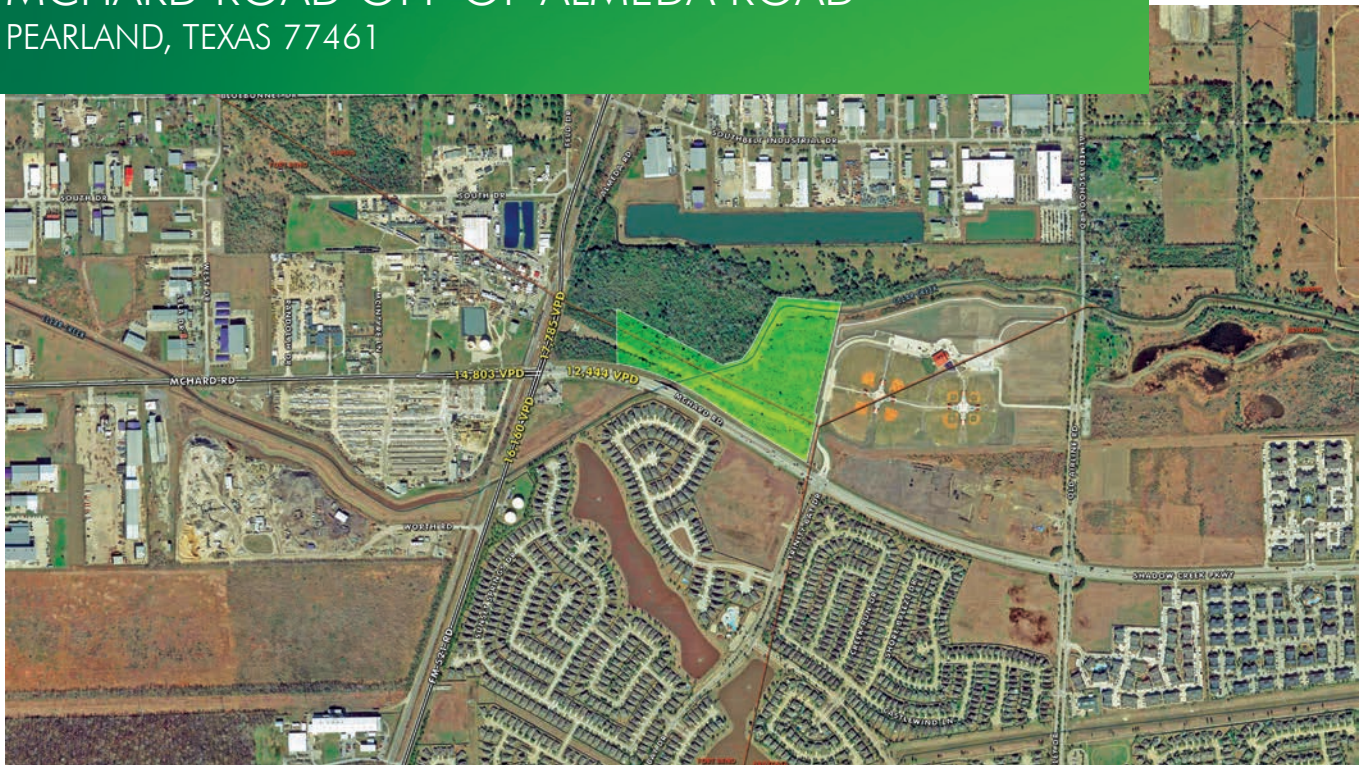


FOR SALE

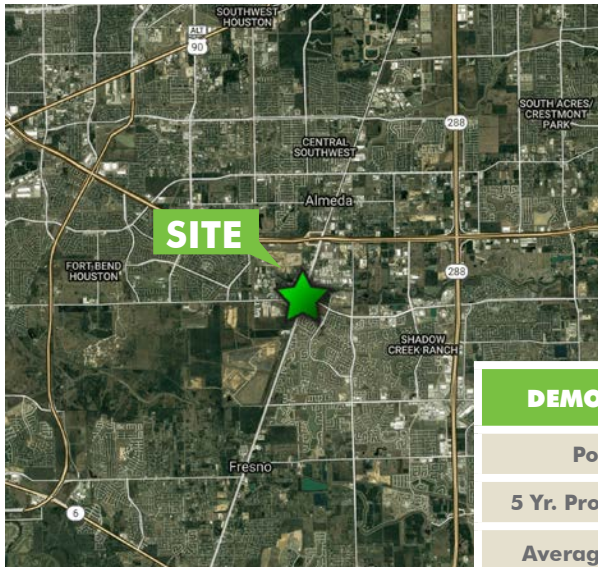
# ±26 ACRES OF LAND

MCHARD ROAD OFF OF ALMEDA ROAD  
PEARLAND, TEXAS 77461



## PROPERTY HIGHLIGHTS

- ±26.5285 Acres per updated survey
- Located at major thoroughfare
- Asking price: \$950,000 (\$0.82 PSF)



| TRAFFIC COUNTS - 2016               | VPD    |
|-------------------------------------|--------|
| McHard Rd at Almeda Road going West | 14,803 |
| Almeda Road at McHard going North   | 7,635  |

