LAND FOR SALE

18003 VAN RD.

18003 VAN RD., HOUSTON, TX 77049





KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200 Houston, TX 77056



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER

Director O: (281) 908-3122 C: (281) 908-3122 bfaber@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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18003 VAN RD.



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KW COMMERCIAL HOUSTON METRO 5050 Westheimer Rd #200

Houston, TX 77056



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EXECUTIVE SUMMARY

18003 VAN RD.





OFFERING SUMMARY

ADDRESS1: 18003 Van Rd.

ADDRESS2: Houston, TX 77049

LOT SIZE: 15.48 Acres

NO. LOTS 1.00

PROPERTY SUBTYPE Industrial

KW COMMERCIAL HOUSTON METRO 5050 Westheimer Rd #200

5050 Westhelmer Rd #20 Houston, TX 77056



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PROPERTY OVERVIEW

15.48 Acres in NE Houston Corridor. This location is situated at the corner of Van Rd. and Hwy 90 with over 800+ feet of frontage. This property allows easy access to Hwy. 90 and all of the areas major thoroughfares. Major development throughout the surrounding area. Great Industrial site for manufacturing or distribution.

PROPERTY HIGHLIGHTS

- Great Location
- Corner Lot
- Easy Access to the area major thoroughfares

PROPERTY PHOTOS

18003 VAN RD.











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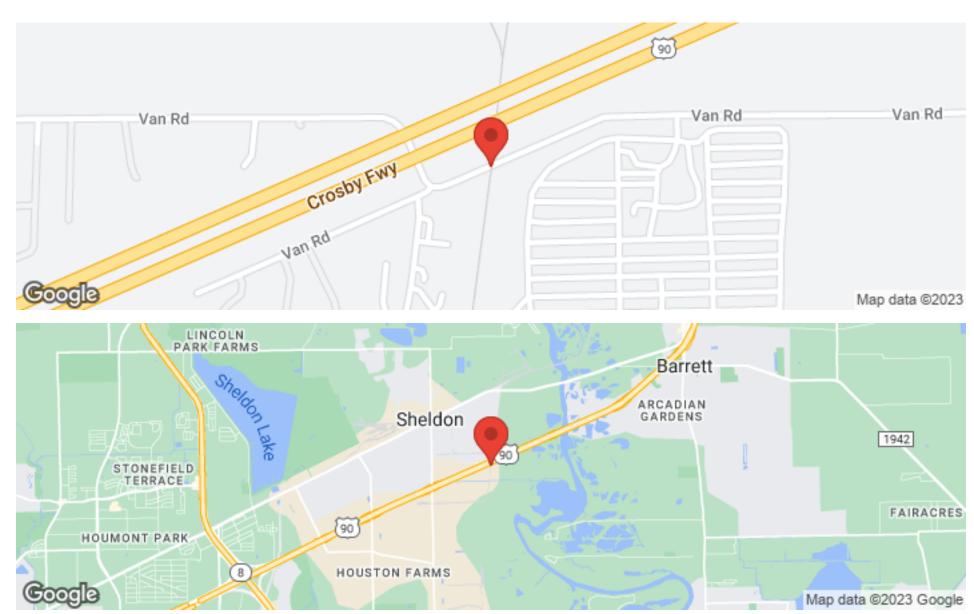
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LOCATION MAPS

18003 VAN RD.





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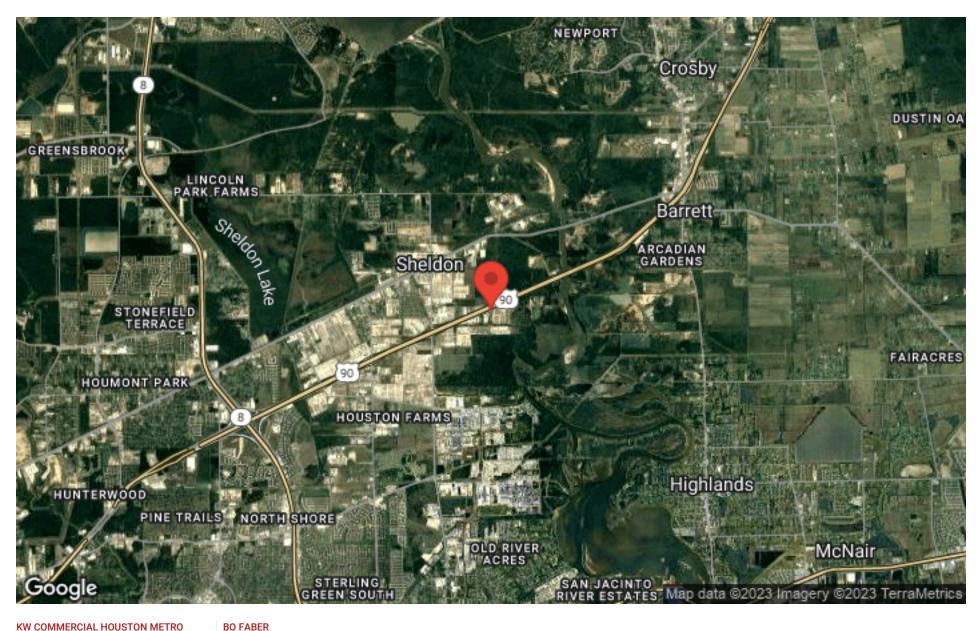
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REGIONAL MAP

