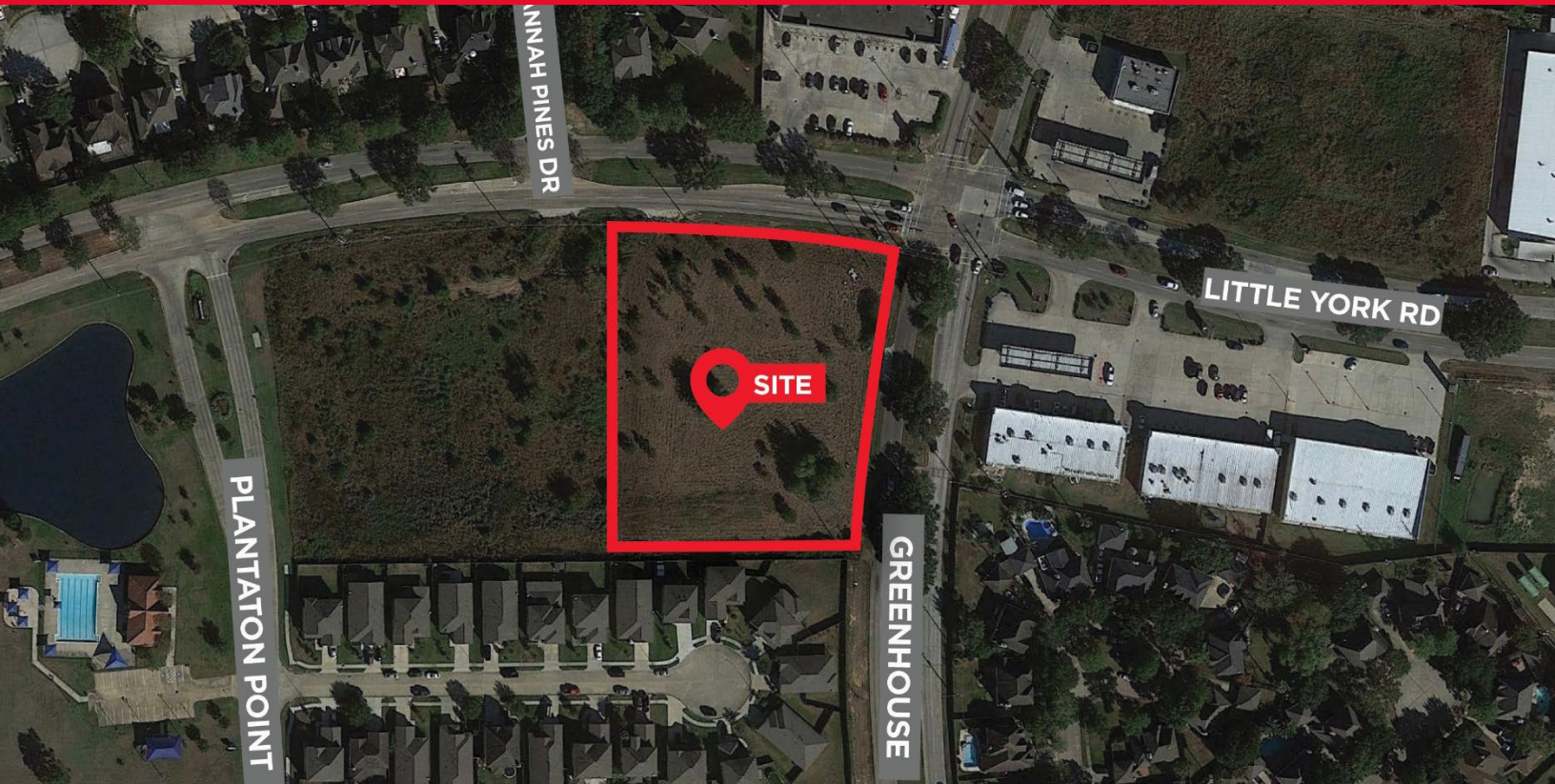


**FOR SALE**

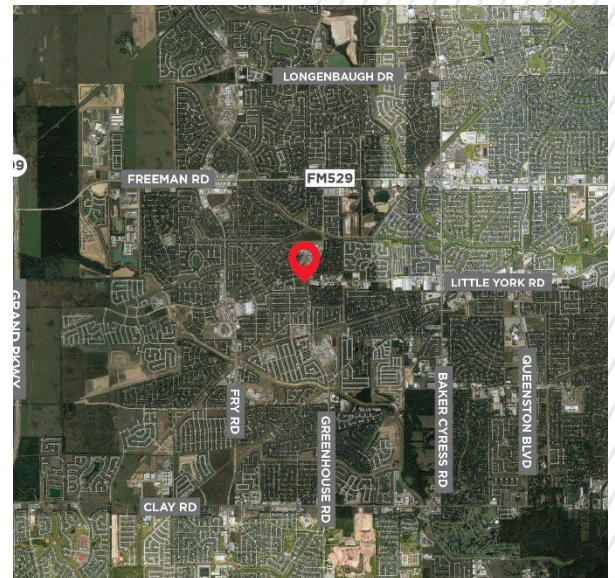
**W. Little York Rd & Greenhouse Rd.  
Katy, Texas**



**PROPERTY HIGHLIGHTS**

2.35 acres site at the corner of W. Little York Road & Greenhouse Rd. This never developed land is centrally located in Katy, Texas. The site is near multiple housing communities, including Plantation Lakes, Bear Creek, and Eagle Ranch Village. Also, two Blocks from Mc Fee Elementary and Cypress Lakes High School. Last remaining site available at this intersection..

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	102,340 SF	<b>1-MILE (POP.)</b>	27,434
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	148,537
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$69,126
<b>TRAFFIC COUNTS</b>	21,643 VPD	<b>SPACE USE</b>	Retail/Other



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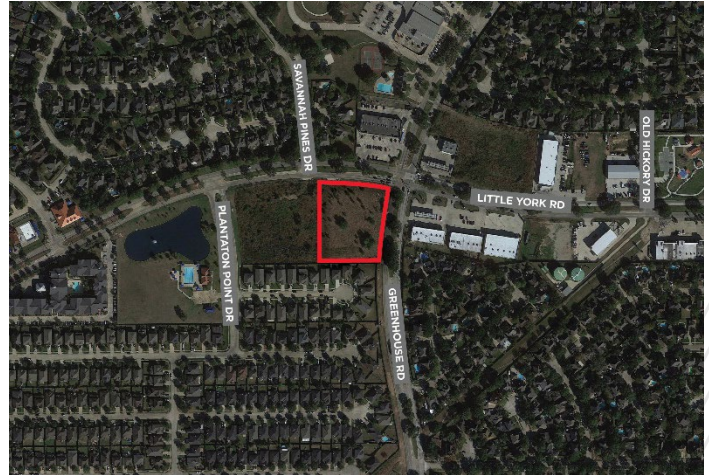


## FOR SALE

W. Little York Rd & Greenhouse Rd.  
Katy, Texas

### ADDITIONAL FACTS

- Toshiba International Incorporation, Walgreens, Kroger's, LA Fitness, Life Storage and Walmart are all in 0.5 miles from the site
- Four miles from State Highway 6
- Five miles from Grand Parkway
- Last remaining land site at this intersection



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	1382040010001
<b>2020 RE TAXES</b>	\$40,626.57
<b>ZONING</b>	X



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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