

# For Sale 1.8+ ACRES

## LOUETTA & INTERSTATE 45

**SIZE:**

1.8 +Acres

**ASKING PRICE:**

\$1,255,000 (\$16.00 psf)

**LOCATION**

North line of Louetta at I-45  
North frontage road.

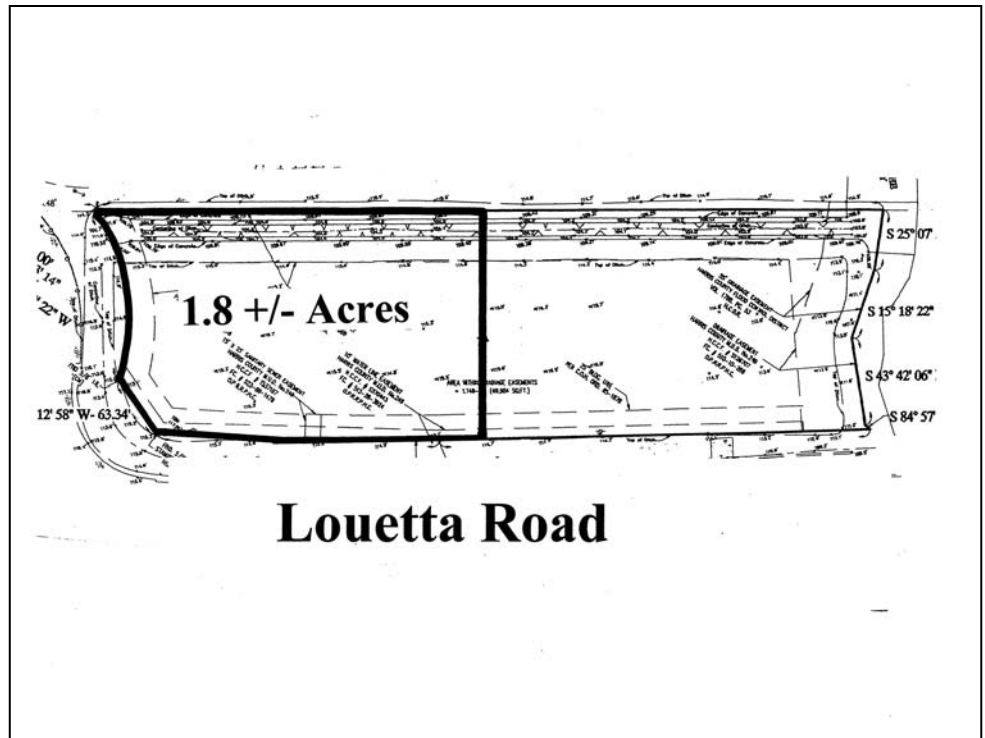
Key Map 292T

**FRONTAGE**

± 335' Louetta  
± 225' of Depth

**GENERAL INFORMATION**

Great retail or commercial site. Seller will sub-divide the tract, price will be based on size and location of tract. Utilities provided by MUD 249, utilities lines run along south property line. Seller has utility commitment from MUD. HCFC ditch runs along back and east end of tract, TSARP maps show drainage ditch areas to be in 100 year flood plain. No on-site detention required. Seller has current survey, topo and phase one for tract.



For Information Contact:  
**Reliant Commercial**  
[www.reliantcommercial.com](http://www.reliantcommercial.com)

Tom Bell  
OR

Steve Jarnigan

713-974-7575

FAX 713-975-0876



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REAL ESTATE SERVICES

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