

±9.94 ACRES

FM 1960 & WELCOME LN.

HOUSTON, TEXAS

REDUCED: \$3.95 PSF



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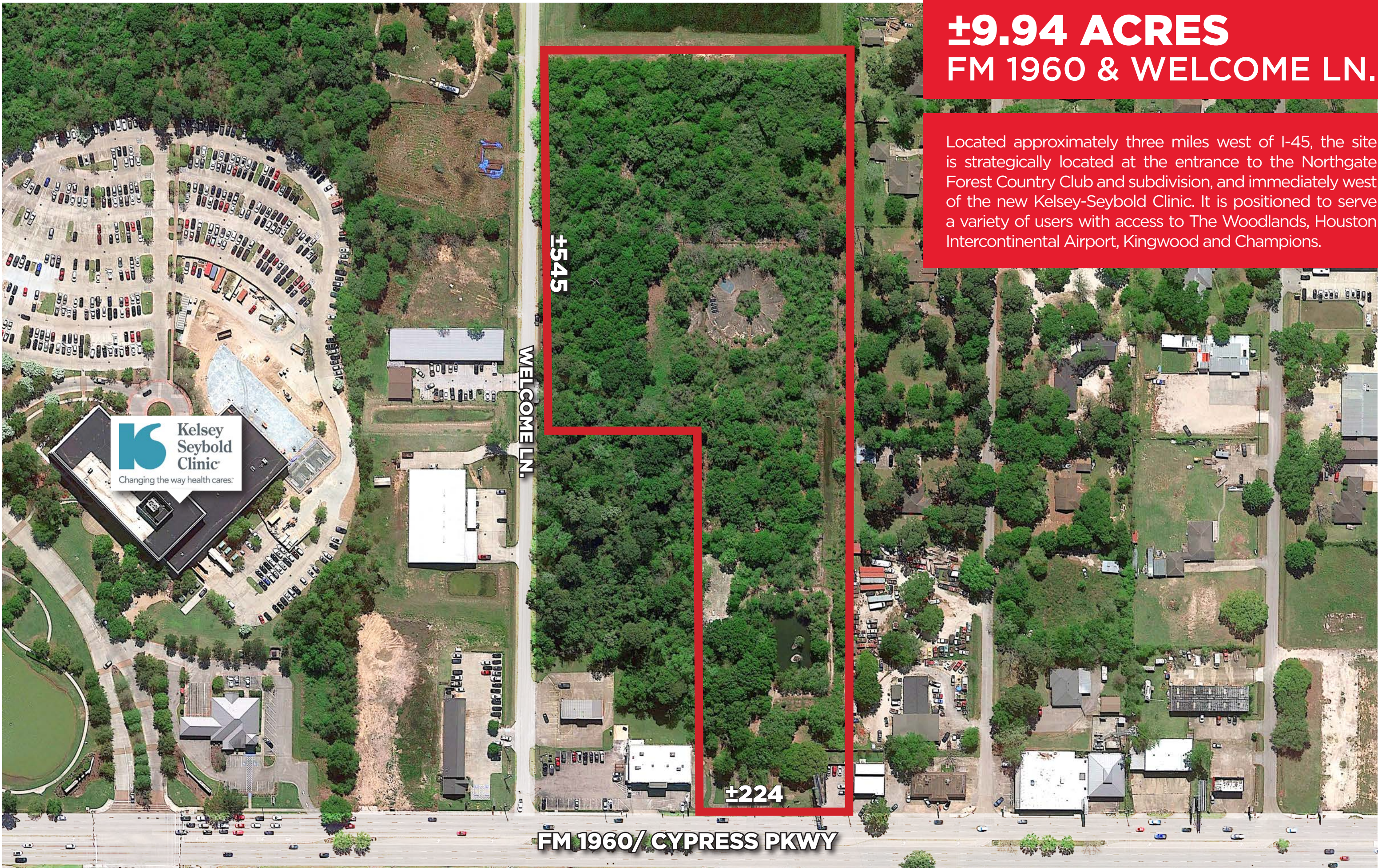
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Located approximately three miles west of I-45, the site is strategically located at the entrance to the Northgate Forest Country Club and subdivision, and immediately west of the new Kelsey-Seybold Clinic. It is positioned to serve a variety of users with access to The Woodlands, Houston Intercontinental Airport, Kingwood and Champions.



±545

WELCOME LN.

±224

FM 1960/ CYPRESS PKWY

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TC JESTER BLVD.

FM 1960/CYPRESS PKWY



WELCOME LN.



- ±9.94 acres of land, located directly on FM 1960/ Cypress Creek Parkway, the most trafficked street in Northwest Houston.
- ±224' frontage along FM 1960 and ±545' along Welcome Lane
- Traffic count: FM 1960 @ Welcome LN. - 48,598 VPD
- Spring ISD
- There are no pipelines, access or other easements bisecting the tract.
- **Nearby MUD 233 has utilities and has indicated they are willing to serve the site with a use preference that would complement the Kelsey Seybold next door.** Uses may include senior care/living, Memory Care, Nursing Facility or similar uses
- No zoning

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