

# W. 34TH ST. & ANTOINE DR. LAND

HOUSTON, TX 77092

FOR SALE | GROUND LEASE | BUILD TO SUIT



# FOR SALE

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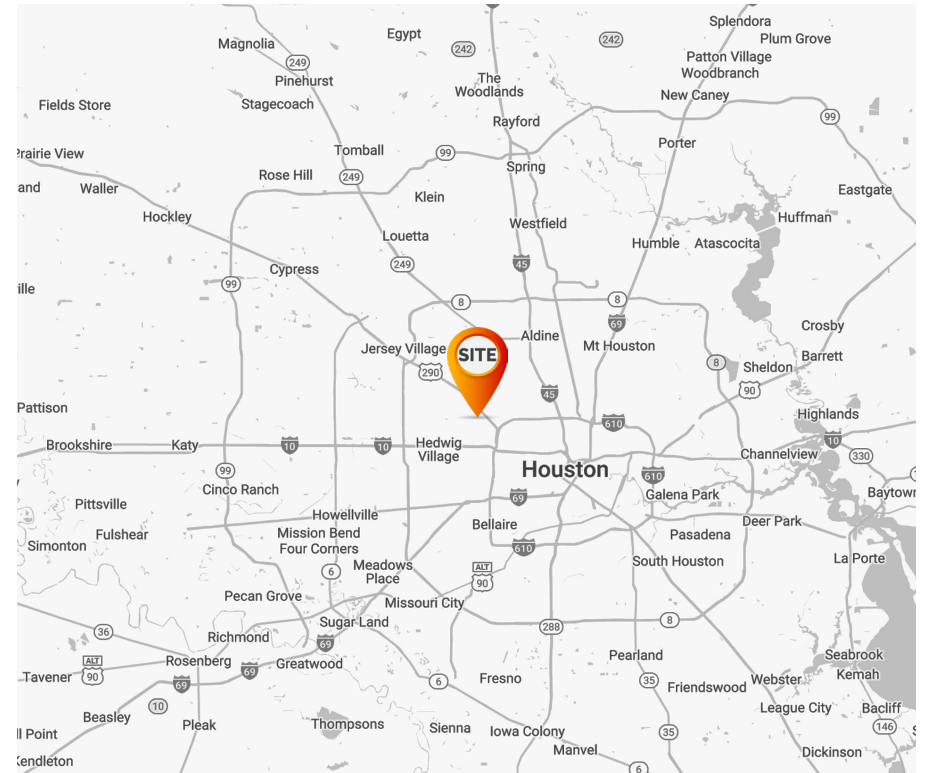
### PROPERTY INFORMATION

Located right outside of the 610 Loop and in the heart of Houston's main industrial market, this ±2.11 AC site presents the ideal opportunity for an expanding car wash, QSR, or educational brand.

Lot Size	±92,078 SF
Sale Price	\$40.00 PSF

### Property Highlights

- Delivered shovel ready with detention and utilities.
- Cross access with hard corner gas station, Star Stop.
- Excellent visibility with exposure to 24,775 VPD
- Close proximity to: Highway 290 and Interstate 610.



### Area Retailers



### Demographics

	1 Mile	3 Miles	5 Miles
Population 2022	13,535	139,225	363,225
Total Daytime Population	25,176	185,937	494,811
Average HH Income	\$66,200	\$102,300	\$118,100
Traffic Counts	24,775 vpd on W. 34th St. 32,011 vpd on Antoine Dr.		

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W. 34th St



Antoine Dr.



