

PROPERTY HIGHLIGHTS AND UPGRADES:

7309 W MONTGOMERY ROAD, HOUSTON TX 77091

- **Location - Northwest Houston**
- **Community – Fast Growing Highland Heights**
- **Direct Access – To I-45, 610, and major employment corridors**
- **Parcels – Cleared, reducing upfront site-prep costs.**
- **Positioned – Corner lot, perfect spot, visibility**
- **Redevelopment - A prime redevelopment location opportunity**
- **Utilities**
 1. Public water and sewer
 2. Electricity
 3. Natural gas, and
 4. **Cable availability** These utility connections significantly reduce development barriers and speed up construction timelines.
- **Market growth – Long-term appreciation**
- **Why Buyers Target Highland Heights**
 1. **High-growth redevelopment zone with strong builder activity**
 2. **Flexible lots suitable for multi-unit projects**
 3. **Increasing density and new construction driving long-term appreciation**
 4. **Proximity to Downtown Houston and The Houston Heights**
- **Benefits –**
 1. **Prime Land in a thriving growth zone**
 2. **Lower tax rate**
 3. **No HOA**
 4. **Utilities available**
 5. **Redeveloped zone**
 6. **Survey Available**
 7. **Exceptional value with investment-friendly pricing that positions you for long-term gains and immediate equity potential**

?QUESTIONS? – reach out: slandryrealty@gmail.com

