

**30.33 AC LAND**

**1639 COUNTRY OAKS DR, CROSBY, TX 77532**

**FOR SALE**



Carlos Iglesias  
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8245 North Fwy Bldg A Houston, TX 77037

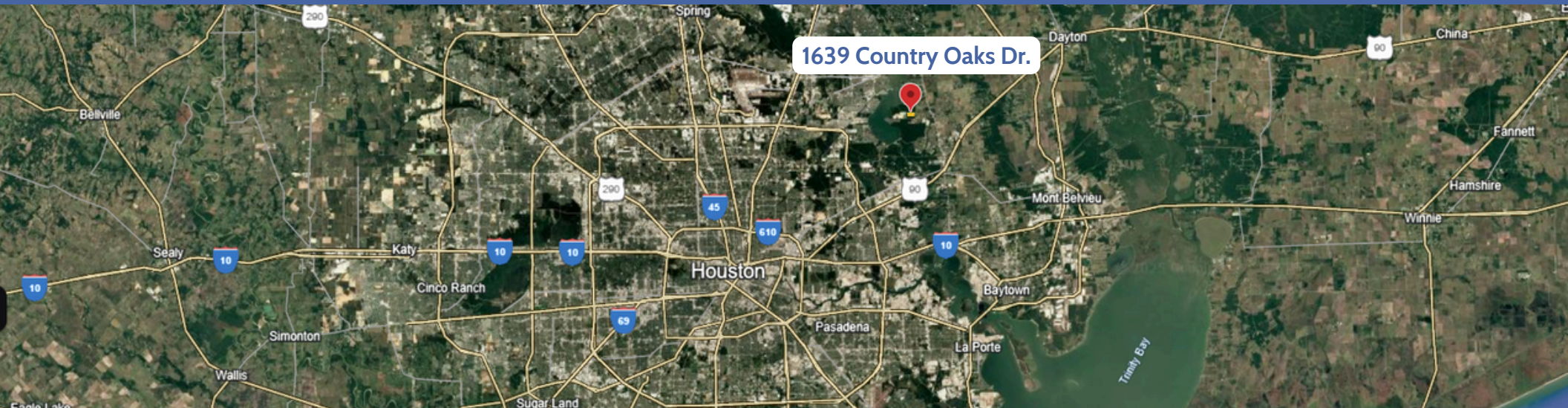




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## PROPERTY DESCRIPTION

This 30-acre property is situated in a rapidly growing area, witnessing an influx of new developments across various sectors.

Formerly a private ranch, this expansive land is well-suited for subdivision projects, industrial developments, or recreational uses.

## PROPERTY HIGHLIGHTS

**Strategic Location:** Nestled in Crosby, a dynamic community characterized by ongoing residential and commercial growth, this property offers significant potential for investment and development.

**Investment Potential:** As Crosby continues to grow, this land represents a rare opportunity to invest in one of the region's most promising areas for development and appreciation. Don't miss the chance to be part of Crosby's exciting future with this exceptional land offering.

## OFFERING SUMMARY

Sale Price	\$3,000,000
Property Type	Undeveloped Land
Lot Size	30.33 Acres

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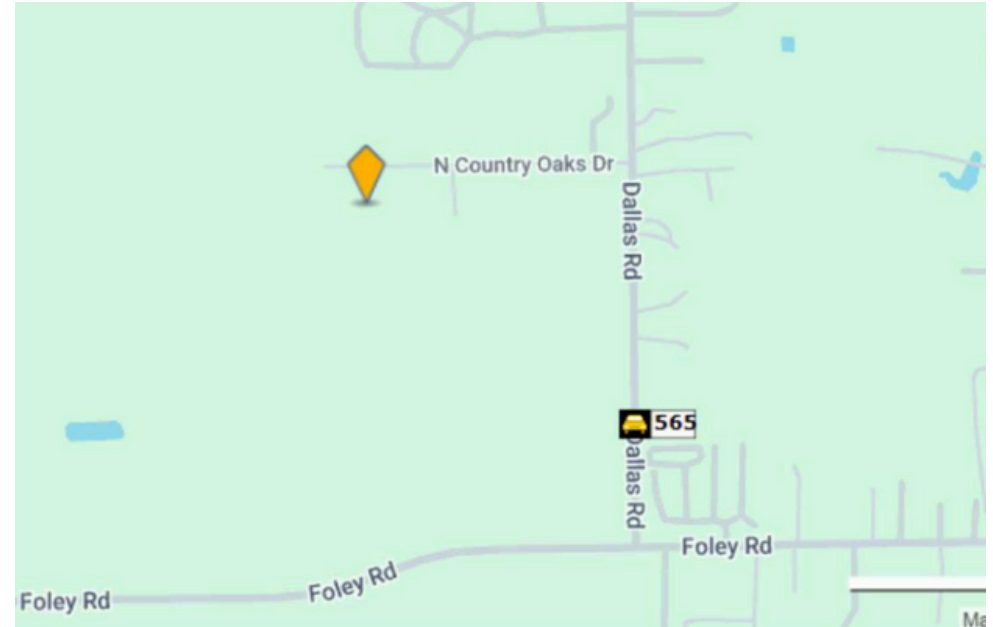
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## DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	684	79,698	327,258
2024 Estimate	682	76,924	315,775
2020 Census	717	71,559	298,014
Households			
2029 Projection	250	26,604	106,974
2024 Estimate	249	25,726	103,442
2020 Census	264	24,165	98,462
Avg HH Income	\$91,751	\$124,609	\$110,762



## TRAFFIC STATISTICS

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Dallas Rd	Country Oaks Dr	0.37 N	2022	565	MPSI	.24

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