

**FOR SALE**



**1.38 +/- ACRES**  
**OFFICE & MEDICAL LAND**

**12734 Cutten Road, just south of FM 1960**  
**Houston, Texas 77066**

**\$902,000 (\$15.00 psf)**

- 224'+/- of frontage on Cutten Road
- Restricted for office & medical building use only
- In the Willowbrook Mall regional office/medical/retail/restaurant shopping area
- Shovel ready site with existing utilities to the tract, not in the flood plain and has offsite detention capacity
- Excellent visibility with high traffic volumes
- Close to the Hwy 249 and Beltway 8 for easy access to the greater Houston area

*For More information, please contact:*

Brad Dill

[bdill@bdrealty.com](mailto:bdill@bdrealty.com)

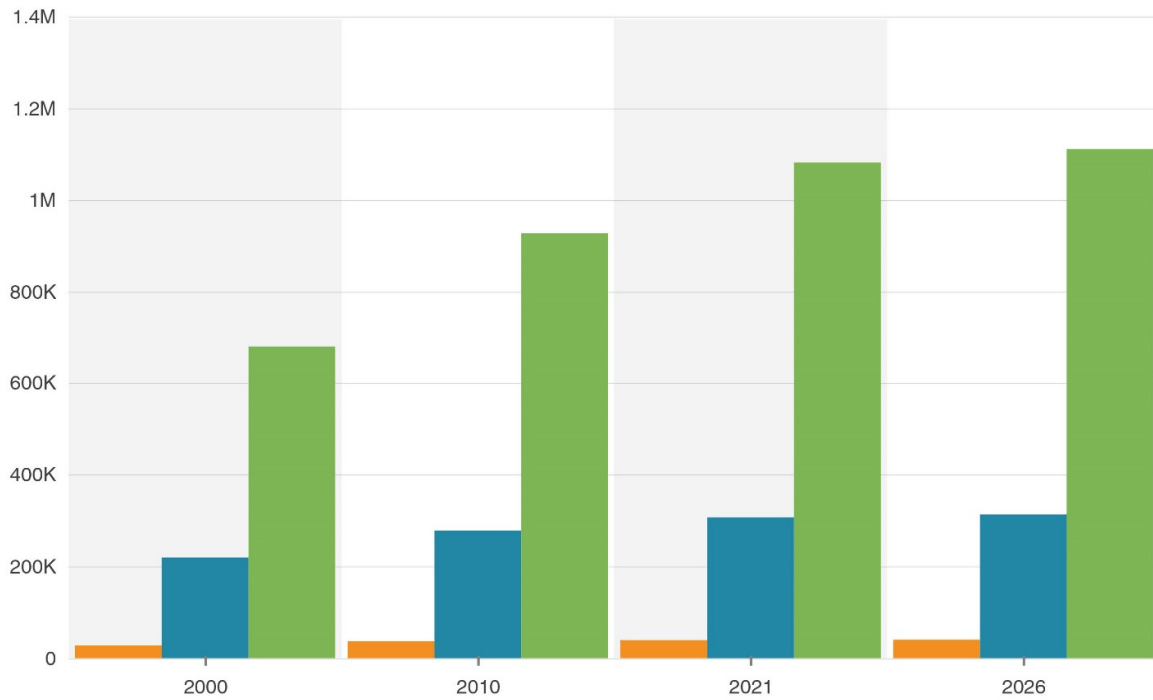
**(281) 272-2560**

BD Realty Advisors, L.L.C., Broker, 5010-F Louetta Road #543, Spring, Texas 77379 [www.bdrealty.com](http://www.bdrealty.com)

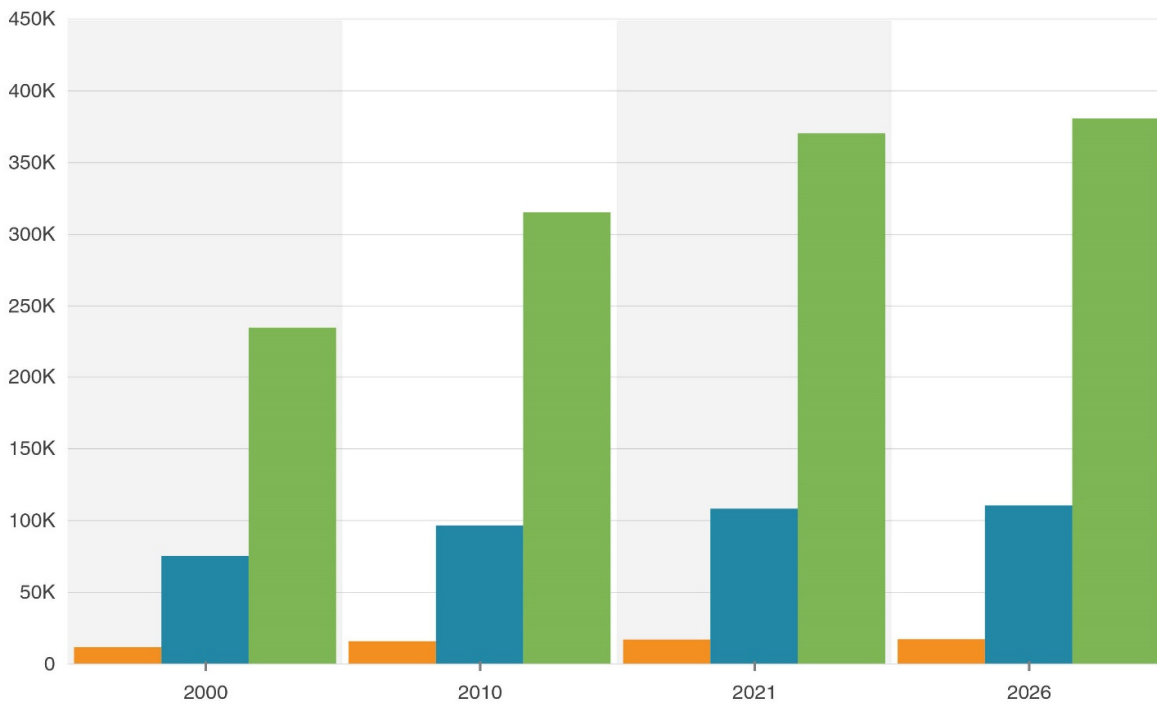
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# Demographics

