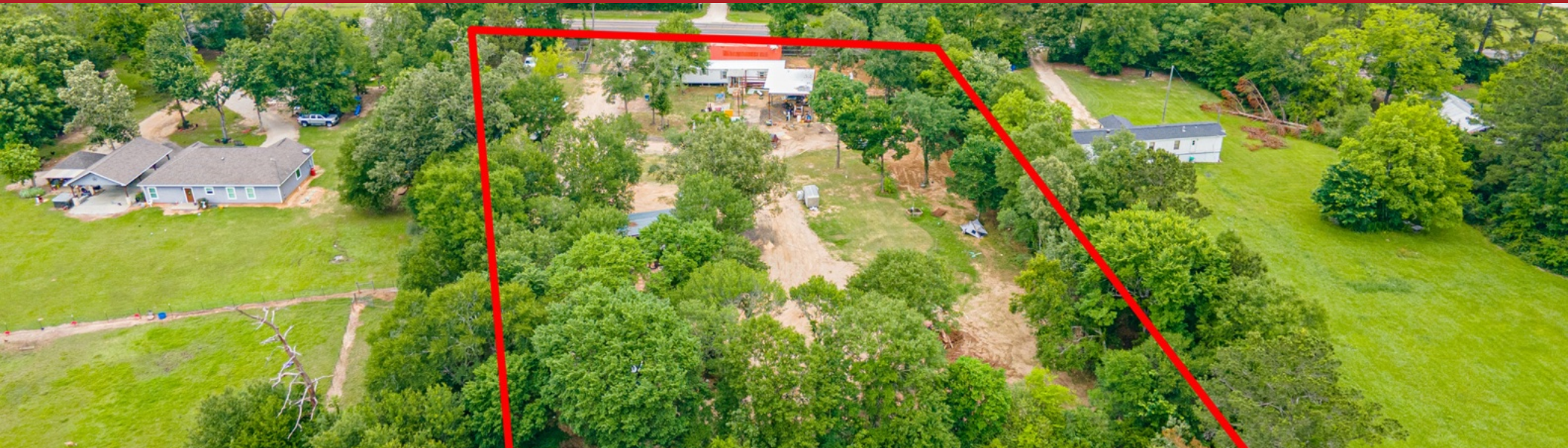


UNRESTRICTED 2-ACRE PROPERTY WITH UTILITIES

620 FARM TO MARKET 223, SHEPHERD, TX 77371

FOR SALE: \$250,000

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

±2-acre unrestricted property offers a versatile opportunity for residential, commercial, or investment use. The site is equipped with a water well and electricity already in place, with the seller willing to install an aerobic system prior to closing—adding immediate value and convenience for future development.

The property features a circular drive, mature trees, partial fencing, and a carport, creating a functional and accessible layout for a variety of uses. With no restrictions, it is well-suited for an RV park, mobile home park, small business, or private homestead.

Additional improvements are available, as the seller is open to completing upgrades such as plumbing and RV hookups for an additional cost, allowing buyers to customize the property to fit their specific needs.

Shipping containers currently on-site will not convey with the sale

PROPERTY HIGHLIGHTS

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com



To Schedule A Showing Call 713.538.1638

OFFERING SUMMARY

Sale Price: \$250,000

Lot Size: 2 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	34	165
Total Population	32	128	580
Average HH Income	\$91,036	\$84,168	\$75,516

