



**FOR SALE**

**4910 Treaschwig Rd, Spring, TX 77373**



**View of Main Gate**

**■ Property Summary**

Property Size:	±4.904 Acres
Location:	Spring, TX (Harris County)
Zoning:	Unrestricted / Unincorporated (buyer to verify)
Frontage:	Direct frontage on Treaschwig Rd
Access:	Minutes to Hardy Toll Rd, I-45, FM 1960, Bush Airport

**■ Investment Highlights**

Located in a high-growth corridor of North Houston (Spring/Treaschwig). Strong traffic counts and excellent visibility from Treaschwig Rd. Surrounded by dense residential, schools, and retail centers. Flexible development opportunities: retail pad sites, flex/light industrial, self-storage, or multifamily (verify). Priced at \$1,500,000

## ■ Directions

From I-45 North, exit FM 1960 and head east. Turn left on Treaschwig Road. Property will be on the right near 4910 Treaschwig Rd, offering excellent frontage and visibility.



## Presented by:

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■ Property Gallery



**View of Subject**



**View of Subject**



#### ■ ■ Disclaimer

All information contained herein is deemed reliable but not guaranteed. Buyer and/or tenant must independently verify all information including zoning, permitted uses, dimensions, square footage, and other details of the property to their own satisfaction. FX Realty Company, LLC makes no warranties or representations as to the accuracy.

