

Land For Sale:

3 Tracts / ± 4.3 Acres Total
Mills Branch Dr, Porter, TX

PRICE: Call for Price

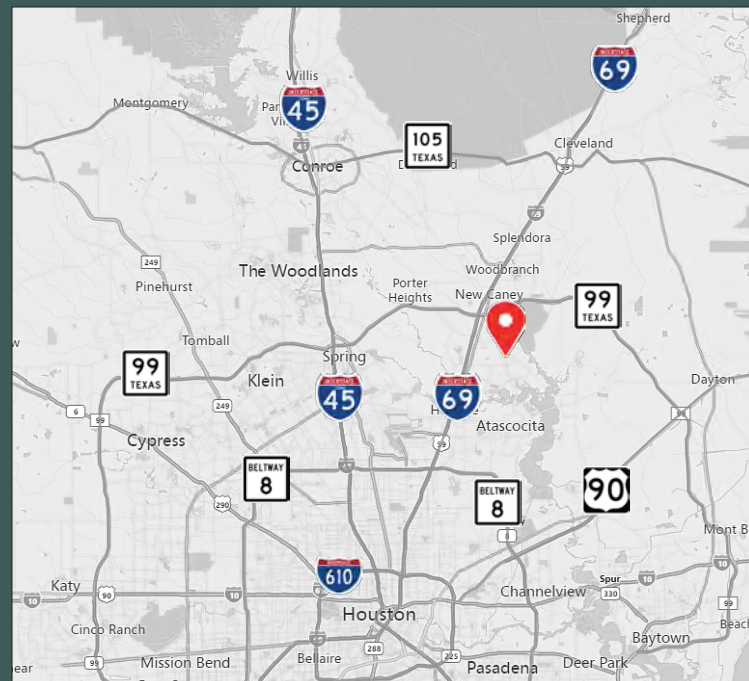
SIZE:

- Tract 1: ± 2.0 Acres
- Tract 2: ± 1.3 Acres
- Tract 3: ± 1.0 Acre (Approved for C-store with Fuel Sales)

FRONTAGE:

- Tract 1: $\pm 430'$ – Mills Branch
- Tract 2: $\pm 240'$ – Mills Branch
- Tract 3: $\pm 190'$ – Mills Branch & $230'$ – Dogwood Ln

UTILITIES: City of Houston. Water line runs along the frontage of Mills Branch Dr. Sanitary is on Hueni Rd at Mills Branch.



MLB COMMERCIAL
REAL ESTATE



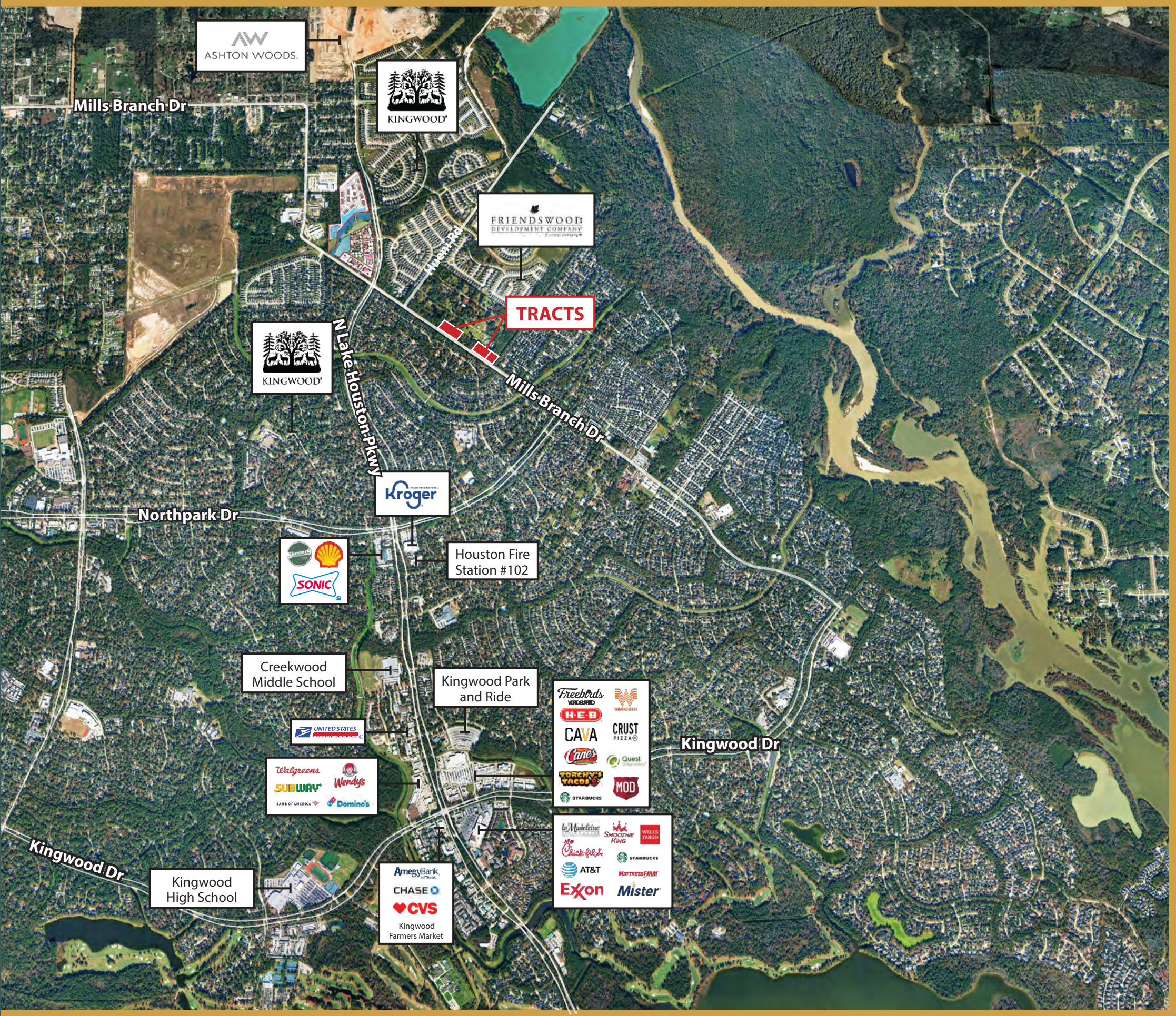
Area Overview

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
Total		2.340679

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



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