



AVAILABLE NOW

0 W Meadow Lane
West Columbia,
TX 77486

\$1,250,000

Luxury
& Commercial



BROKERED BY
exp
REALTY



0 W Meadow Lane

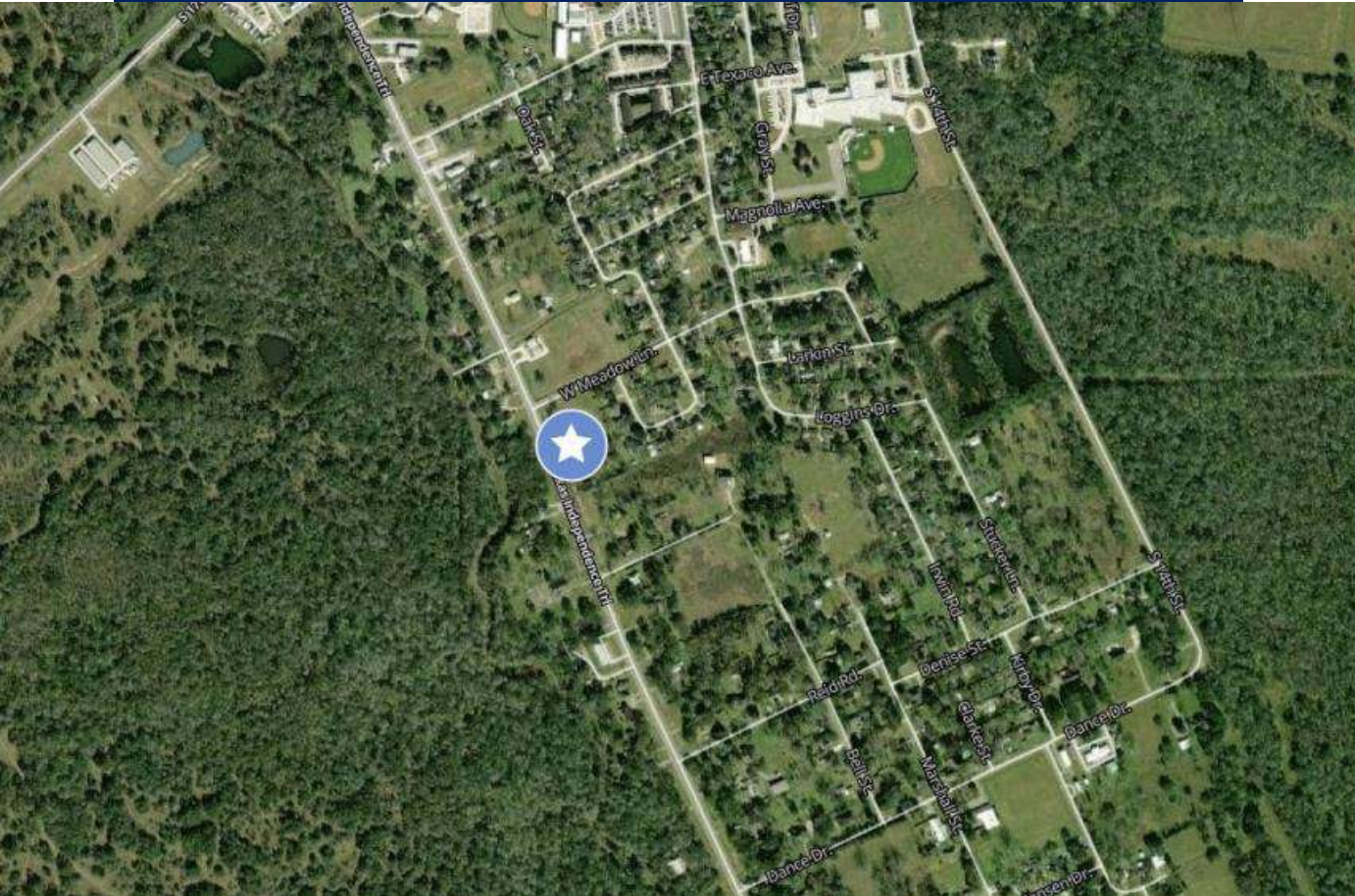
01

Property Overview

Property located in High Traffic Area consisting of 3.11 Acres. Owner has Approved Plans and permits through TXDOT and City to build a Gas Station. Hwy 36 is slated for expansion and currently under construction.

