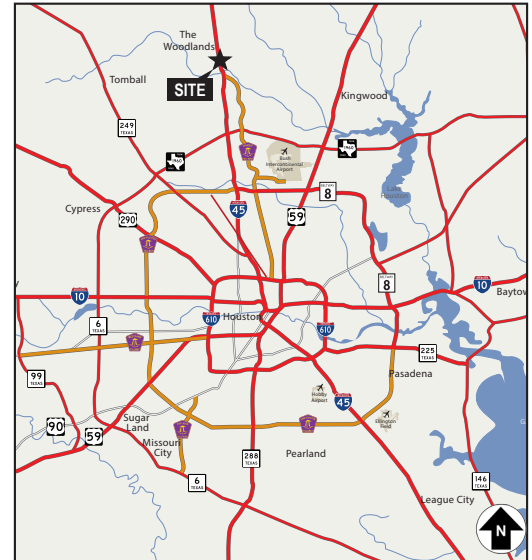




Land For Sale: ±1.57 Acres
Vision Park Boulevard & I-45
Shenandoah (The Woodlands), Texas



Size: ±1.57 acres
Utilities: Available
Key Map: 217 V
Asking Price: \$18.00 PSF



Property Overview

- Located on I-45 with excellent visibility in Woodlands area
- Adjacent to Amazing Spaces, just north of Woodlands Mall
- Ideal medical/office development opportunity
- Owner will consider ground lease or build-to-suit

For further information, contact:

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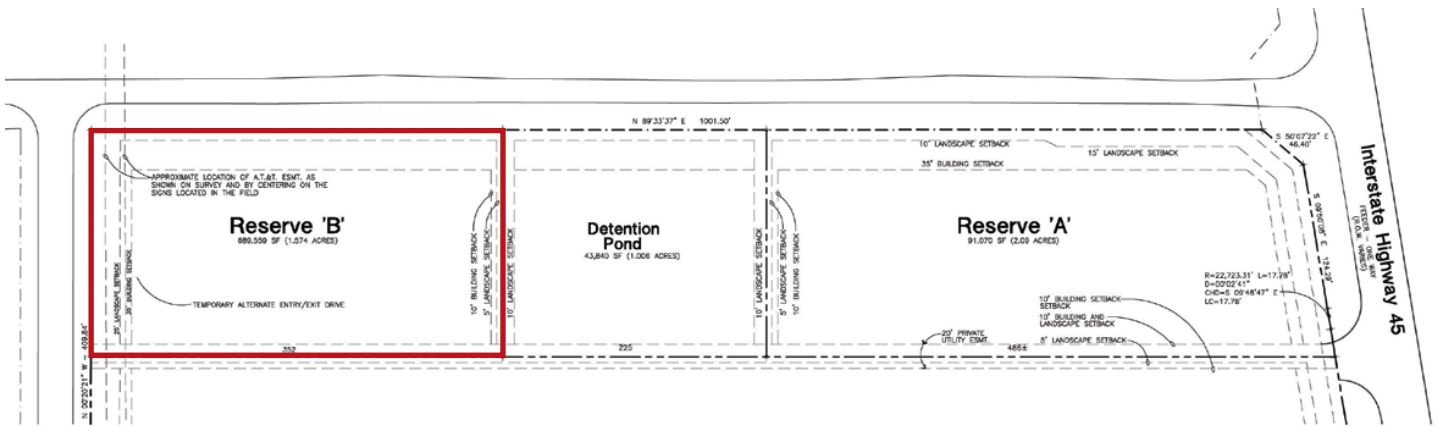
1400 Post Oak Blvd., Suite 1100
 Houston, TX 77056

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Shenandoah (The Woodlands), Texas

Site Survey



2014 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	3,090	40,971	122,864
Average Household Income	\$102,637	\$115,001	\$117,131
Average Age	42.9	41.5	39.6

Traffic Counts	Cars Per Day (CPD)
I-45 North of Vision Park	192,330
I-45 South of Vision Park	251,960

Source: U.S. Census Bureau, Census 2010 Summary File 1. ©2014 Esri.

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