

BELTWAY
8

112,064 VPD

INTERSTATE
59

211,409 VPD

QT QuikTrip
Travel Center

Aldine Bender Rd

SITE



LAND FOR SALE **+39,341 SF**

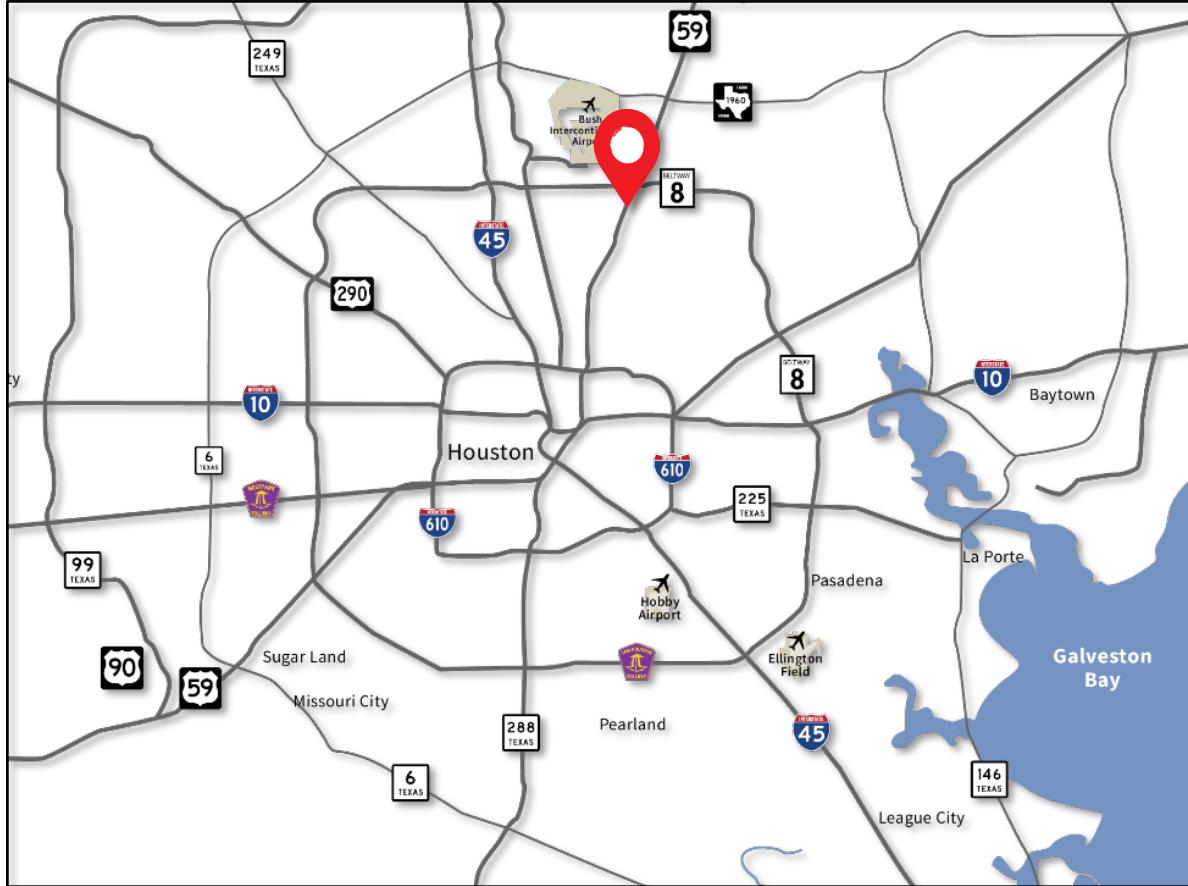
6306 ALDINE BENDER ROAD | HUMBLE, TX 77396

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AREA LOCATION

± 39,341 SF | 6306 ALDINE BENDER ROAD | HUMBLE, TX 77396  2



Location

The property is located at the SEQ of Aldine Bender Road and HWY 59, Humble, TX 77396

Size

±39,341 SF

Highest & Best Use

Retail, QSR, Hospitality, and Storage

Access & Visibility

Highly visible along HWY 59 with easy on/off access

Floodplain

Not in 100-year or 500-year floodplain

Utilities

Utilities available through the City of Houston

Price

\$599,000

Neighboring Humble and Aldine!