Great opportunity to establish any type of retail or other purpose in a high visibility environment. This parcel offers both commercial and residential uses.

Property comes with city utilities. Its central location provides easy access to major transportation areas, and it slated for growth and expansion.



Vacant Lot

0 W Meadow Lane

02

Highlights

- High Traffic Area
- Vacant Lot can be used for Commercial and Residential
- Highway 36 Frontage
- Highly Desirable Area
- Great corner location.

0 W Meadow Lane

Lot: 3.11 ACRES

Lot Use: Commercial (Retail, Office),

Residential (Single-Family, Multi-

Family, Townhouse)

Lot Description: Corner Lot

Utilities: Available

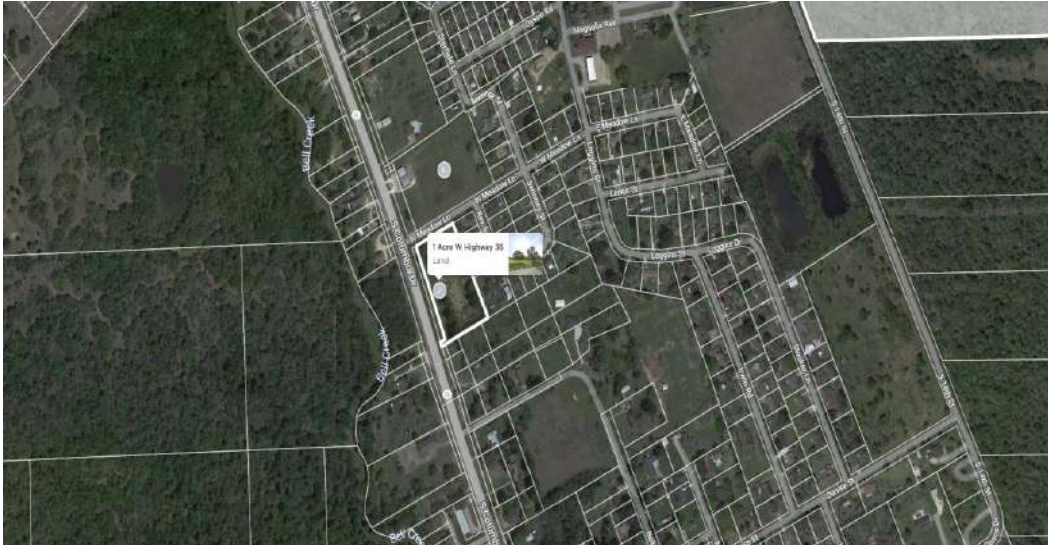
County: Brazoria



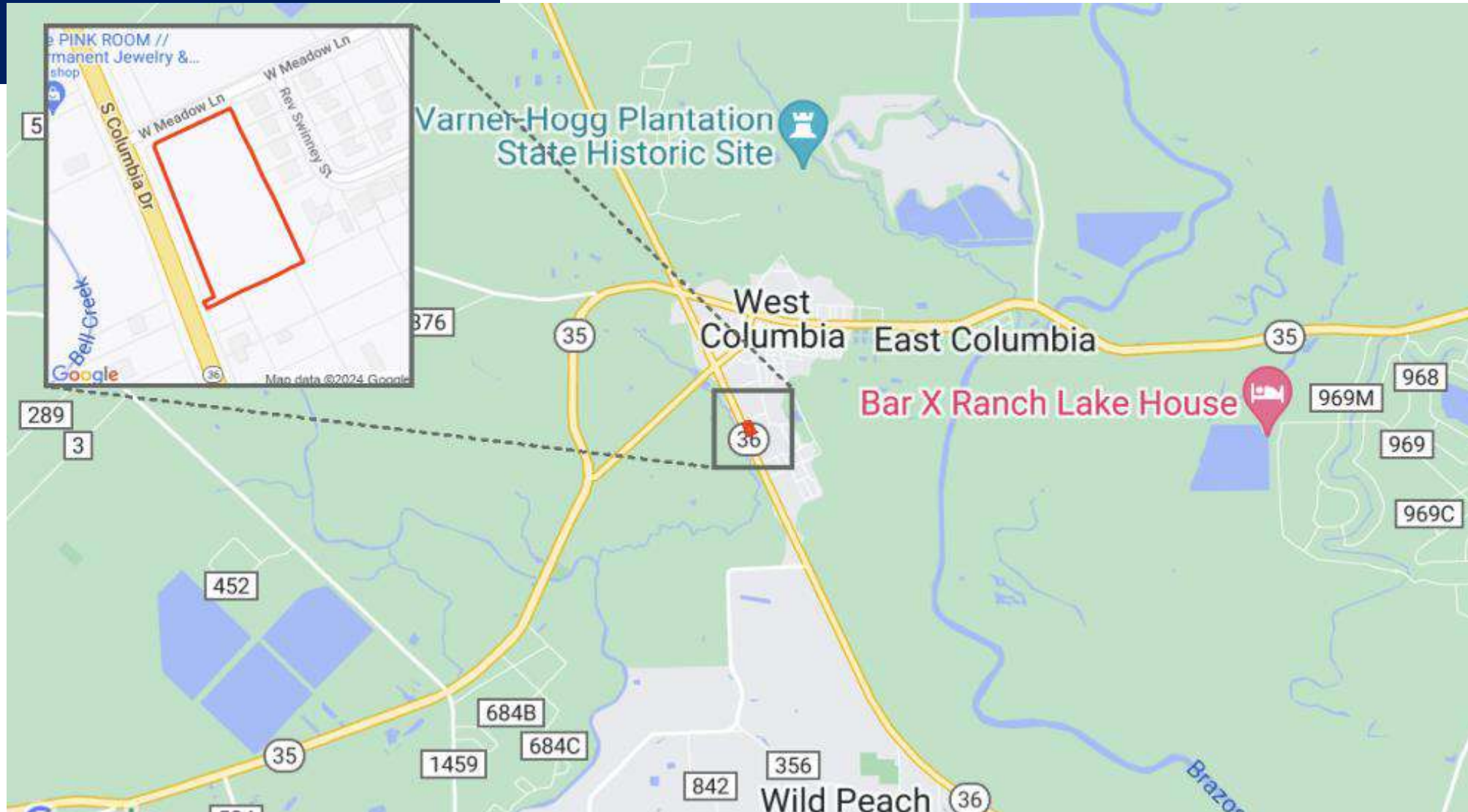
Aerial Pictures



Aerial Pictures



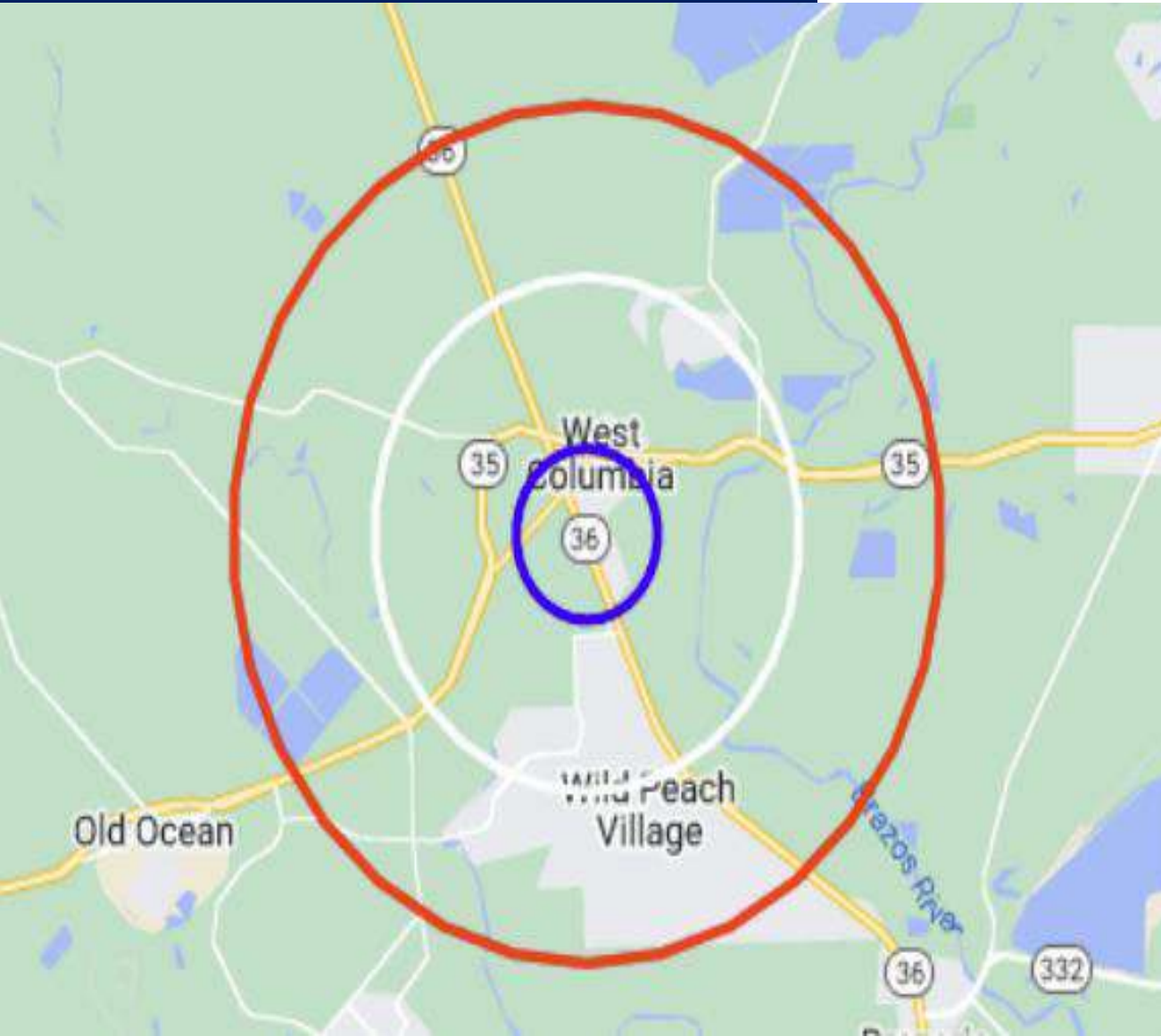
0 W Meadow Lane Aerial view Map





Demographics

Project Demographics



\$56K

AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

Radius	Median Household Income
1-Mile	\$50,687.80
3-Mile	\$60,605.11
5-Mile	\$55,287.13

Radius	Average Household Income
1-Mile	\$55,759.20
3-Mile	\$64,119.11
5-Mile	\$62,484.47

Population

Distance	Male	Female	Total
1-Mile	864	928	1,792
3-Mile	2,838	3,123	5,961
5-Mile	4,577	5,023	9,599

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 0 W Highway 36, West Columbia, TX 77486