18003 VAN RD.





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ABER GROUP

Director

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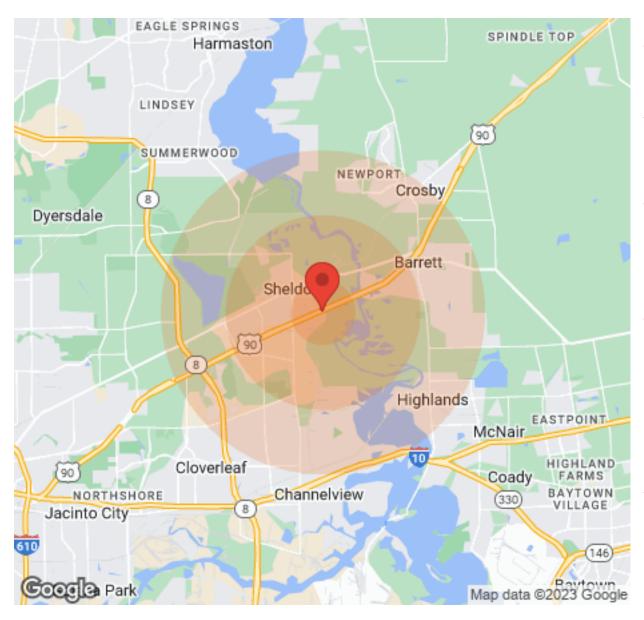
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DEMOGRAPHICS

18003 VAN RD.





Population	1 Mile	3 Miles	5 Miles
Male	1,259	8,127	31,188
Female	1,026	7,706	30,529
Total Population	2,285	15,833	61,717
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	616	4,135	15,901
Ages 15-24	329	2,404	9,794
Ages 55-64	227	1,671	6,577
Ages 65+	257	2,225	6,438
Race	1 Mile	3 Miles	5 Miles
White	1,531	8,774	36,333
Black	4	3,269	11,576
Am In/AK Nat	20	84	183
Hawaiian	N/A	N/A	4
Hispanic	1,540	7,890	29,619
Multi-Racial	1,460	7,086	25,426
Income	1 Mile	3 Miles	5 Miles
Income Median	1 Mile \$36,924	3 Miles \$36,924	5 Miles \$51,371
Median < \$15,000			
Median	\$36,924	\$36,924	\$51,371
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999	\$36,924 143 75 133	\$36,924 636	\$51,371 2,061
Median < \$15,000 \$15,000-\$24,999	\$36,924 143 75	\$36,924 636 554	\$51,371 2,061 1,349
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999	\$36,924 143 75 133	\$36,924 636 554 647	\$51,371 2,061 1,349 2,086
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999	\$36,924 143 75 133 114	\$36,924 636 554 647 927	\$51,371 2,061 1,349 2,086 3,147
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999	\$36,924 143 75 133 114 41	\$36,924 636 554 647 927 924	\$51,371 2,061 1,349 2,086 3,147 3,969
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999	\$36,924 143 75 133 114 41 70	\$36,924 636 554 647 927 924 764	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999	\$36,924 143 75 133 114 41 70 24	\$36,924 636 554 647 927 924 764 429	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000	\$36,924 143 75 133 114 41 70 24 20 59	\$36,924 636 554 647 927 924 764 429 135 70	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785 665 307
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing	\$36,924 143 75 133 114 41 70 24 20 59	\$36,924 636 554 647 927 924 764 429 135 70	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785 665 307 5 Miles
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing Total Units	\$36,924 143 75 133 114 41 70 24 20 59 1 Mile	\$36,924 636 554 647 927 924 764 429 135 70 3 Miles 5,027	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785 665 307 5 Miles 20,178
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing Total Units Occupied	\$36,924 143 75 133 114 41 70 24 20 59 1 Mile 732 665	\$36,924 636 554 647 927 924 764 429 135 70 3 Miles 5,027 4,565	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785 665 307 5 Miles 20,178 18,618
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing Total Units Occupied Owner Occupied	\$36,924 143 75 133 114 41 70 24 20 59 1 Mile	\$36,924 636 554 647 927 924 764 429 135 70 3 Miles 5,027 4,565 3,223	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785 665 307 5 Miles 20,178 18,618 14,043
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000 Housing Total Units Occupied	\$36,924 143 75 133 114 41 70 24 20 59 1 Mile 732 665 466	\$36,924 636 554 647 927 924 764 429 135 70 3 Miles 5,027 4,565	\$51,371 2,061 1,349 2,086 3,147 3,969 2,872 2,785 665 307 5 Miles 20,178 18,618

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