

**LAND**

**For Sale**

### PRIME RETAIL DEVELOPMENT OPPORTUNITY

PRIME Retail commanding strong rental rates.

Corner lot QSR available for development as well.



 **FM 529**  
(MAIN RD)

 **PORTER RD**

Located at the entrance point of the Elyson master plan community, this strategically positioned corner lot offers exceptional visibility and access in one of the fastest-growing areas.

Ideal for retail, gas station, flex warehouse, medical, office, automotive, and mixed-use development.

#### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	8,678	31,798	105,631
 POPULATION MEDIAN AGE	31.9	31.7	30
 HOUSEHOLDS	2,492	9,834	33,536
 AVERAGE HH INCOME	\$142,813	\$140,502	\$131,864
 5 YR POP GROWTH (TOTAL%)	41.3%	38.3%	23.6%

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### PROPERTY HIGHLIGHTS

- Located at the primary entrance to the highly acclaimed Elyson Master-Planned Community
- Signalized hard corner at FM 529 & Porter Road
- Prime retail corridor commanding strong rental rates
- QSR pad opportunity available at the corner
- Surrounded by explosive residential growth and rooftops
- Excellent visibility and accessibility from both FM 529 and Porter Road
- Utilities available to site
- Ideal for retail, gas station, medical, office, automotive, flex warehouse, and mixed-use development
- Strong demographics with above-average household incomes
- Positioned in one of Houston's fastest-growing suburban corridors

Positioned at the entrance to the award-winning Elyson Master-Planned Community, this premier corner development opportunity offers exceptional visibility, accessibility, and exposure at the intersection of FM 529 and Porter Road.

Surrounded by thousands of existing and planned residential homes, the site benefits from strong consumer demand, high household incomes, and continued population growth throughout the Katy market. The property's strategic location provides direct access to one of the fastest-growing trade areas in the Houston MSA.

The corner configuration also presents an ideal opportunity for a Quick Service Restaurant (QSR) pad, while the remainder of the site is well suited for retail, gas station, medical, office, automotive, flex warehouse, and mixed-use development concepts.

With strong rental rate potential, expanding rooftops, and limited commercial inventory in the immediate area, this property offers developers, investors, and owner-users a rare opportunity to establish a presence within one of West Houston's most desirable growth corridors.



