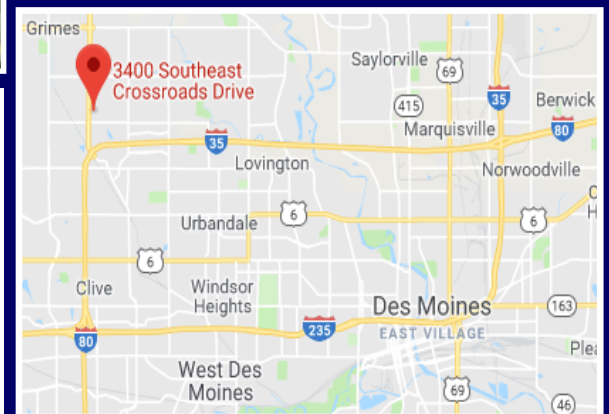


FOR SALE

Commercial / Light Industrial Land in the NE quadrant of Highway 141 and 37th Street. This ground offers the immediate opportunity for development in the highly traveled Grimes Hwy-141 corridor.

- 4 Acres
- For Sale or Build-to-Suit
- Would Consider Splitting
- Zoned M-1A (Commercial and Limited Light Industrial)
- All Utilities
- High Traffic Area: 36,400 VPD
- Improved interstate access with 100th Street interchange & Hwy-141 flyover (2020)
- City Incentives Possible

Price: \$650,000 (\$3.73/SF)



For more information please contact:

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Ryan@Siedenburg.com
www.Siedenburg.com



	1 Mile	3 Mile	5 Mile
Population	2,555	41,416	119,719
Avg. Income	\$80,593	\$118,342	\$108,236
Median Age	34.4	37.1	37.4