

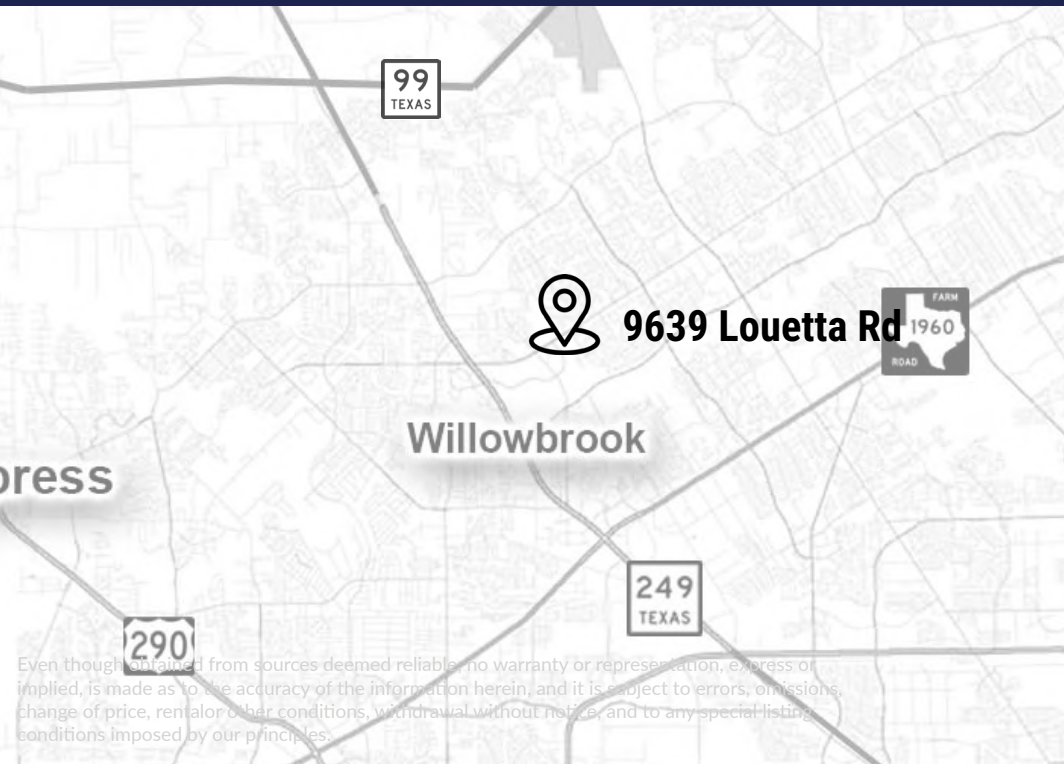
# 9639 Louetta Road

Spring, Tx 77379

For Sale



# NEWCOR



## Versatile Land

**Acreeage:** ±5.022 acres

**Uses:** Office Condos, Storage Facility, or Retail

**Traffic Counts:** 35,857 VPD (Louetta)

83,000 VPD (Hwy 249)

**Price:** \$11.50/SF

**Additional 8 acres also available**

## Features:

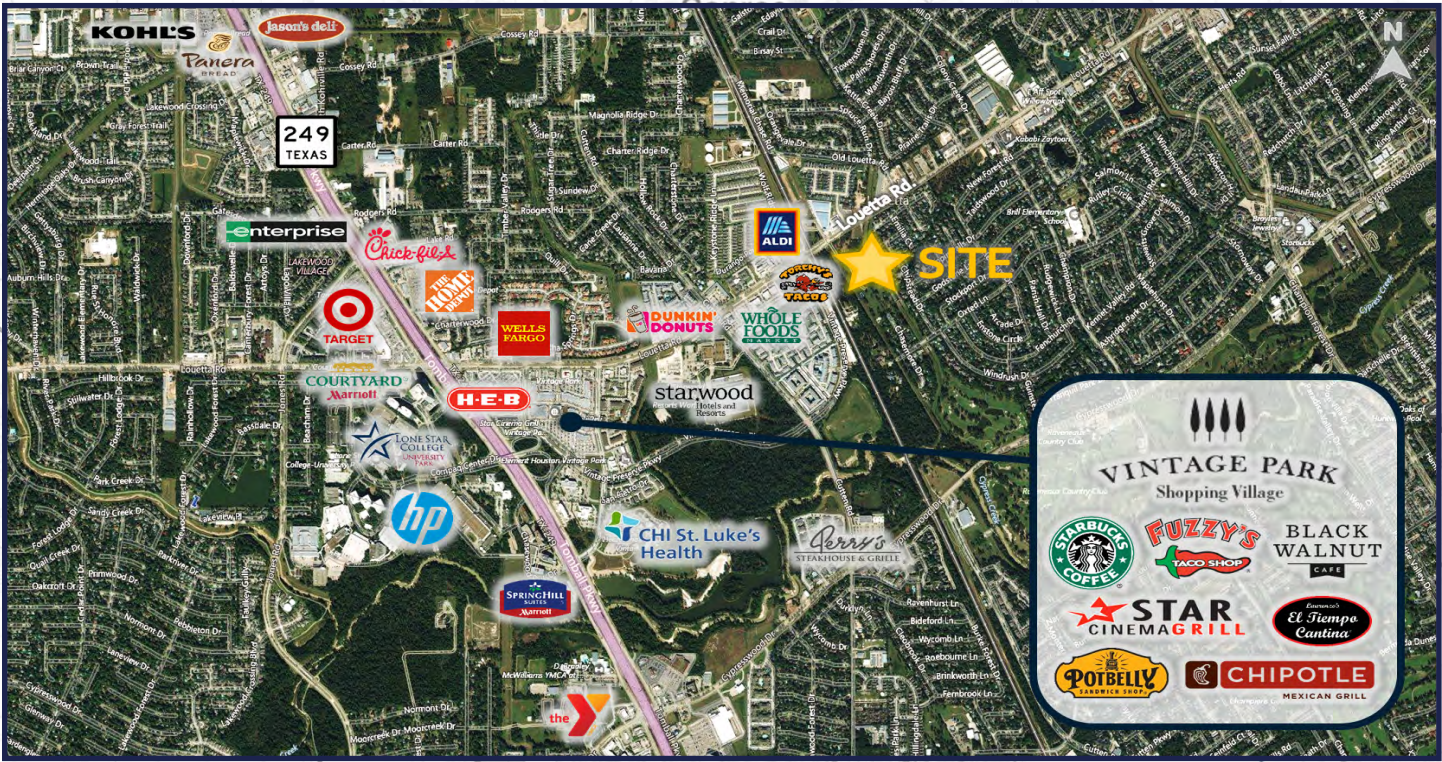
- Entire tract outside flood plain
- Located just off Louetta Rd., near Champion Forest Dr., and State Highway 249
- Centrally located in Spring with short commute to Grand Parkway (99), The Woodlands, and Downtown Houston

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For Sale



**VINTAGE PARK Shopping Village**

- STARBUCKS COFFEE
- FUZZY'S TACO SHOP
- BLACK WALNUT CAFE
- STAR CINEMAS GRILL
- El Tiempo Cantina
- POTBELLY
- CHIPOTLE MEXICAN GRILL



±8 Acres Also Available

±5 Acres

**For Sale**



| 2023 Demographics |           |           |           |
|-------------------|-----------|-----------|-----------|
|                   | 1-Mile    | 3-Mile    | 5-Mile    |
| Population        | 15,133    | 103,675   | 276,136   |
| Households        | 5,964     | 41,249    | 102,411   |
| Avg. HH Income    | \$109,546 | \$112,105 | \$109,132 |

