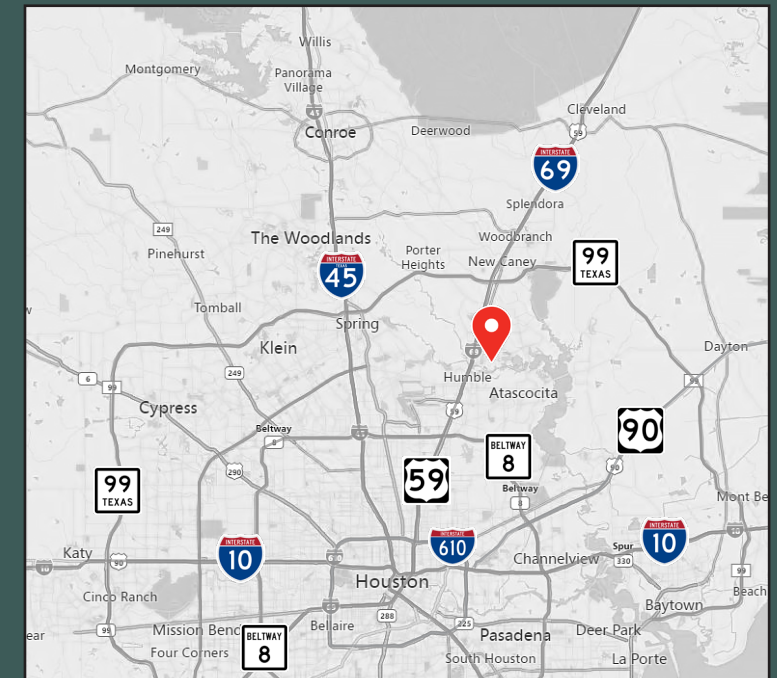


## Land for Sale:

±3.031 AC

Kingwood, TX



## Contact

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jmkamel@mlbcre.com

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## Property Features

- **PRICE:** TBD
- **LOCATION:** Loop 494 at Sorters and McClellan Rd
- **SIZE:** ±3.031 AC
- **FRONTAGE:** Loop 494: ±260'
- **UTILITIES:** City of Houston, water and sewage in Loop 494
- **ENCUMBRANCES:**

Floodplain: A small portion of the property is located in the 500-yr floodplain

Pipelines: None





Property Information  
& Surveys

2023 Tax Rates

District	Description	2023 Rate
018	Humble ISD	1.107500
040	Harris County	0.350070
041	Harris Co Flood Cntrl	0.031050
042	Port of Houston Authy	0.005740
043	Harris Co Hosp Dist	0.143430
044	Harris Co Educ Dept	0.004800
045	Lone Star College Sys	0.107600
061	City of Houston	0.519190
Total		2.26938

Demographics & Traffic Counts

Population		
1 Mile		3 Miles
2,562		44,508
Median Household Income		
1 Mile		3 Miles
\$54,091		\$65,251
Traffic Counts		
Eastex Freeway		141,089 CPD

Source: CoStar