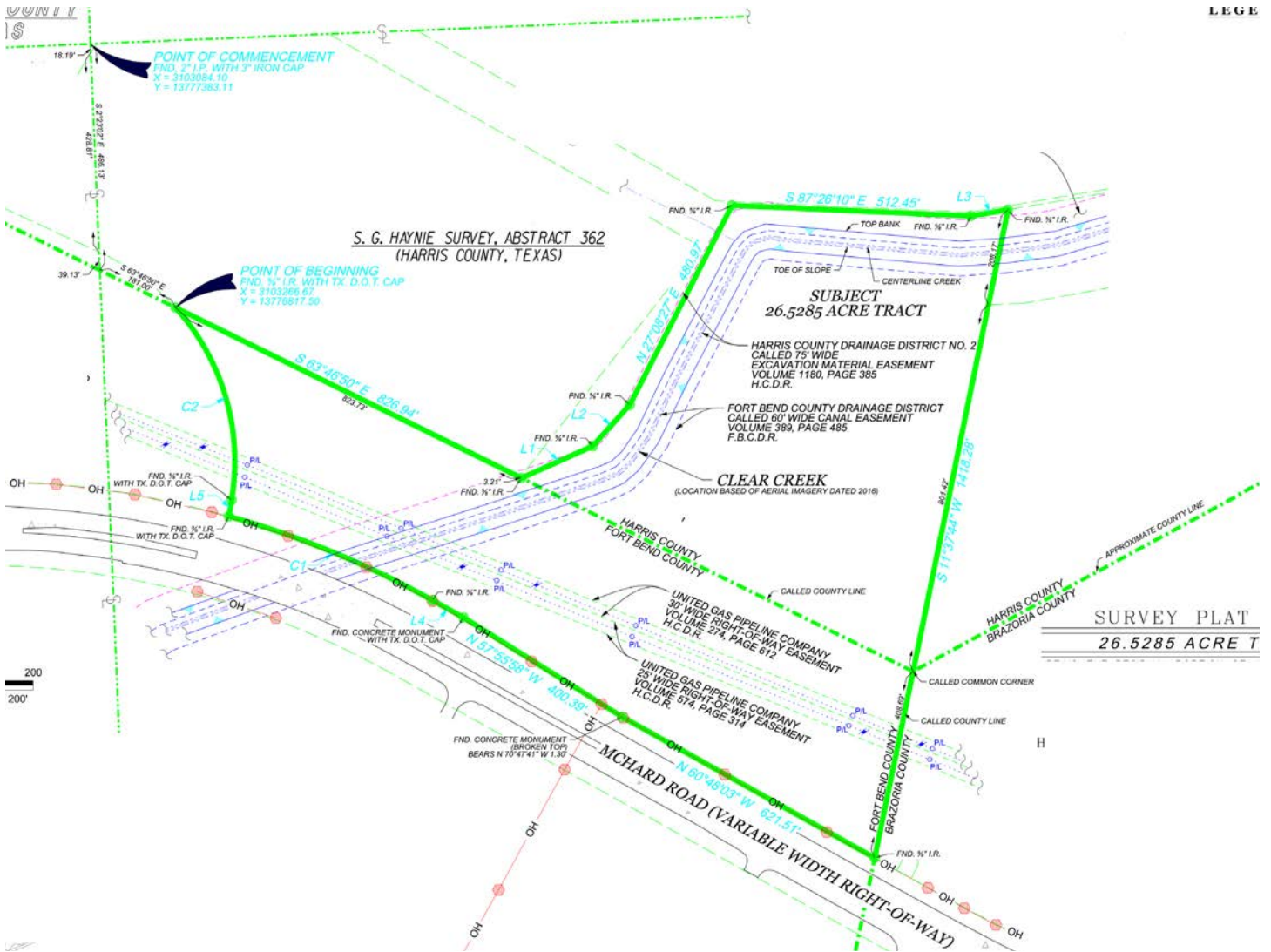
| DEMOGRAPHICS           | 1 Mile    | 3 Mile   | 5 Mile   |
|------------------------|-----------|----------|----------|
| Population             | 5,959     | 73,979   | 205,671  |
| 5 Yr. Projected Growth | 7,635     | 85,184   | 233,529  |
| Average HH Income      | \$120,956 | \$93,469 | \$89,147 |

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**CBRE**

# FOR SALE - INDUSTRIAL LAND

## MCHARD RD OFF OF ALMEDA ROAD, PEARLAND, TX



### CONTACT US

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#### CALL BROKER FOR PRICING

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