

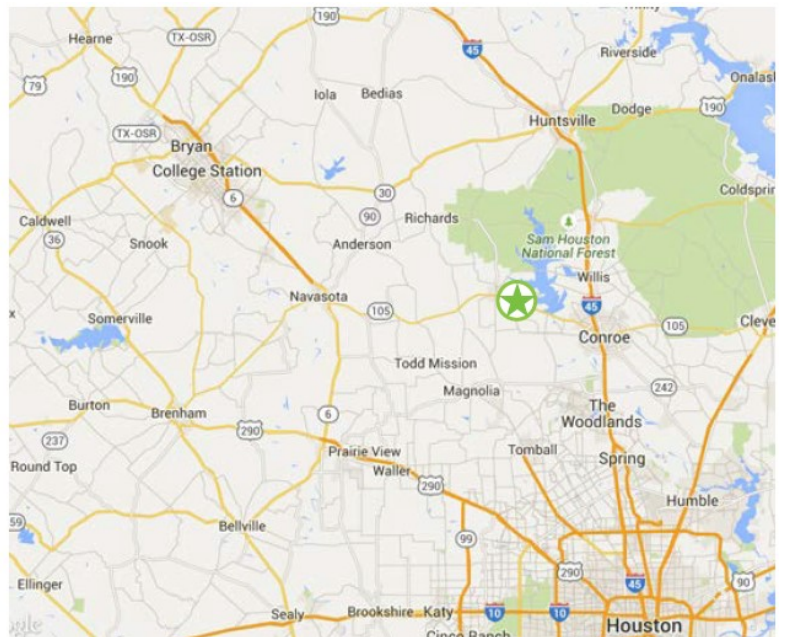
18.8 Acres - Land Opportunity - Available for Purchase

Highway 105 @ Walden, Montgomery , TX



PROPERTY HIGHLIGHTS

- + Zoned Commercial, Restricted Reserve B
- + \$4,500,000 (\$5.50 PSF) center
- + Drainage & Utilities in Place (Water, Sewer) designated to Stanley Lake MUD
- + On Site Detention
- + Not Located in Flood Plain with 95.2% of Site Cleared and Not Located in Potential Wetlands Area



C H C Investments, LLC

Camille H. Chehayeb; CPM , CCIM or Ramsey Chehayeb

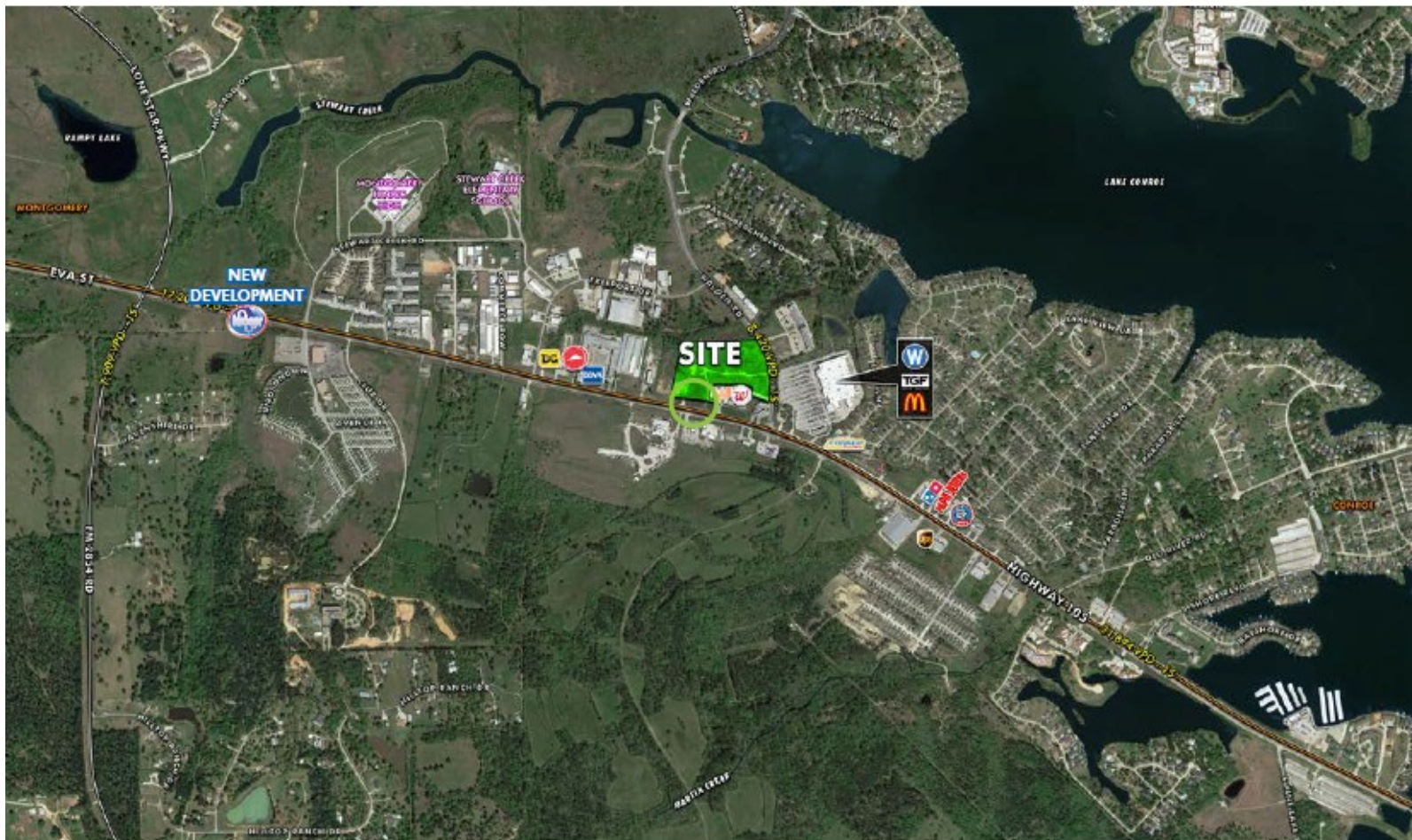
15118 FM 2100; PO BOX 442, Crosby, Texas 77532 Tel: (281) 328 - 6108 Fax: (281) 328 -1865

Email us at : camille@chcinvestments.com



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Area Demographics		
	Population	Average HH Income
1 Mile	3,047	\$120,099
3 Mile	18,026	\$125,516
5 Mile	32,545	\$127,396

Traffic Counts	
Hwy 105 East of Walden Road	33,229 cpd
Hwy 105 West of Walden Road	19,505 cpd
Walden Road going North from Hwy 105	19,171 cpd

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