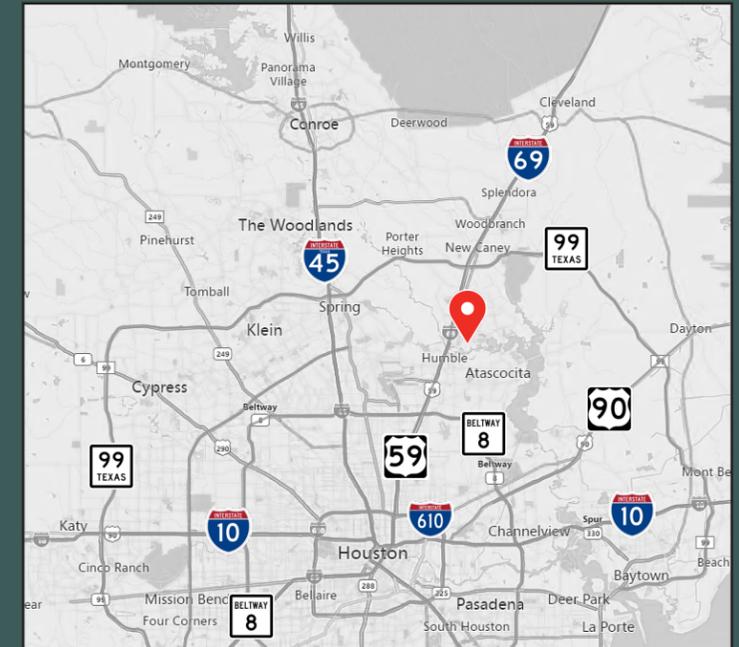


Land for Sale:
0.36 AC - 3.03 AC
Kingwood, TX



Contact

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Tract 1

- **PRICE:** \$12/SF
- **SIZE:** ±66,000 SF
- **FRONTAGE:** Loop 494: ±116'
- **UTILITIES:** City of Houston, water and sewer in Loop 494
- **ENCUMBRANCES:**
 - Floodplain: A small portion of the property is located in the 500-yr floodplain
 - Pipelines: None

Tract 2

- **PRICE:** \$12/SF
- **SIZE:** ±66,000 SF
- **FRONTAGE:** Loop 494: ±60'
- **UTILITIES:** City of Houston, water and sewer in Loop 494
- **ENCUMBRANCES:**
 - Floodplain: A small portion of the property is located in the 100 & 500-yr floodplain
 - Pipelines: None



Tract 3

- **PRICE:** \$250,000
- **SIZE:** ±15,490 SF
- **FRONTAGE:** Loop 494: ±370'
- **UTILITIES:** City of Houston, water and sewer in Loop 494 approx. 500' south from the Subject Property.
- **ENCUMBRANCES:**
 - Floodplain: None
 - Pipelines: None



Area Overview

Kingwood, TX is a master-planned community located 20-30 miles northeast of Downtown Houston. It is a thriving community with big name retail, shopping, and dining venues. In addition, Kingwood is only three miles North of Deerbrook Mall and Humble, Texas' commercial centers. Kingwood has over 75 miles of hike and bike trails, known as the "greenbelt", that run through Kingwood's naturally beautiful woods and lakes. These trails are great for exercising, walking or bicycling.

Kingwood is home to large corporations such as HCA Houston Kingwood and Insperty Headquarters. HCA Kingwood is a full-service care hospital equipped with a Level II trauma center. They offer a range of services including complex cardiovascular services, specialized neurological care, orthopedic care and women's services including high-risk pregnancy care as well as pediatric services. Insperty, Inc. is a national HR service provider that now employs over 2,200 corporate staff and keeps Kingwood thriving as a business hub within the Houston region.



