

UNRESTRICTED LAND

FOR SALE

6010 ADDICKS SATSUMA ROAD
HOUSTON, TX 77084

Langham Creek

Addicks Satsuma Rd

N

SIZE

±9.96 ACRES

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6010 ADDICKS SATSUMA ROAD

PROPERTY OVERVIEW

An exceptional opportunity exists to acquire a significant land holding at 6010 Addicks Satsuma Road in the rapidly expanding Northwest Houston corridor. This cleared, approximately 10-acre parcel offers direct frontage and strategic connectivity with excellent access to major thoroughfares including I-10, Highway 6, and Beltway 8. Positioned in a high-growth area with increasing commercial demand, the unrestricted site is well-suited for a variety of developments, such as industrial or commercial projects. With limited availability of large tracts in the vicinity, this property represents a prime investment for developers, owner-users, or investors seeking long-term appreciation in a dynamic market. The property is surrounded by expanding residential and commercial development, fueling strong demand for flexible land.

HIGHLIGHTS

-  ±9.96 ACRES OF LAND FOR SALE
-  DRAINAGE ENGINEERING COMPLETED
-  DUE DILIGENCE DOCUMENTS AVAILABLE FOR STORAGE DEVELOPMENT
-  SITE HAS BEEN BACKFILLED
-  CLOSE PROXIMITY TO HIGHWAY 6 AND W LITTLE YORK
-  ON-SITE DETENTION IN PLACE
-  CONTACT BROKER FOR PRICING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2026 Total Population	19,835	115,026	273,717
2026 Average Home Value	\$277,991	\$345,148	\$333,441
2026 Average Household Income	\$104,367	\$125,017	\$121,128
2026 Median Age	34.8	36.9	36.0

COMMUNITY & UTILITY INFORMATION

Tax Rate	2.252%
Utilities	Harris County MUD No. 102
School District	Cypress-Fairbanks ISD
Schools	Horne Elementary School Truitt Middle School CyFalls High School



Concord Bridge
North

Concord Bridge

Georgetown Colony

Jamestown
Colony

Savannah
Estates

Addicks Satsuma Rd

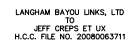
Concord Colony

N

6010 ADDICKS SATSUMA ROAD

AERIAL VIEW





CONTACT US

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