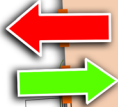
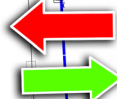
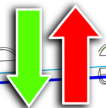
**AVAILABLE  
LAND**  
**±2.11 AC**  
**±92,078 SF**

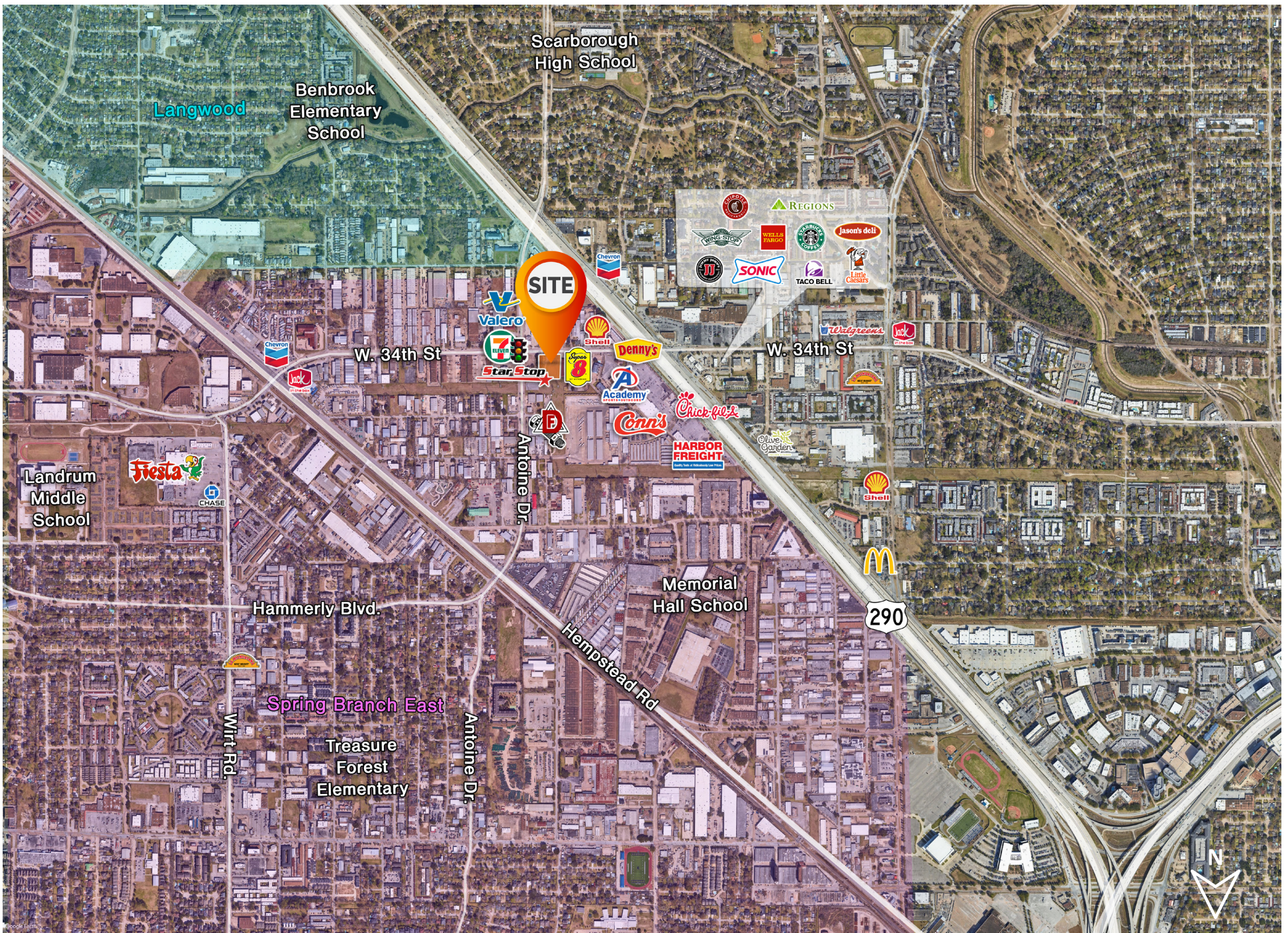
287.20'

278.40'

323.02'

268.05'





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