

**LAND**

**For Sale**



PLAN A1



PLAN A2

## Investment Highlights:

- Shovel-Ready Site
- Platted
- Survey Available
- Plans for 24 Homes
- Utilities & Surrounding Infrastructure in Place
- Located in Active Residential Growth Corridor
- Avg. Residential Sales Comps: \$209/SF
- Infill Location Just North of The Heights
- Quick Access to I-45 North & Downtown Houston

**Size: +/-1.8 AC**

**Price: \$1,200,000**

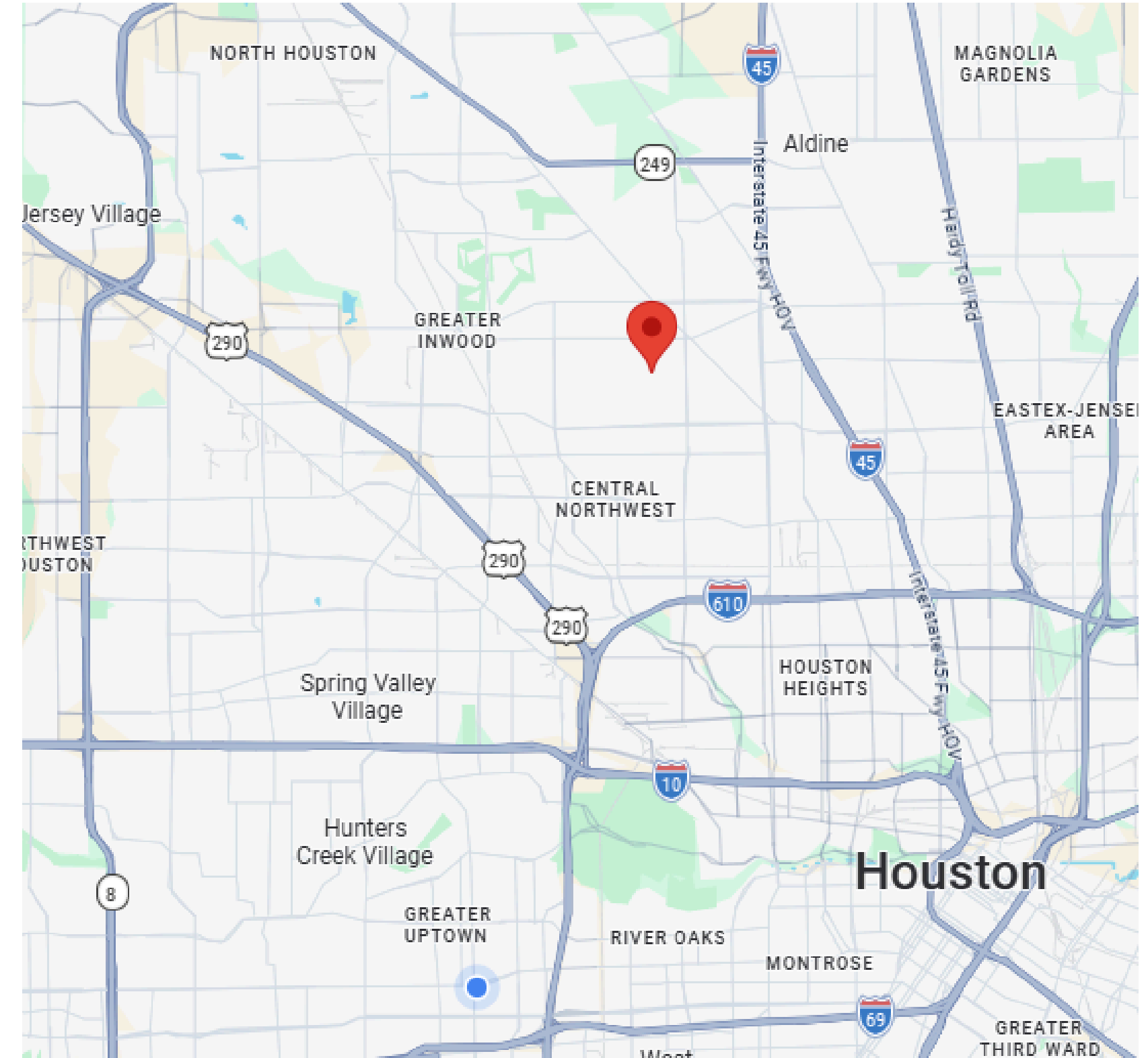
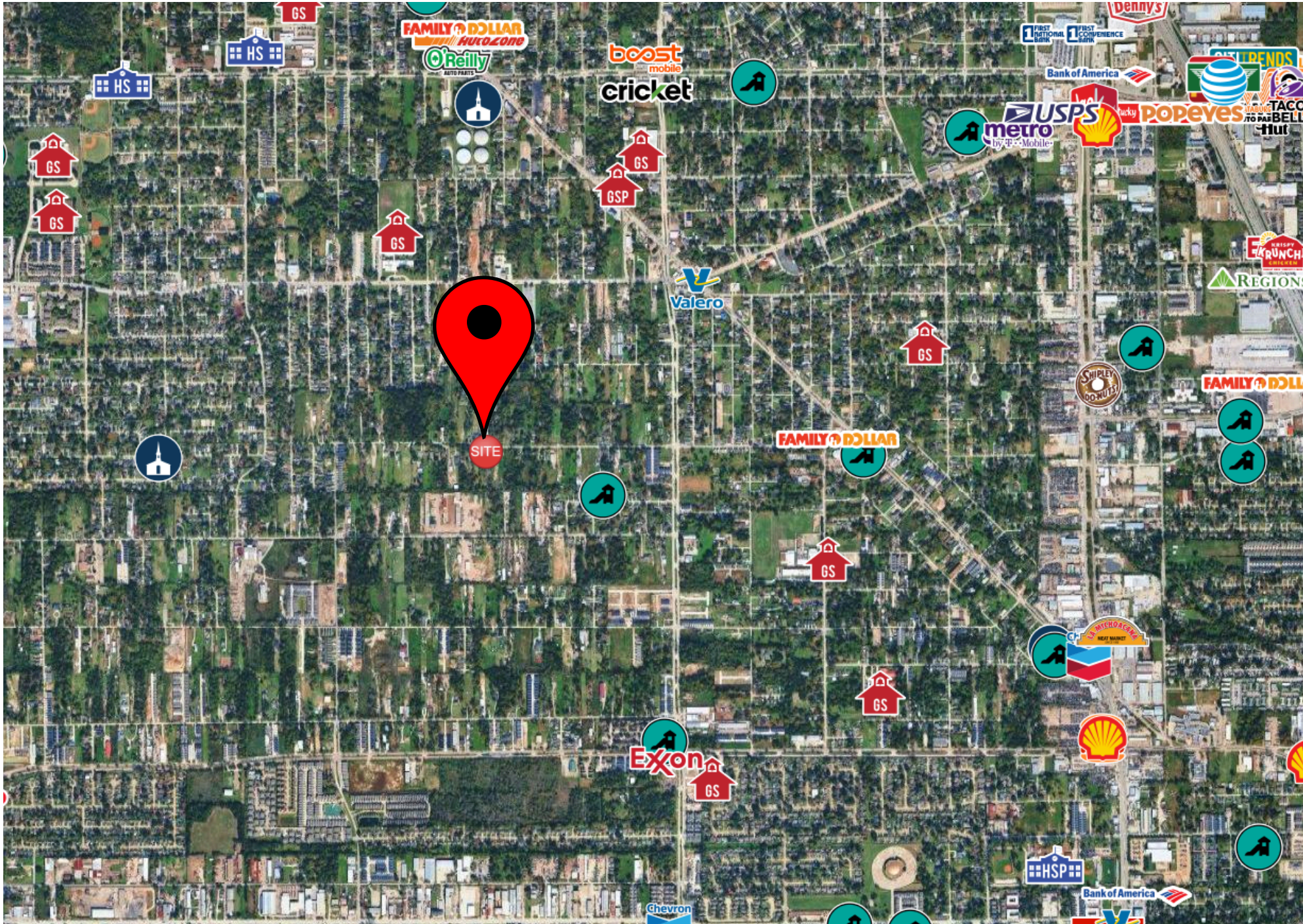
Great opportunity to acquire a fully prepped, shovel-ready development site in the rapidly transforming 77091 submarket. This  $\pm 1.81$ -acre (78,920 SF) tract is positioned in the direct path of residential expansion just north of The Heights, surrounded by new construction and ongoing infill development.

With platting complete, plans in place for 24 homes, and a replatted survey available, this site offers a streamlined path to vertical construction—significantly reducing entitlement timelines and upfront development hurdles.

Strong nearby sales averaging approximately \$209/SF support a compelling exit strategy for builders and investors. Combined with immediate access to I-45 North and proximity to Downtown Houston, the location delivers both accessibility and long-term growth potential. This is a high-efficiency, high-upside project for developers looking to move quickly in one of Houston's most active emerging corridors.







**Near-by Development**

