

BISSONNET ST

368.57'

279.99'

**+/- 2.44
ACRES**

270'
OLD RICHMOND RD

380.76'

+/- 2.44 ACRE CORNER FOR SALE

Bissonnet Street and Old Richmond Road

SOUTHWEST CORNER BISSONNET AND OLD RICHMOND ROAD

 **Transwestern**

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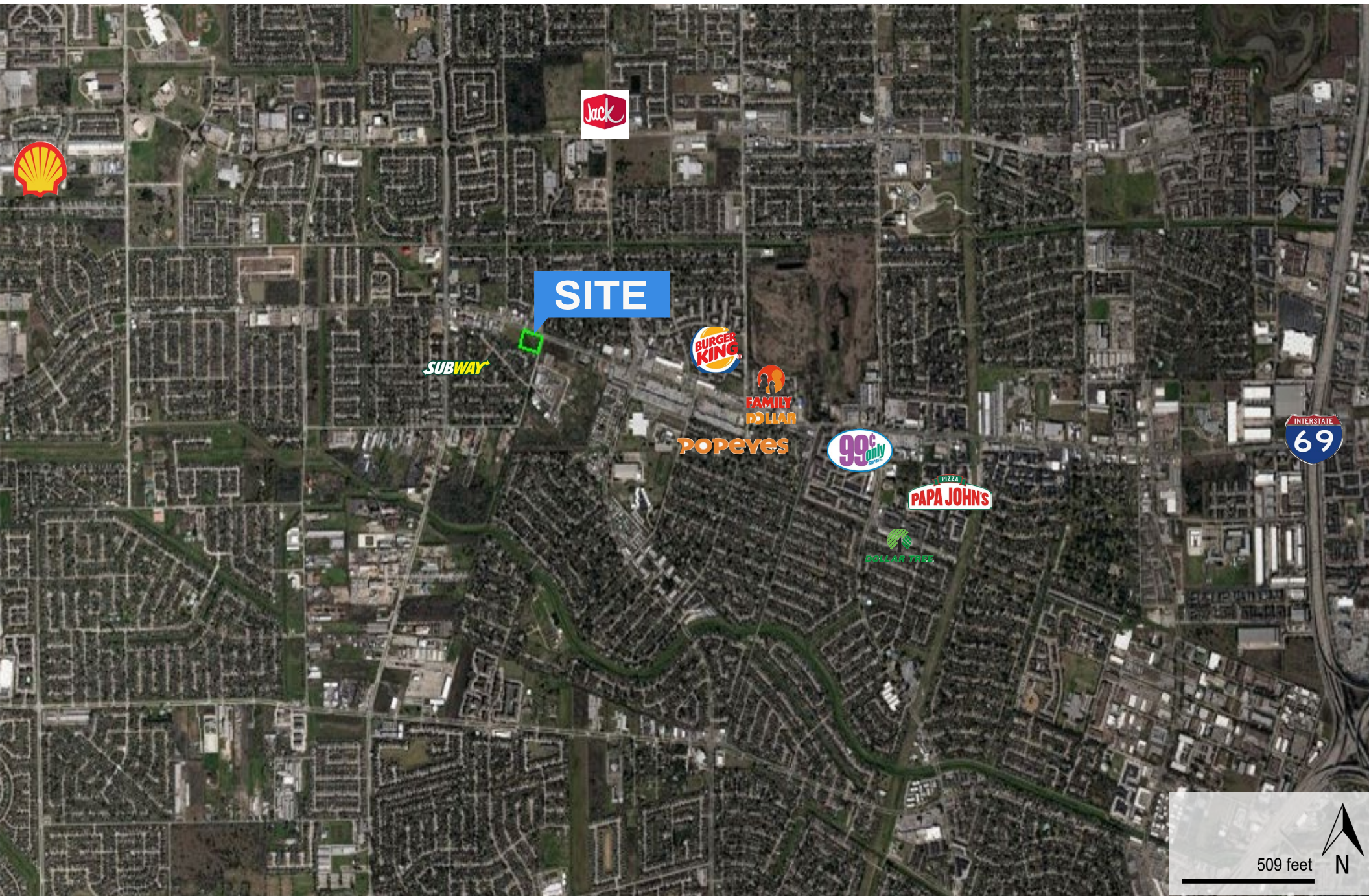
Property Overview