Population



Households

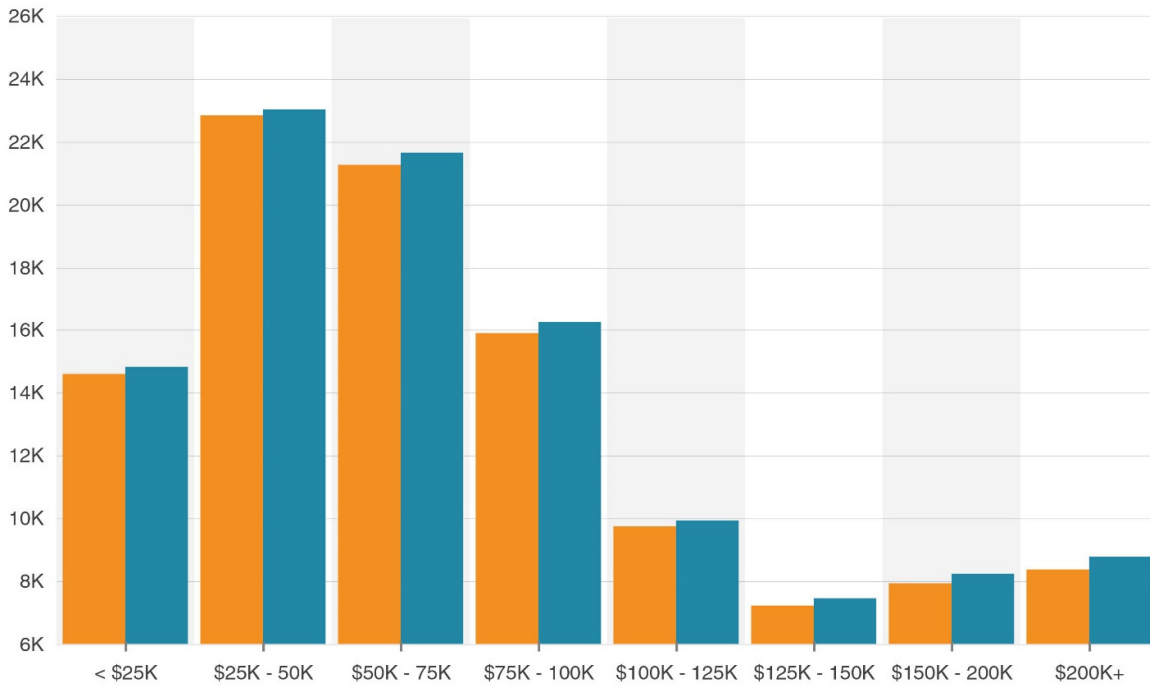


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Household Income

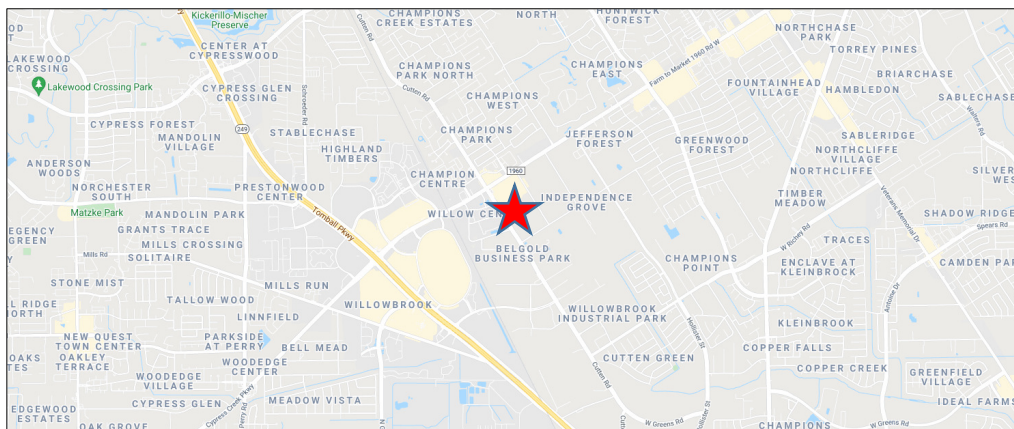
Currency: USD (\$)



