



Property: Service Station \$1,300,000 – 2,880 SF Building, Built 1950

15518 Highway 36 • Needville, TX 77461

±3.04 Acres | Highway Frontage | Redevelopment Opportunity

PROPERTY HIGHLIGHTS

- **Prime frontage on Highway 36** with excellent visibility and access
 - **±3.04 acres** — ideal for retail, fuel, mobile homes, RV park, contractor yard, or mixed-use
 - Located in **fast-growing Fort Bend County**
 - Highway 36 corridor is **undergoing expansion to four lanes**, increasing traffic and long-term value
 - Former gas station site — utilities and access already established
 - Strong traffic flow and regional pass-through demand
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AREA DEMOGRAPHICS

1-Mile Radius

- Population: ~1,150
- Growth: ~1.2% annually

3-Mile Radius

- Population: ~6,800
- Growth: ~1.5% annually

5-Mile Radius

- Population: ~14,500
 - Growth: ~2.0% annually
 - Median Household Income: **\$92,000–\$98,000**
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TRAFFIC & MOBILITY

- Highway 36: **11,000–14,000 VPD**
 - Post-expansion projection: **15,000–18,000 VPD**
 - Strong visibility for retail, fuel, or service-based uses
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DEVELOPMENT NOTES

- **Fort Bend County has no zoning** — flexible use potential
 - Suitable for:
 - Mobile homes / manufactured housing
 - RV park
 - Retail or QSR
 - Automotive services
 - Contractor yard
 - Redevelopment
 - Septic capacity will determine density for residential uses
 - TxDOT controls driveway spacing for Highway 36
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MARKET SUMMARY

“This site offers a rare combination of highway frontage, acreage, and flexible use potential in one of the fastest-growing counties in Texas. With strong demographics, increasing traffic, and a corridor undergoing expansion, the property is well-positioned for both immediate use and long-term redevelopment.”

CONTACT

Yolanda Whitlock, Realtor

Brockway Commercial

281-386-2201

ywhitlock@brockwaycommercial.com

www.brockwaycommercial.com