

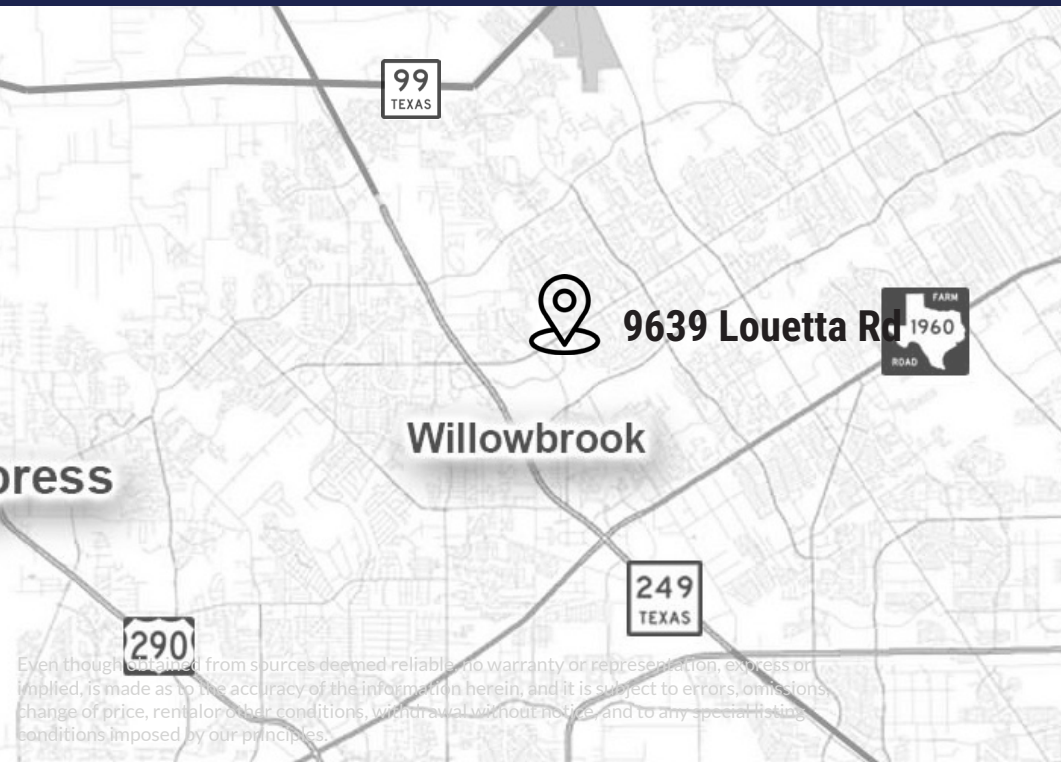
9639 Louetta Road

Spring, Tx 77379

For Sale



NEWCOR



Versatile Land

Acreage: ±5.022 acres

Uses: Office Condos, Storage Facility, or Retail

Traffic Counts: 35,857 VPD (Louetta)
83,000 VPD (Hwy 249)

Price: \$1,742,400 (\$8.50/SF)

Additional 8 acres also available

Features:

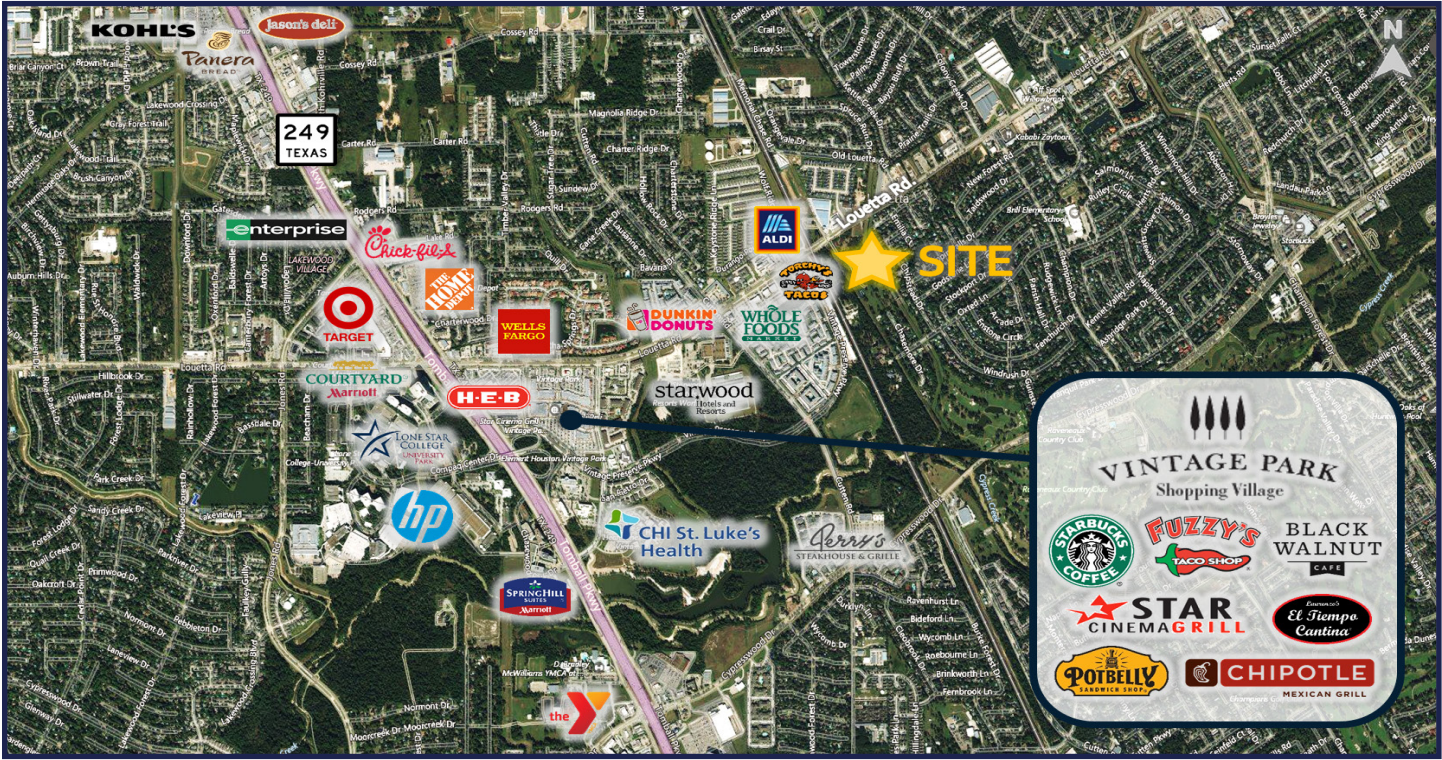
- Entire tract outside flood plain
- Located just off Louetta Rd., near Champion Forest Dr., and State Highway 249
- Centrally located in Spring with short commute to Grand Parkway (99), The Woodlands, and Downtown Houston

