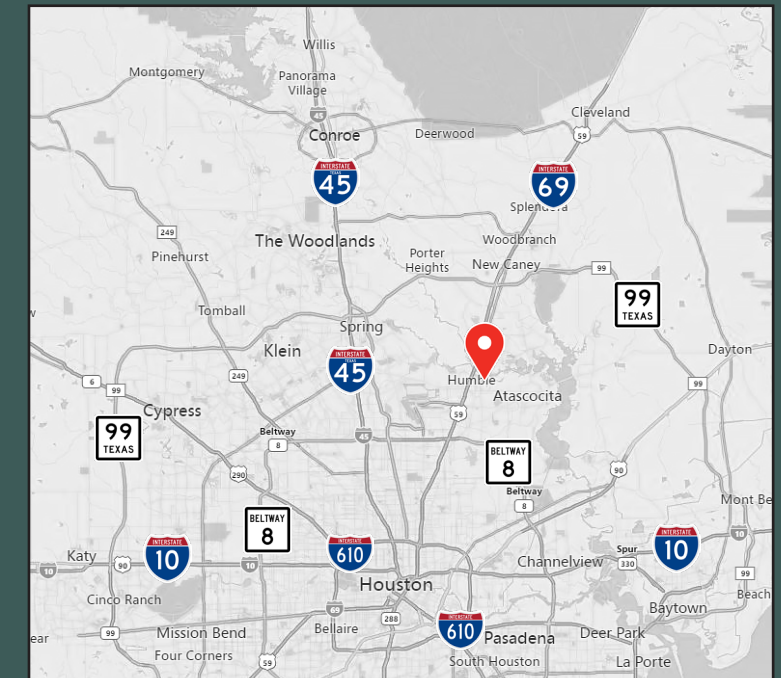


Land for Sale:

2.9 - 13.9 AC
Townsen Blvd, Humble, TX



Contact

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Property Features

- **PRICE:**
Tract 1: \$990,000.00
Tract 2: \$990,000.00
- **LOCATION:** Property is accessible via the Eastex Fwy feeder road toward Townsen Blvd.
- **SIZE:**
Tract 1: ±11.0 AC
Tract 2: ±2.94 AC
- **UTILITIES:** TBD
- **FLOODPLAIN:** Both sites are fully encumbered by the 100-yr floodplain
- **COMMENTS:** Property is ideal for retail or a restaurant. Beautiful waterfront location.

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
062	City of Humble	0.261476
Total		2.082965

Demographics & Traffic Counts

Population		
1 Mile		3 Miles
469		15,490
Average Household Income		
1 Mile		3 Miles
\$74,929		\$76,754
Traffic Counts		
Townsen Blvd		12,260 CPD
I 69 / US 59		148,873 CPD

Source: CoStar



The Team



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