THE COMMERCIAL PROFESSIONALS

thecommercialprofessionals.com

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

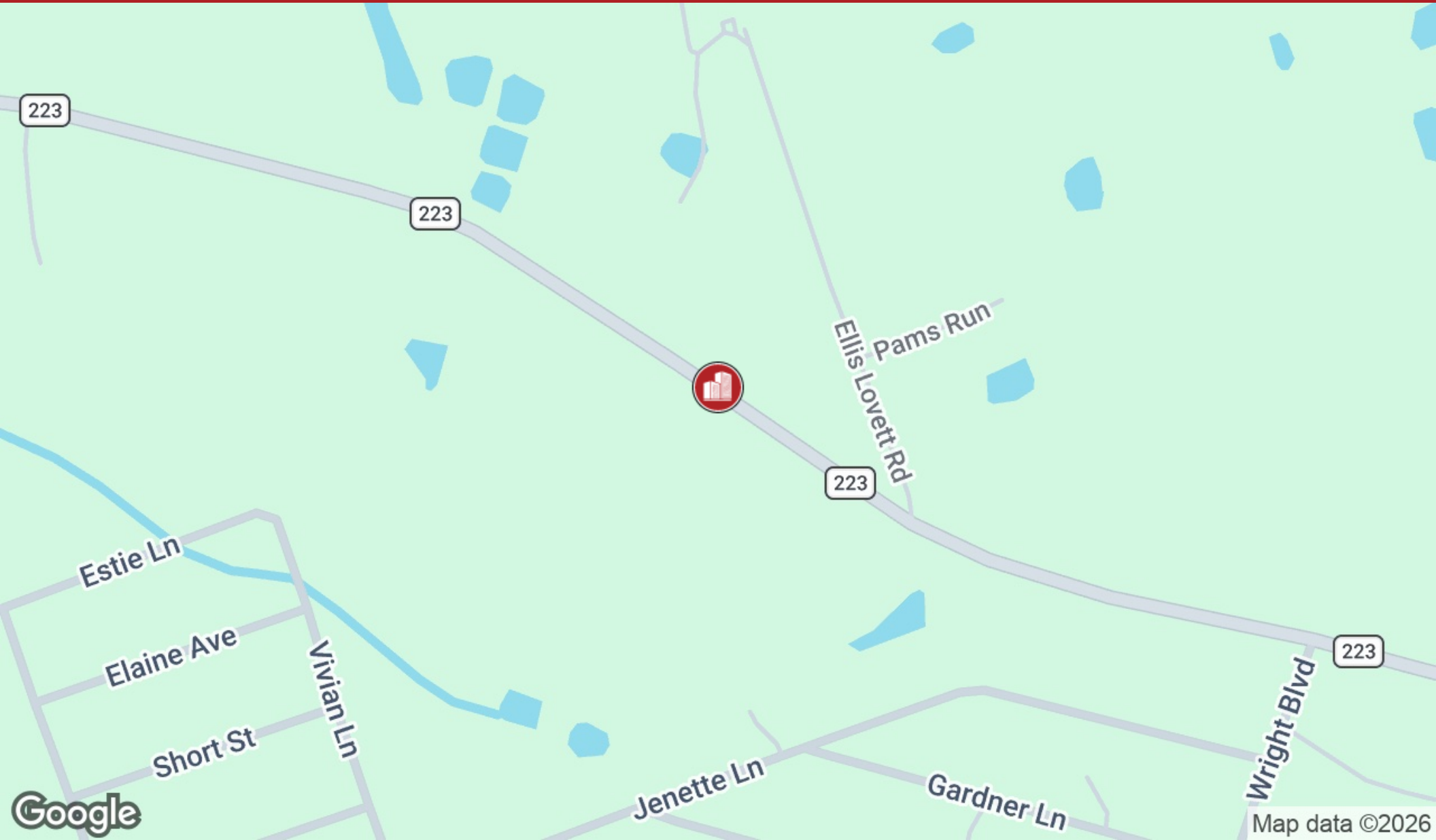
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LOCATION MAP | LAND



