

**APEX
REALTORS**

**0 Reading Rd Rosenberg,
TX 77471**

For Sale

LAND



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

SIZE

5.26 Acres

PRICE

Call broker for pricing

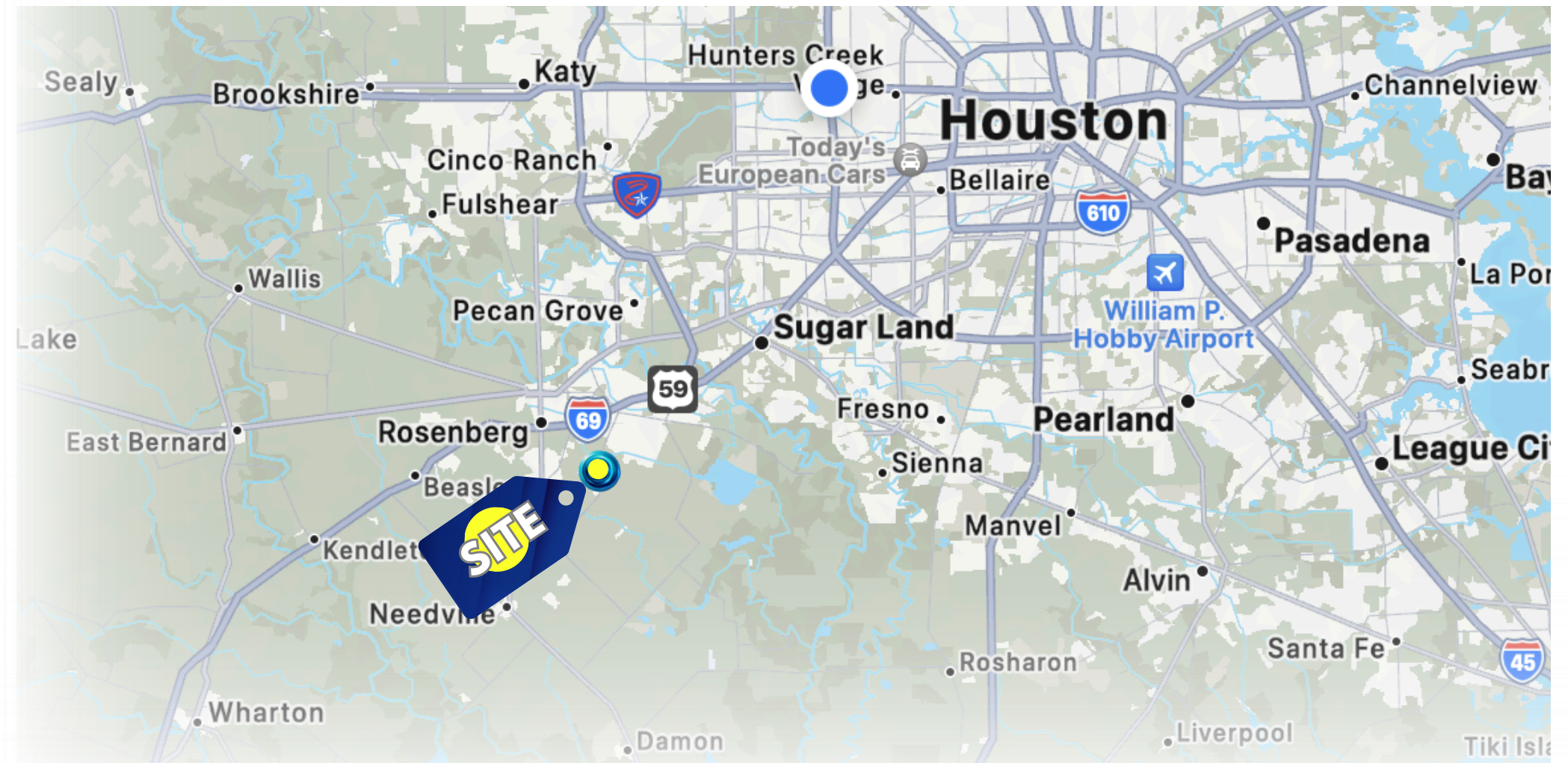
HIGHLIGHTS

- Prime 5.26-acre tract in a rapidly growing area.
- Located just minutes from Brazos Town Center, offering over 2 million square feet of retail, dining, and entertainment.
- Enjoy the convenience of easy access to I-59, making this an ideal location for development or investment.
- Close to shopping, dining, and major highways—don't miss this opportunity

TRAFFIC COUNTS

West Grand Parkway 15,386 VPD

Avenue N 7,804 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	12,801	62,900
Median HH Income	\$45,833	\$61,400
Population Growth '24-'29	↑ 19.29%	↑ 21.28%



Westpark Tollway.



99

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FM 1464

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