CITY, STATE

West Columbia, TX

POPULATION

7,244

AVG. HHSIZE

2.67

MEDIAN HH INCOME

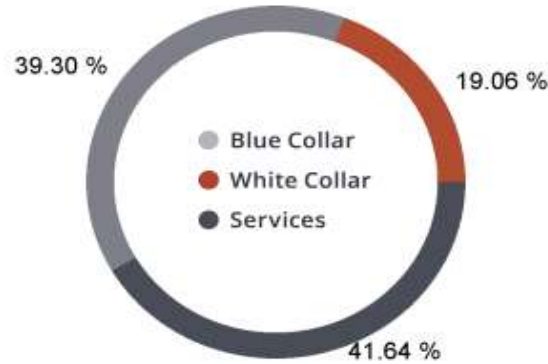
\$60,864

HOME OWNERSHIP

Renters: **665**

Owners: **2,063**

EMPLOYMENT



40.17 %
Employed

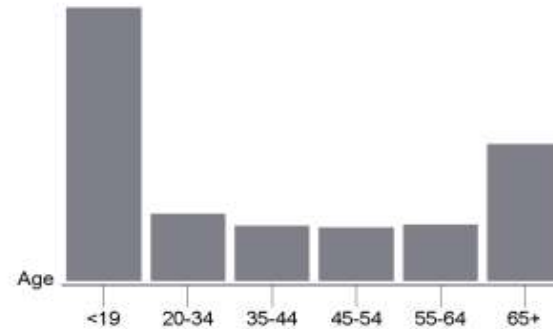
1.75 %
Unemployed

EDUCATION

High School Grad: **31.44 %**
Some College: **24.30 %**
Associates: **9.45 %**
Bachelors: **14.13 %**

GENDER & AGE

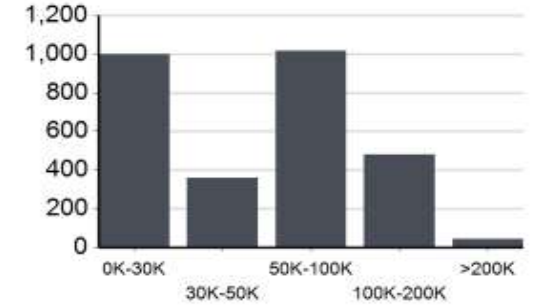
48.00 %   **52.00 %**



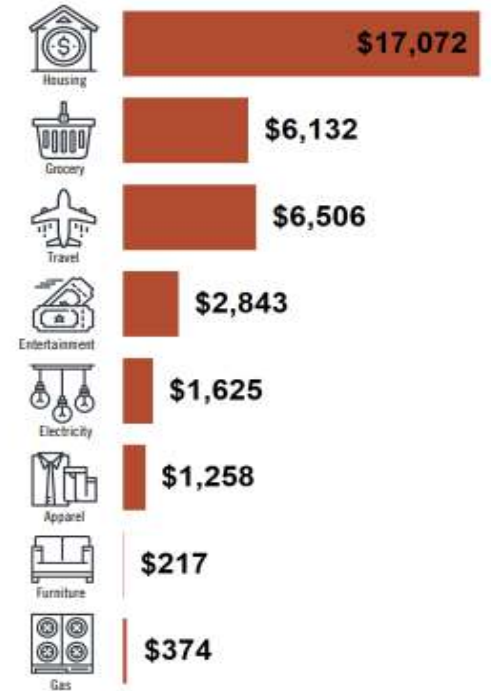
RACE & ETHNICITY

White: **68.98 %**
Asian: **0.35 %**
Native American: **0.04 %**
Pacific Islanders: **0.00 %**
African-American: **8.64 %**
Hispanic: **16.54 %**
Two or More Races: **5.46 %**

INCOME BY HOUSEHOLD



HH SPENDING



**Contact me
for your private tour!**

Rachel Gonzalez-Dunham, CCIM



Ph. 832-437-0471

Cell: 832-216-8524

rachel@rachelinvest.com

www.kcgGroupExp.com



REAL ESTATE BUSINESS EXPERT

Let's Meet Our Broker Associate

"As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

Understanding the profound trust clients place in me, my goal is not merely to close a sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey".

The World of Real Estate is a phone call away.



LUXURY