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ADDITIONAL PHOTOS | LAND



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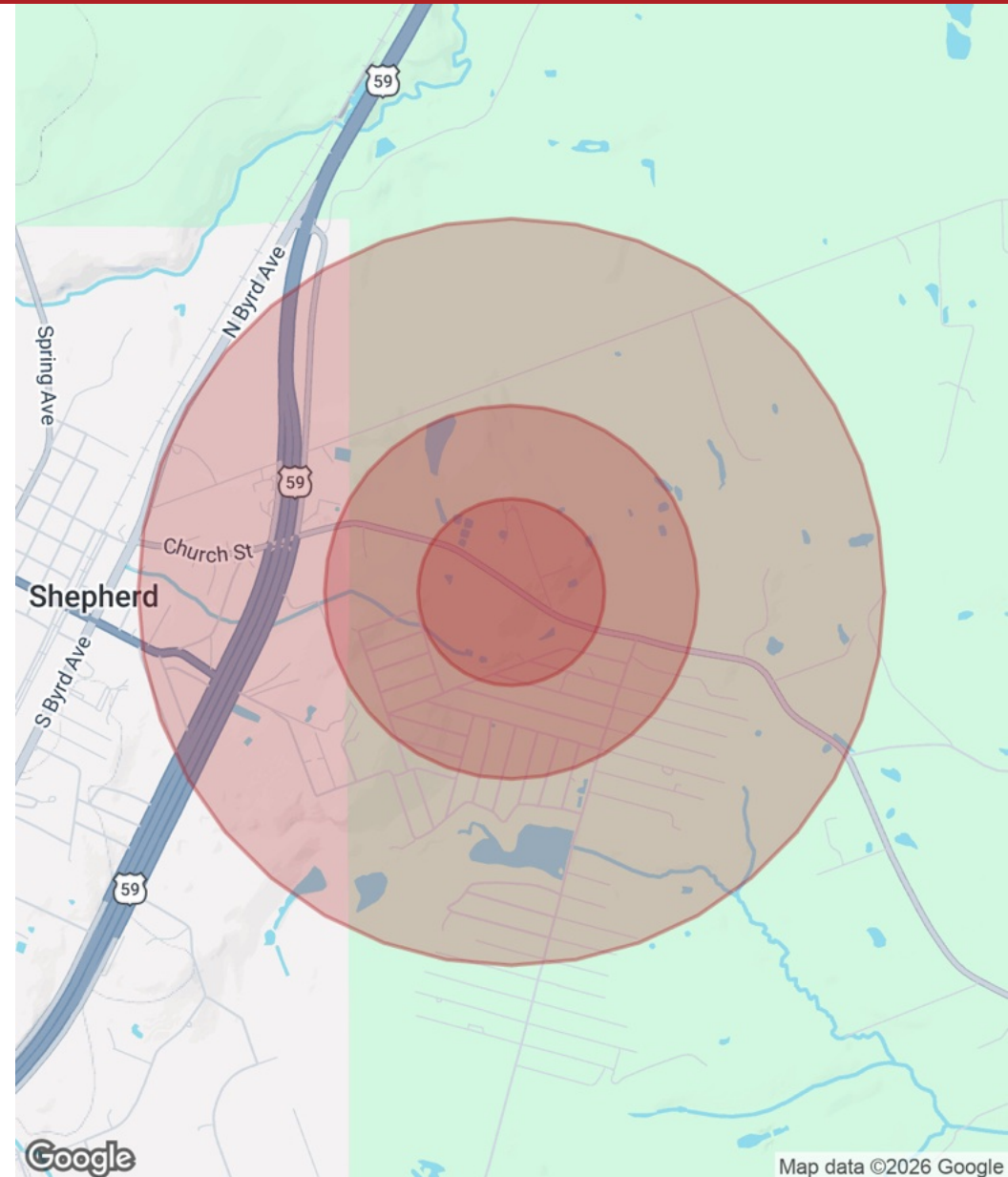
FOR SALE: \$250,000

DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	32	128	580
Average Age	34.6	34.0	34.7
Average Age (Male)	20.9	20.7	24.5
Average Age (Female)	43.5	42.7	41.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	34	165
# of Persons per HH	4.0	3.8	3.5
Average HH Income	\$91,036	\$84,168	\$75,516
Average House Value	\$18,939	\$17,256	\$42,883

2023 American Community Survey (ACS)



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