- +/- 2.44 Acres of Land (subject to a survey)
- Location: SWC of Bissonnet Street and Old Richmond Road
- Frontages: ~368.57' on Bissonnet Street and 270' on Old Richmond Road (subject to a survey)
- Restrictions: No convenience stores or related activities under 10,000 SF
- School District: Alief ISD
- Access: Quick access and good visibility from Bissonnet Street and Old Richmond Road
- Excellent opportunity for a variety of commercial, retail, mixed-use, or redevelopment uses.
- Location Links: www.sugarlandtx.gov | westhouston.org

CALL BROKER FOR PRICE



Area Map



Accessibility

Strategically located in the heart of Houston's southwest market, this property benefits from frontage along a major commercial thoroughfare with convenient connectivity to the Westpark Tollway, Beltway 8, Highway 6 and U.S. 59/I-69 providing efficient access throughout the greater Houston area.

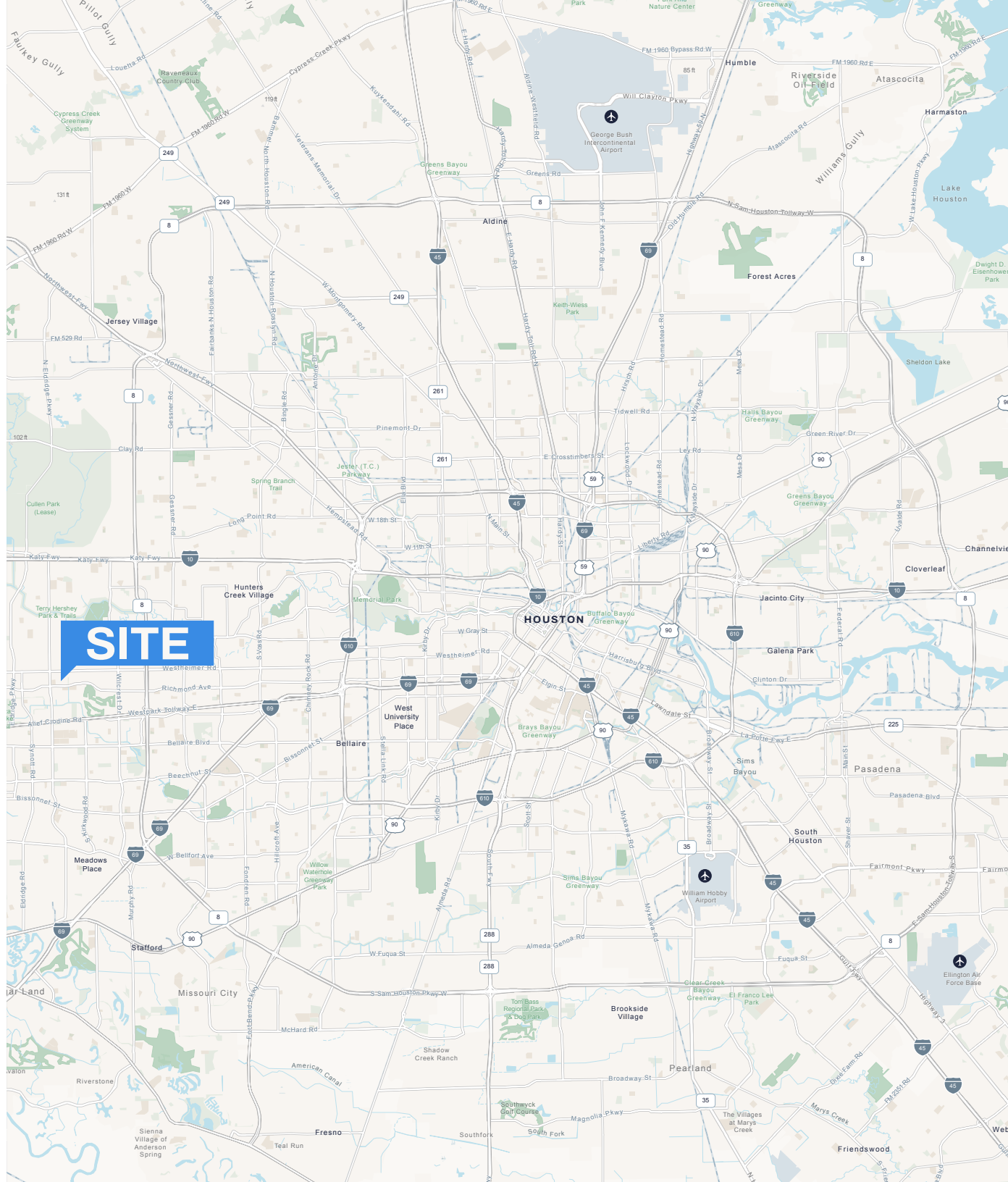
GALLERIA
13 MILES

MEDICAL CENTER
18 MILES

