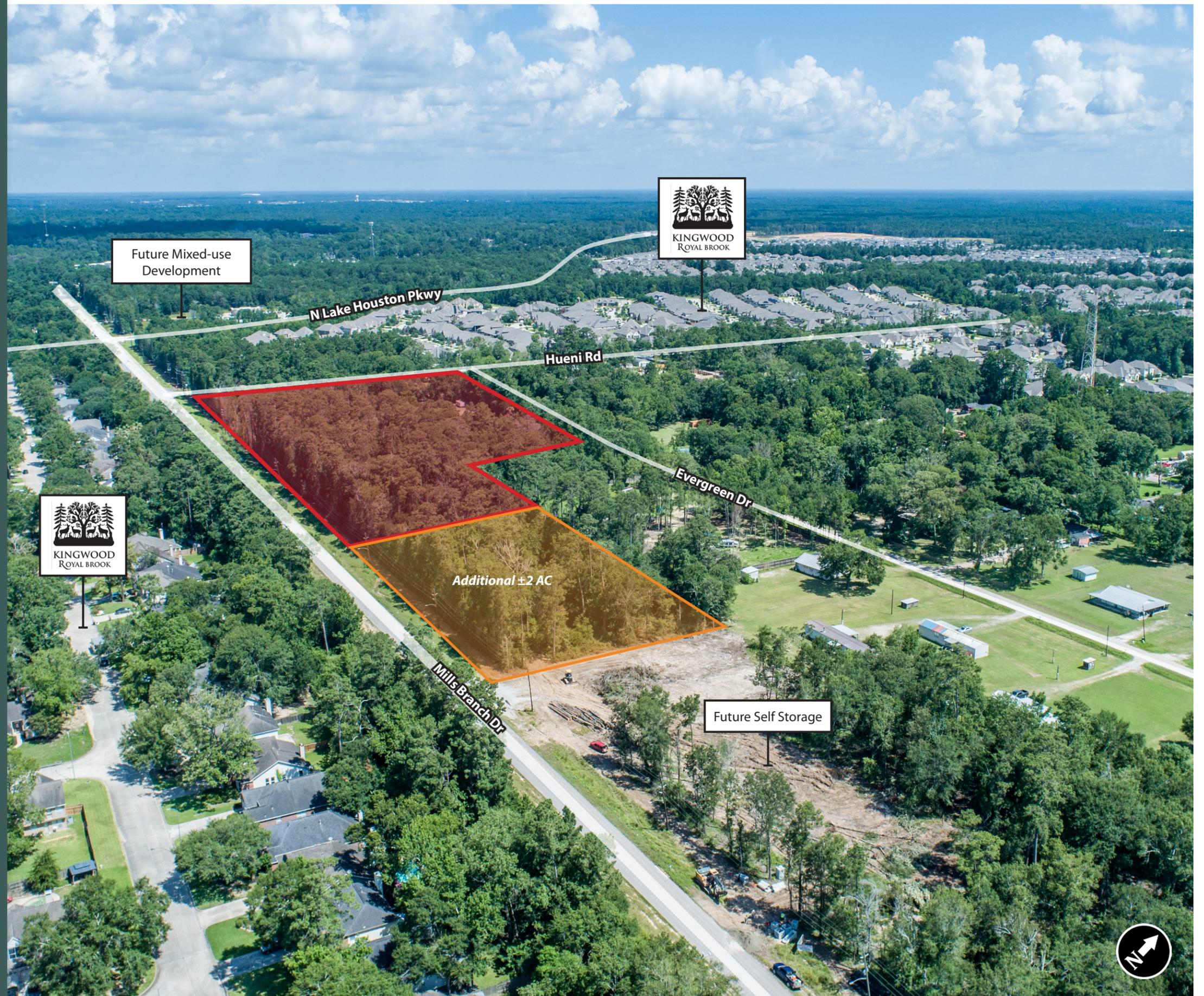




## Property Features

- **PRICE:** Call for pricing
- **SIZE:** ±10 AC
- **UTILITIES:** City of Houston. Water line runs along the frontage of Mills Branch Dr. Sanitary is on Hueni Rd.
- **ENCUMBRANCES:** Portions of the subject are within the 500-yr floodplain
- **FRONTAGE:**
  - Mills Branch Dr: ±1,115'
  - Hueni Rd: ±460'
  - Evergreen Dr: ±820'
- **COMMENTS:** ±2 acres also available on Mills Branch Dr
- **SCHOOL DISTRICT:**
  - Shadow Forest Elementary
  - Riverwood Middle School
  - Kingwood High School



## Area Overview

### 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	Long Star College Sys	0.107600
061	City of Houston	0.519190
<b>Total</b>		<b>2.340679</b>

### Demographics & Traffic Counts

#### Population

1 Mile	3 Miles
4,936	38,777

#### Average Household Income

1 Mile	3 Miles
\$131,050	\$113,373

#### Traffic Counts

Mills Branch Dr	5,251 CPD
Hueni Rd	1,494 CPD

Source: CoStar



# The Team



**Tommy LeBlanc**

*Partner*

[tleblanc@mlbcre.com](mailto:tleblanc@mlbcre.com)

(713) 304-4521



**John-Michael Kamel**

*Vice President*

[jmkamel@mlbcre.com](mailto:jmkamel@mlbcre.com)

(713) 818-4007



**Blake Steele**

*Senior Associate*

[bsteele@mlbcre.com](mailto:bsteele@mlbcre.com)

(832) 628-9788