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Ardent
Commercial Realty Group

Commercial Land For Sale:

**Fuqua and Monroe
Houston, TX 77075**

Size and Price

- +/- 8.68 acres
- \$4.00/sqft

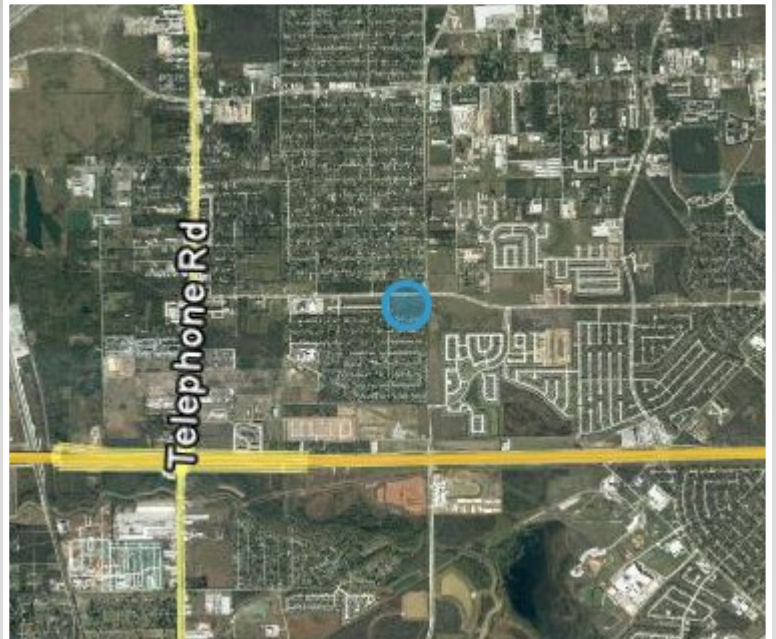
Property Highlights

- Located at the intersection of Fuqua and Monroe.
- Just one mile north of Beltway 8.
- Ideal site for medium sized apartment community!
- Water and sewer capacity will support over thirty units per acre.
- Seller may reduce price if the hard corner is retained by the seller.
- No zoning!
- *Update: Monroe is now being paved to connect with Beltway 8! This will greatly increase traffic at and around the intersection!*

Demographics

- Total Daytime Population (2008)
 - 1 mile radius: 7,692
 - 3 mile radius: 51,595
 - 5 mile radius: 162,950
- Average Household Income (2008)
 - 1 mile radius: \$59,179
 - 3 mile radius: \$59,651
 - 5 mile radius: \$58,375
- Total Housing Units (2000)
 - 1 mile radius: 2,198
 - 3 mile radius: 19,667
 - 5 mile radius: 67,079

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