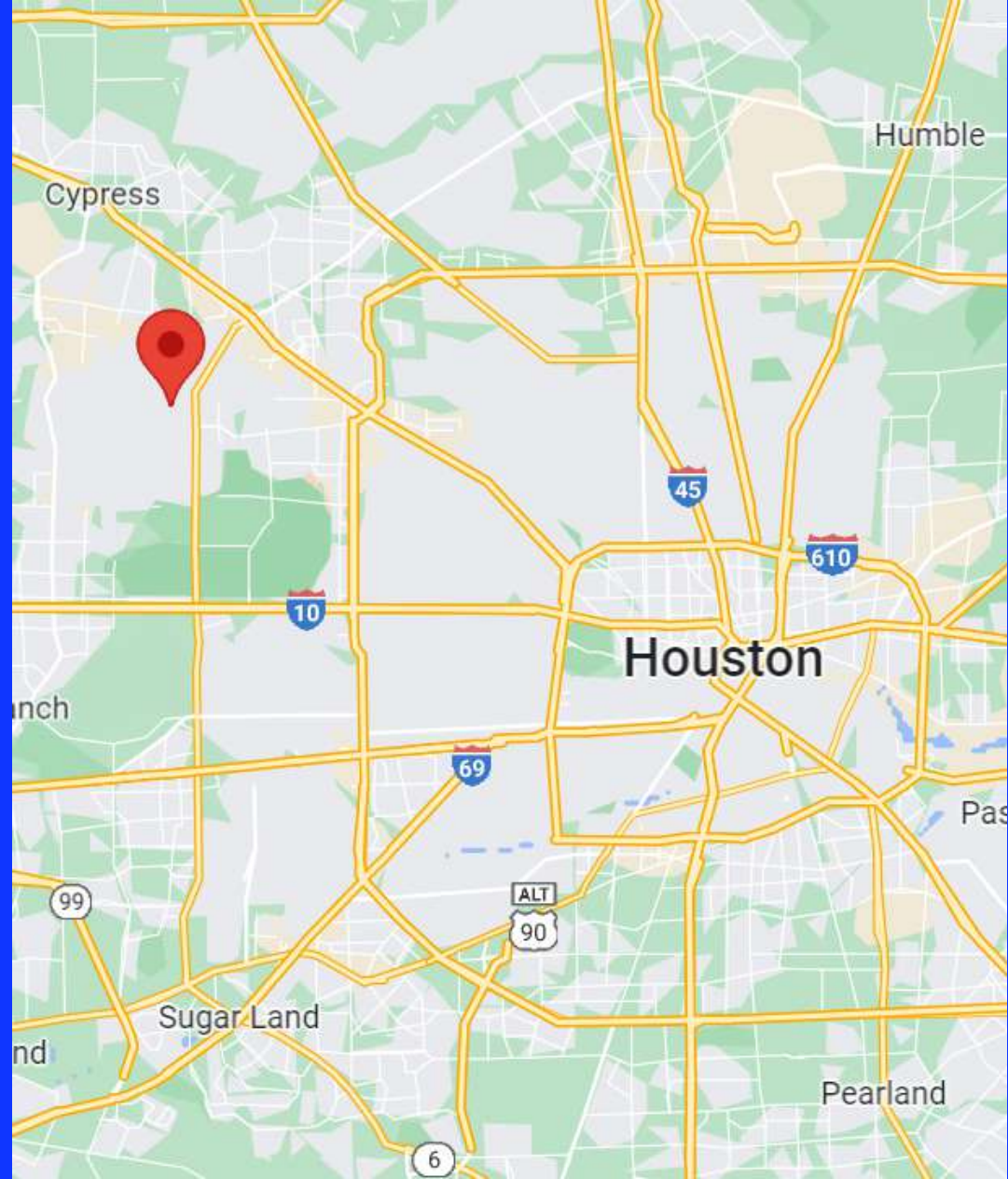
↑ 0.26

Population Growth ' 23-"28

↑ 0.83%

↑ 0.68%

Household Growth ' 23-"28







# TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Spring Creek	FM 529 Rd N	3,802	2022	0.24 mi
Ridgeberry Dr	Sky Blue Ln N	2,125	2022	0.25 mi
Sonnet Glen Ln	FM 529 Rd S	893	2022	0.37 mi
Sommerall Dr	Sky Blue Ln N	3,405	2022	0.38 mi
Lakeview Haven Dr	River Garden Dr NW	6,658	2022	0.65 mi
FM 529 Rd	Lakeview Haven Dr E	37,798	2022	0.71 mi
Queenston Boulevard	Whimsey Ct SE	21,013	2022	0.79 mi
Spencer Road	Hwy 6 E	38,462	2022	0.81 mi
TX 45; RM 620	FM 529 N	41,301	2020	0.88 mi
Addicks Satsuma Rd	Kingfield Dr S	47,305	2022	0.89 mi





AERIAL VIEW

SITE



MUD 257 Park







FM 529 and Hillsdale  
Creek Drive, Houston,  
TX 77084



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