Area Information & Survey

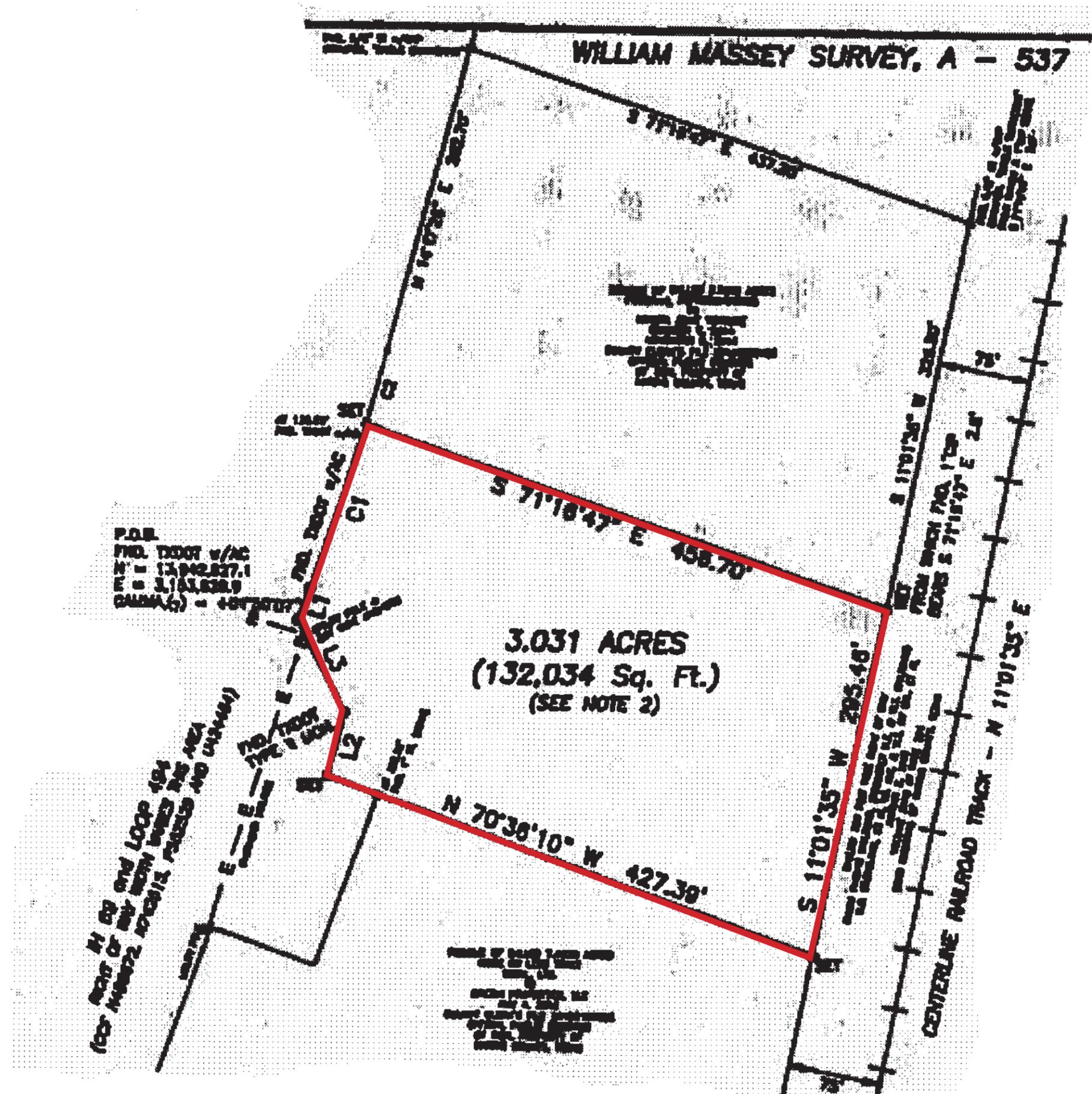
2024 Tax Rates

District	Description	2024 Rate
018	Humble ISD	1.105200
040	Harris County	0.385290
041	Harris Co Flood Cntrl	0.048970
042	Port of Houston Authy	0.006150
043	Harris Co Hosp Dist	0.163480
044	Harris Co Educ Dept	0.004799
045	Lone Star College Sys	0.107600
061	City of Houston	0.519190
Total		2.340679

Demographics & Traffic Counts

Population	
1 Mile	3 Miles
1,839	49,627
Median Household Income	
1 Mile	3 Miles
\$78,914	\$96,667
Traffic Counts	
Hamblen Rd	9,366 CPD

Source: CoStar



The Team



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