

# **±9.94 ACRES**

## **FM 1960 & WELCOME LN.**

**HOUSTON, TEXAS**

**REDUCED: \$3.95 PSF**



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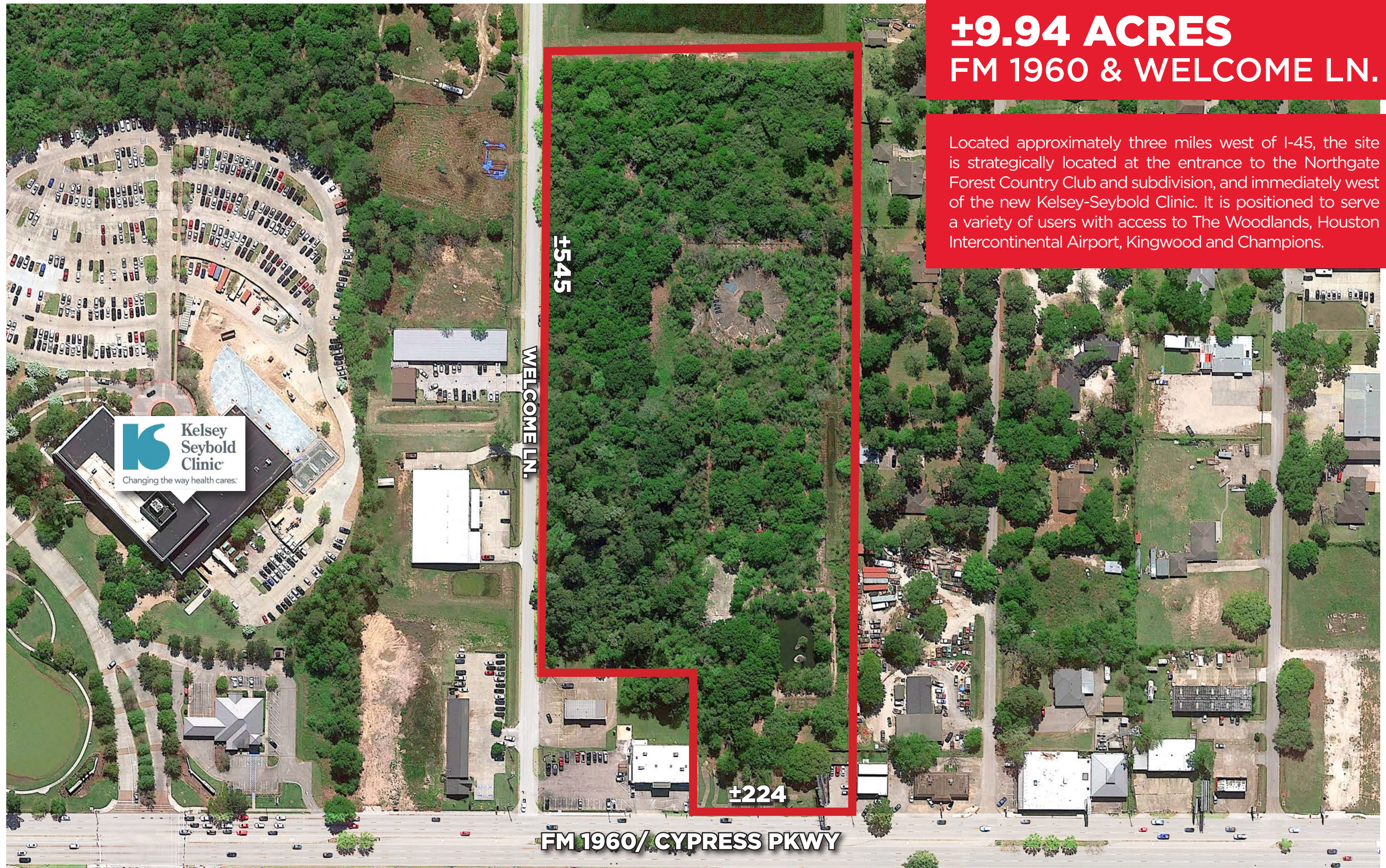
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Located approximately three miles west of I-45, the site is strategically located at the entrance to the Northgate Forest Country Club and subdivision, and immediately west of the new Kelsey-Seybold Clinic. It is positioned to serve a variety of users with access to The Woodlands, Houston Intercontinental Airport, Kingwood and Champions.





# 2025 GREATER HOUSTON MARKETPLACE

## WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

4th Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

55M sq ft

of Class A space

160k

Business establishments

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

## DEMOGRAPHICS

(within 3 miles of Welcome Ln and FM 1960, Houston, TX)



135,691

2025 Total Population



\$94,583

2025 Average Household Income



\$308,949

2025 Average Home Value

## MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY



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**TC JESTER BLVD.**

**FM 1960/CYPRESS PKWY**



**WELCOME LN.**



- ±9.94 acres of land, located directly on FM 1960/ Cypress Creek Parkway, the most trafficked street in Northwest Houston.
- ±224' frontage along FM 1960 and ±545' along Welcome Lane
- Traffic count: FM 1960 @ Welcome LN. - 48,598 VPD
- Spring ISD
- There are no pipelines, access or other easements bisecting the tract.
- **Nearby MUD 233 has utilities and has indicated they are willing to serve the site with a use preference that would complement the Kelsey Seybold next door.** Uses may include senior care/living, Memory Care, Nursing Facility or similar uses
- No zoning

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