Ryan Dierker
ryan@newcorcre.com
281.210.2484

Newcor Commercial Real Estate
281.210.3090
newcorcre.com

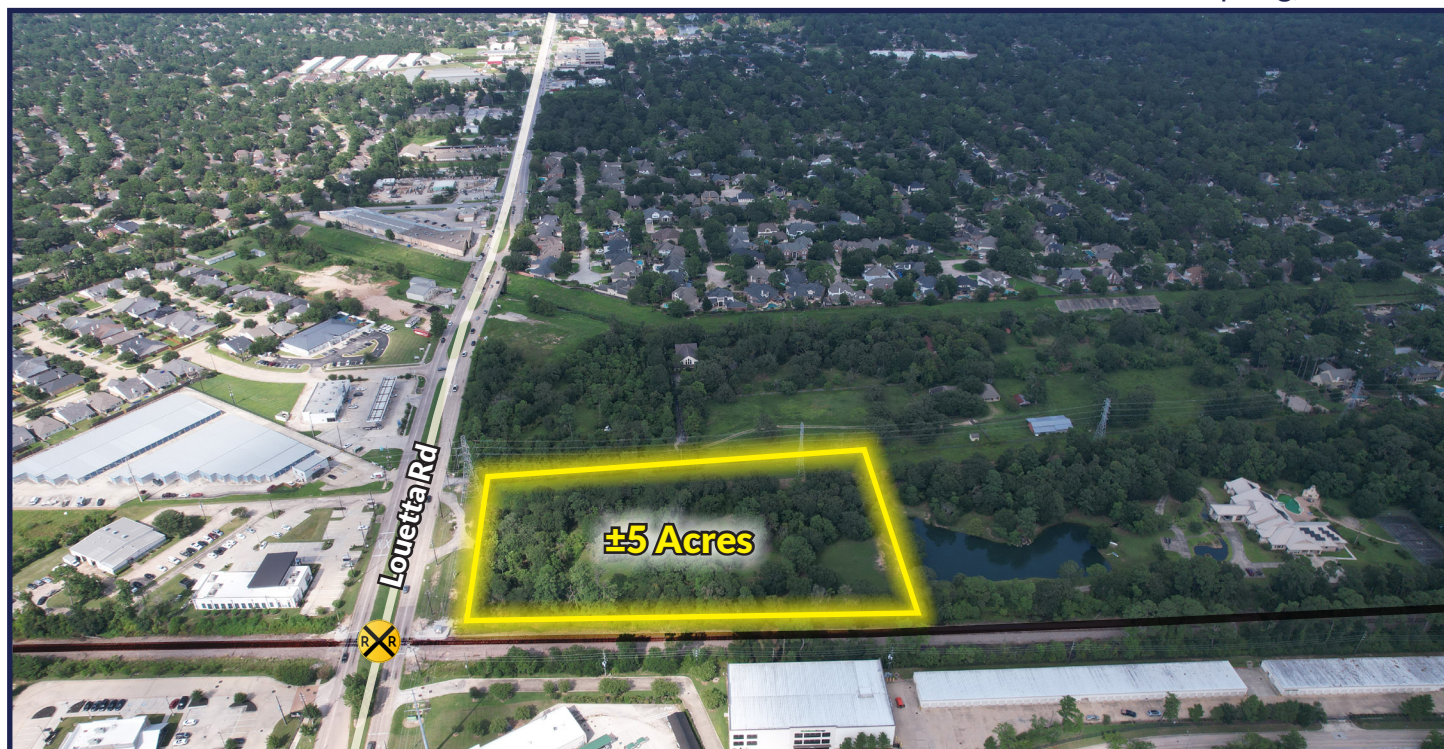
Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

For Sale



For Sale

9639 Louetta Rd.
Spring, Tx 77379



2024 Demographics			
	1-Mile	3-Mile	5-Mile
Population	14,096	101,398	270,354
Households	5,566	38,595	95,689
Avg. HH Income	\$105,203	\$108,681	\$109,490

