



12.2306 ACRES (532,765 SF)

FOR  
SALE

REDEVELOPMENT/  
CHURCH OR  
SCHOOL USER  
OPPORTUNITY

17700 CLAY ROAD,  
HOUSTON,  
TX 77084



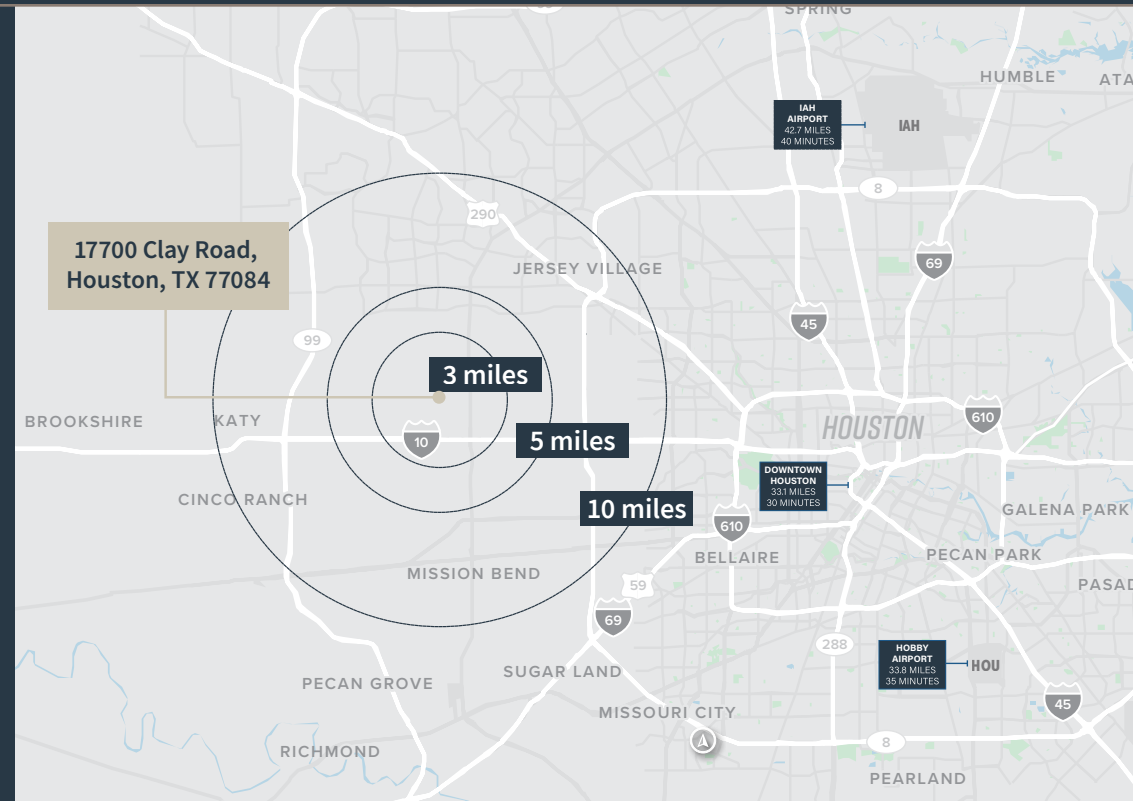
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# SITE FEATURES

- Barker Cypress MUD directly adjacent to the West
- Parcel #0480150000030
- Outside of all flood plains (did not flood during Harvey)
- Street frontage: Clay Road - 537'
- 18,000 SF church on site (partially mezzanine)
- Currently well and septic
- No known use restrictions
- 2025 Mill rate: (1.840659%)
- Located within Harris County
- Asking price: Reach out to broker



## DEMOGRAPHICS

|                                            | 1 miles    | 3 miles    | 5 miles    |
|--------------------------------------------|------------|------------|------------|
| Total population                           | 8,522      | 121,976    | 316,387    |
| Total households                           | 2,948      | 39,662     | 104,724    |
| 2025 Median household income               | \$103,286  | \$81,773   | \$87,758   |
| Traffic counts (Clay Rd at Queenston Blvd) | 34,615 VPD | 35,550 VPD | 36,120 VPD |





## 3

| Course | Bearing     | Distance |
|--------|-------------|----------|
| L1     | N88°06'19"E | 97.00'   |
| L2     | S01°18'44"E | 200.00'  |
| L3     | S88°06'19"W | 97.00'   |

**12.2306 ACRES**  
**(532,765 SQ. FT.)**

CALLED 22.62 ACRES  
BRIAN P. FOLEY  
H.C.C.F. No. 20150055636

**CLAY ROAD**  
**(100' R.O.W.)**

**QUEENSTON BOULEVARD**  
**(100' R.O.W.)**

**RESTRICTED RESERVE "F"**

**RESTRICTED RESERVE "E"**

**RESTRICTED RESERVE "H"**

**S01°18'45"E 278.11" L1**

**S01°18'45"E 464.11" L3**

**S88°41'32"W 536.99"**

**N02°16'03"W 942.29"**

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

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**LOT 158**



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