	1-mile	3-miles	5-miles
Estimated Population	9,554	60,618	143,180
Household Income	\$52,403	\$68,920	\$63,299
Number of Households	3,122	18,428	41,752
Median Age	27.5	30.0	30.6



US 59, south of Aldine Bender

Traffic Counts	211,409 VPD
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Beltway 8, north of Aldine Bender

Traffic Counts	112,064 VPD
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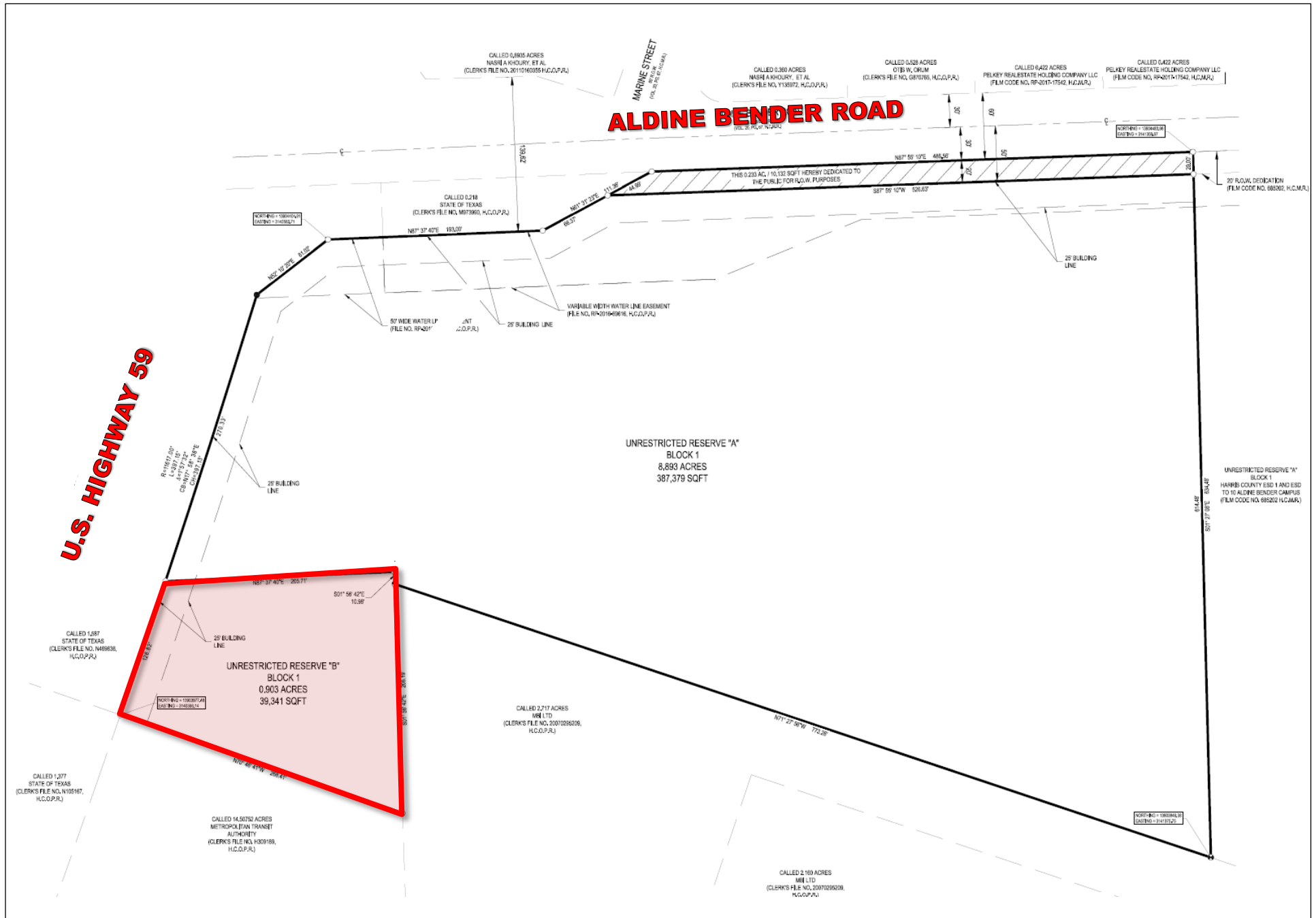
PROPERTY AERIAL

± 39,341 SF | 6306 ALDINE BENDER ROAD | HUMBLE, TX 77396



PROPERTY SURVEY

+ 39,341 SF | 6306 ALDINE BENDER ROAD | HUMBLE, TX 77396



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