

2503 FM 1960
HOUSTON, TX 77073



~2 AC

Boundary lines are an
approximation.

LAND FOR SALE

~2 ACRES



PROPERTY HIGHLIGHTS

PRIMARY USE
LAND

AREA OF TOWN
NORTH / I-45 CORRIDOR

PROPERTY SIZE
~2 ACRES

SALE PRICE
\$975,000

PRICE/SF
~\$11.19/SF



Rare opportunity to acquire approximately 2.00 acres of commercial land in North Houston, strategically positioned directly behind an established retail center at FM 1960 and Millstone Drive. The site offers convenient access to major regional thoroughfares and presents an attractive opportunity for a variety of commercial, retail, service, or investment uses.

Boundary lines are an approximation.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

PROPERTY OVERVIEW

- Approximately 2.00 acres of commercial land
- Situated immediately behind the existing retail development at 2503 FM 1960
- Conveniently located near the intersection of FM 1960 and Millstone Drive
- Existing retail development provides an established commercial setting and surrounding customer base
- Flat, readily accessible site offering flexibility for future development
- Attractive infill location within the North Houston market
- Well-suited for retail, service, office, medical, storage, or other commercial applications, subject to approvals
- Opportunity to acquire a sizable tract in an established commercial corridor with convenient regional connectivity



Boundary lines are an approximation.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

LOCATION HIGHLIGHTS

- Strategic North Houston location along FM 1960
- Easy access to I-45 and Hardy Toll Road, providing connectivity throughout North Houston and the greater Houston area
- Convenient access to Beltway 8 and major regional employment centers
- Approximately 15 minutes from George Bush Intercontinental Airport
- Located near established residential neighborhoods and a variety of retail, restaurant and service businesses
- Strong regional accessibility makes the property attractive to businesses serving both local and surrounding communities
- Excellent positioning for users seeking convenient access to major transportation corridors



Boundary lines are an approximation.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	8,698	90,256	226,879
 NUMBER OF HOUSEHOLDS	2,803	31,198	79,785
 AVERAGE INCOME	\$86,701	\$88,351	\$98,742

TRAFFIC COUNTS:

TREACHWIG RD @ FM 1960 RD E: 22,767 VPD

FM 1960 E @ WOODCREEK NORTH DR: 40,990 VPD

ALDINE WESTFIELD RD @ FM 1960 RD W: 20,059 VPD

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

