

## 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. **Redveloped zone**
  6. **Survey Available**

?QUESTIONS? – reach out: [slandryrealty@gmail.com](mailto:slandryrealty@gmail.com)

