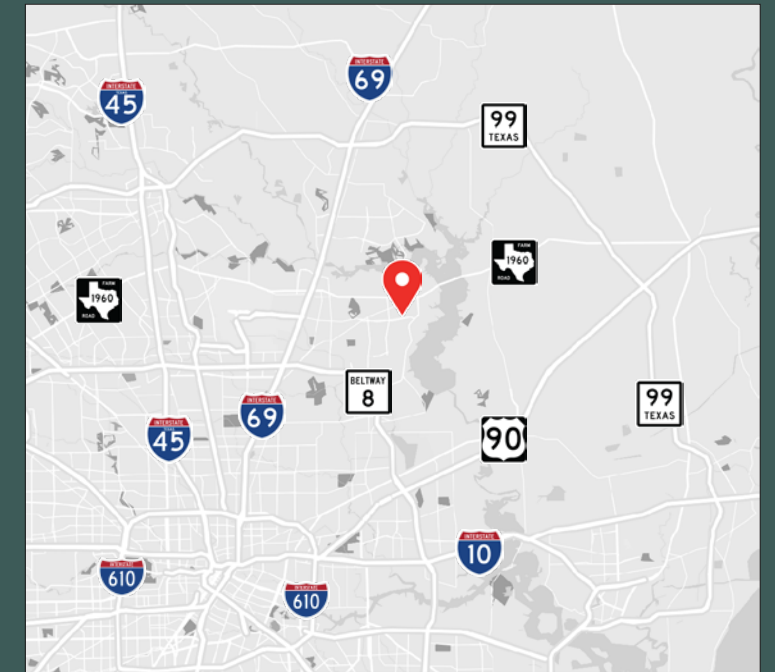


**Land for Sale:**

**±6.0 Acres**

3440 Atascocita Rd  
Humble, TX 77396



**Contact**

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# Property Features

- **PRICE:** Call for pricing
- **LOCATION:** The property is located on the south side of Atascocita Rd. approximately 1,000' west of Will Clayton Pkwy
- **SIZE:** Approximately 6.0 Acres
- **FRONTAGE:** Atascocita Rd: 365'
- **UTILITIES:** Available via Harris County MUD 278
- **SCHOOL DISTRICT:** Humble ISD
- **ACCESS:** One existing curb cut along Atascocita Rd.
- **DETENTION:** Onsite detention is likely required
- **RESTRICTIONS:** None
- **ENCUMBRANCES:** None

## DEMOGRAPHICS & TRAFFIC COUNTS

Population	
2 Miles	5 Miles
34,545	193,961
Average Household Income	
2 Miles	5 Miles
\$127,855	\$130,297
Traffic Counts	
Astacocita Rd	24,290 CPD
Will Clayton Pkwy	20,427 CPD

Source: CoStar

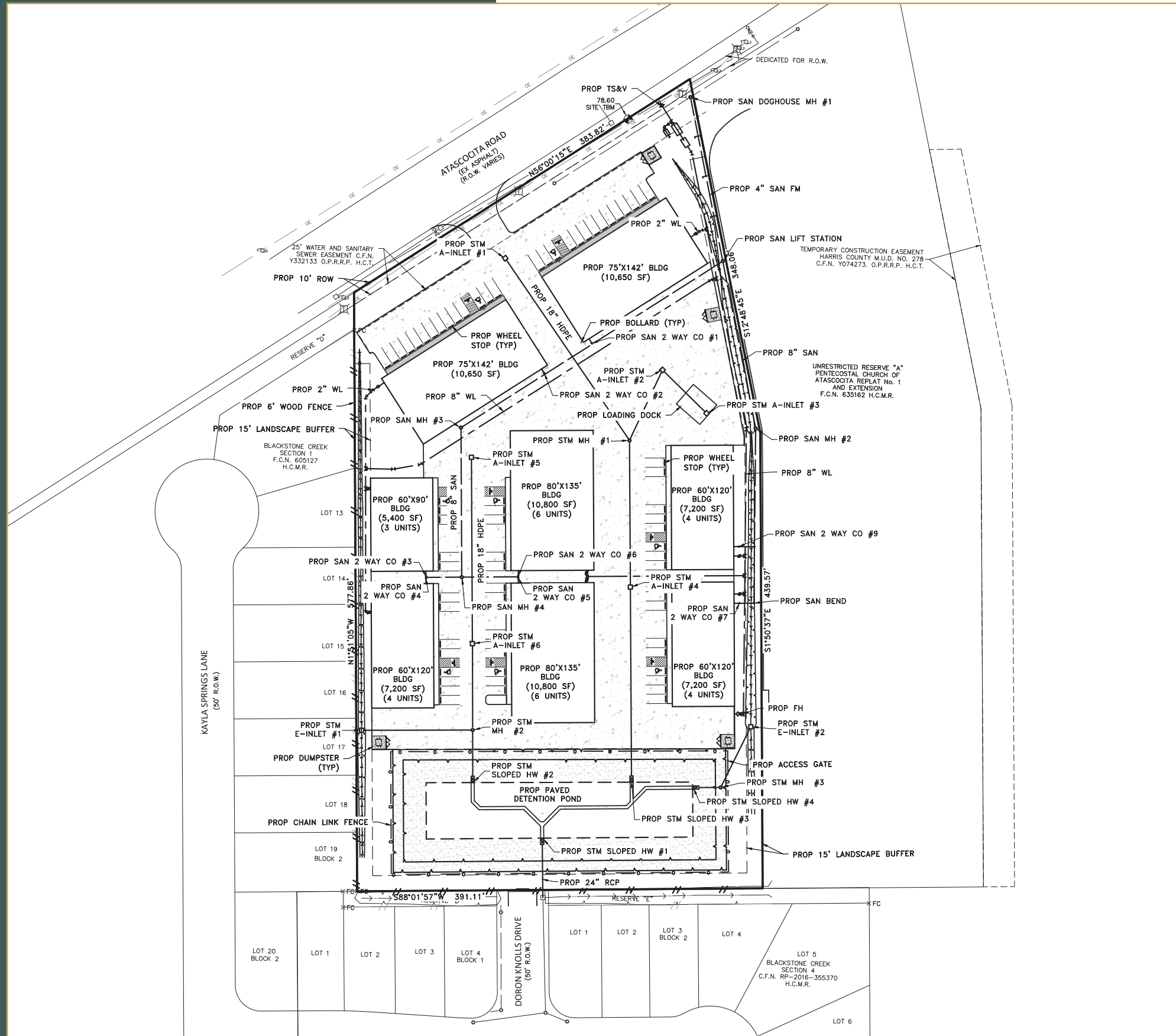


# Amenity Map & Taxes

2025 TAXES	
HUMBLE ISD	1.1052
HARRIS COUNTY	0.38096
HARRIS CO FLOOD CNTRL	0.04966
PORT OF HOUSTON AUTHY	0.0059
HARRIS CO HOSP DIST	0.18761
HARRIS CO EDUC DEPT	0.004798
LONE STAR COLLEGE SYS	0.106
HC MUD 278	0.68
HC EMERG SRV DIST 46	0.1
<b>TOTAL</b>	<b>2.620128</b>



# Site Plan & Renderings



# The Team



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