WILLIAM P. HOBBY AIRPORT
27 MILES

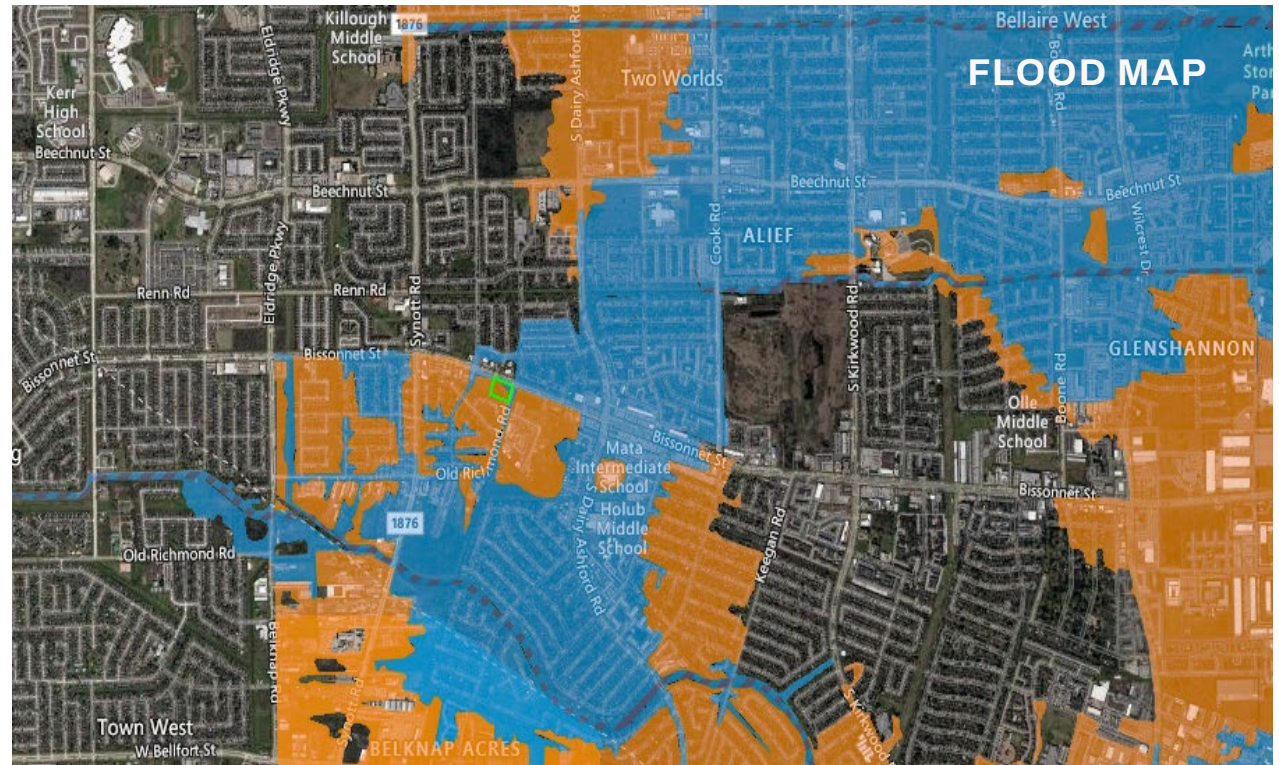
PORT OF HOUSTON
30 MILES

GEORGE BUSH/IAH AIRPORT
39 MILES



Area Overview

Rare opportunity to acquire a premier corner tract at the signalized intersection of Bissonnet Street and Old Richmond Road. Located in the heart of Houston's thriving southwest submarket, the property enjoys outstanding visibility, high traffic exposure, and direct access to major transportation corridors.



	<u>2-MILE</u>	<u>5-MILE</u>	<u>10-MILE</u>
2025 TOTAL POPULATION	96,960	487,073	1,448,143
2025 AVG HOUSEHOLD INCOME	\$81,022	\$81,538	\$105,796
ANNUAL HOUSEHOLD GROWTH 2025-2030	1.4%	1.6%	1.8%

Per Costar

TRAFFIC COUNTS



Bissonnet St
29,342 CPD

Old Richmond Rd
27,807 CPD

Per Costar

*The transaction will be subject to a current, signed and certified survey





SWC Bissonnet St & Old Richmond Rd

Visit www.transwestern.com for more information.

SALE INQUIRIES

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