**Traffic**

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Vol</u>	<u>Year</u>	<u>Distance</u>
Cutten Road	Southeast of FM 1960	17,493	2018	0.38 mi
FM 1960	Bammel Road	46,712	2018	0.48 mi

Obtained from CoStar – TrafficMatrix Products



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**HARRIS COUNTY ESD 29  
Champions Emergency Services District**

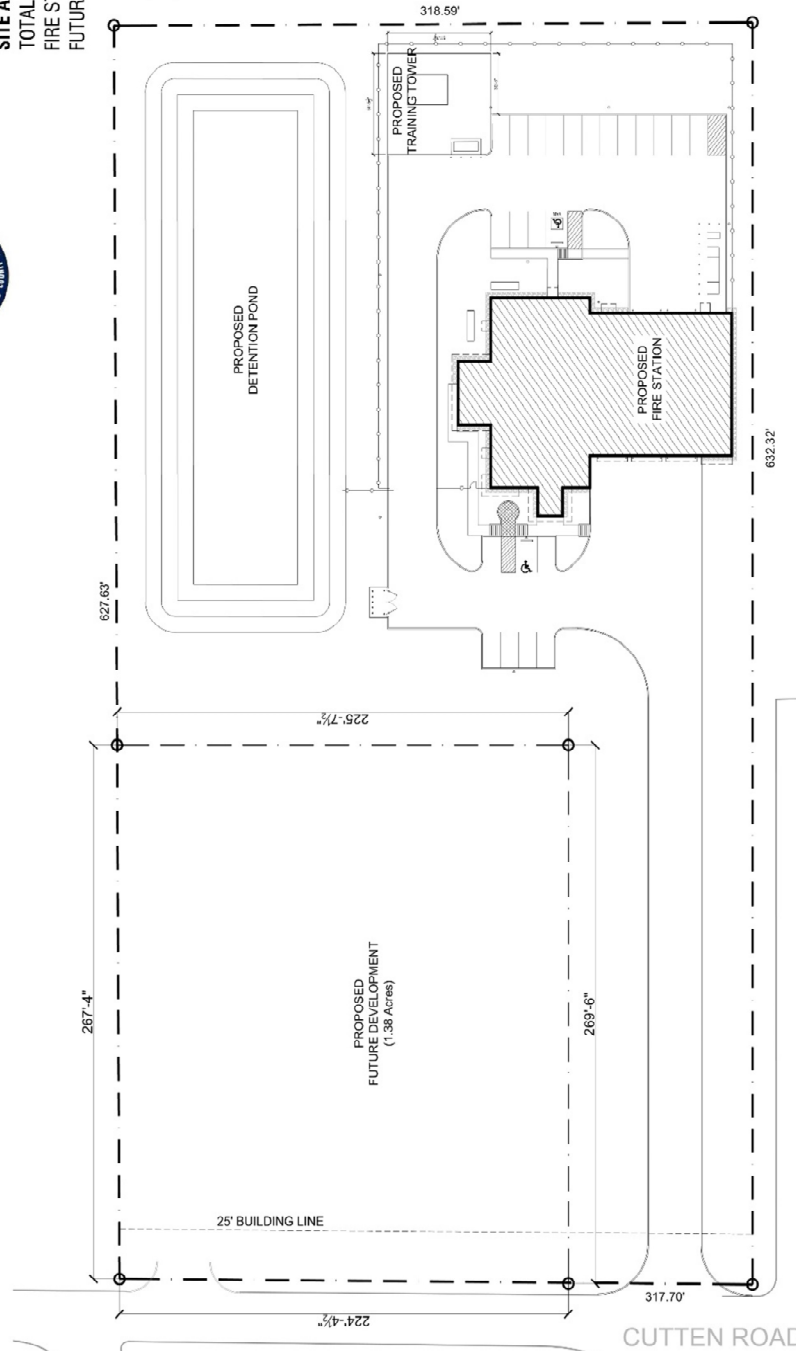
**SITE AREAS:**

TOTAL SITE - 4.59 ACRES (200,069 S.F.)  
FIRE STATION - 3.21 ACRES (139,848 S.F.)  
FUTURE DEVELOP. - 1.38 ACRES (60,221 S.F.)

**SITE PLAN LEGEND:**

— PROPERTY BOUNDARY  
— EASEMENT

**EASEMENTS:**  
25' BUILDING LINE EASEMENT



**FUTURE DEVELOPMENT LAYOUT**  
SCALE = N.T.S. / 04.10.2020



**Sketch is Approximate**

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