

**APEX
REALTORS**

5444 WESTHEIMER RD, SUITE 1620, HOUSTON TX, 77056

FOR SALE

+/- 7.17 ACRES

Theall Rd

Hollister St

DINESH RATWANI

dan@apexrealtors.com

407-764-2144

**6224 THEALL RD,
HOUSTON, TX 77066**

Rare opportunity to acquire approximately +/- 7.17 acres of strategically located commercial land in Northwest Houston.* This sizable tract offers an excellent opportunity for investors, developers, owner-users, and businesses seeking a versatile site for future development.

Positioned along *Theall Road near Hollister Road*, the property offers a prominent location with strong visibility and convenient access to surrounding residential and commercial areas. The site's substantial acreage and corner positioning provide flexibility for a variety of potential development concepts, subject to applicable governmental approvals, site planning, utilities, and due diligence.



DEVELOPMENT POTENTIAL

- Industrial / Light Industrial
- Flex Space / Business Park
- Warehouse or Distribution
- Retail / Commercial
- Office / Professional Use
- Service Businesses
- Automotive-Related Uses
- Medical / Professional Facilities
- Restaurant / Food-Service Concepts



PROPERTY INFORMATION - LAND / SPECIALTY

Lot Size	+/- 7.17 Acres
Building Size	8,170 sqft
Sales Price	Call Broker for Pricing



PROPERTY HIGHLIGHTS

- Currently Restaurant / Golf Range / Pickleball Courts
- Prominent corner positioning
- Approximately 650' of frontage along Theall Road
- Approximately 235' of frontage along Hollister Road
- Large, versatile development site
- Excellent opportunity for investors and developers
- Potential for multiple commercial development concepts
- Convenient access to major Northwest Houston thoroughfares, access to Sam Houston Tollway, Highway 249 , and FM 1960 N



DEMOGRAPHICS

Population (2025)	1 mi. - 8,291
	3 mi. - 111,526

Average Household Income	1 mi. - \$85,117
	3 mi. - \$68,352

Area Retailers



DINESH RATWANI

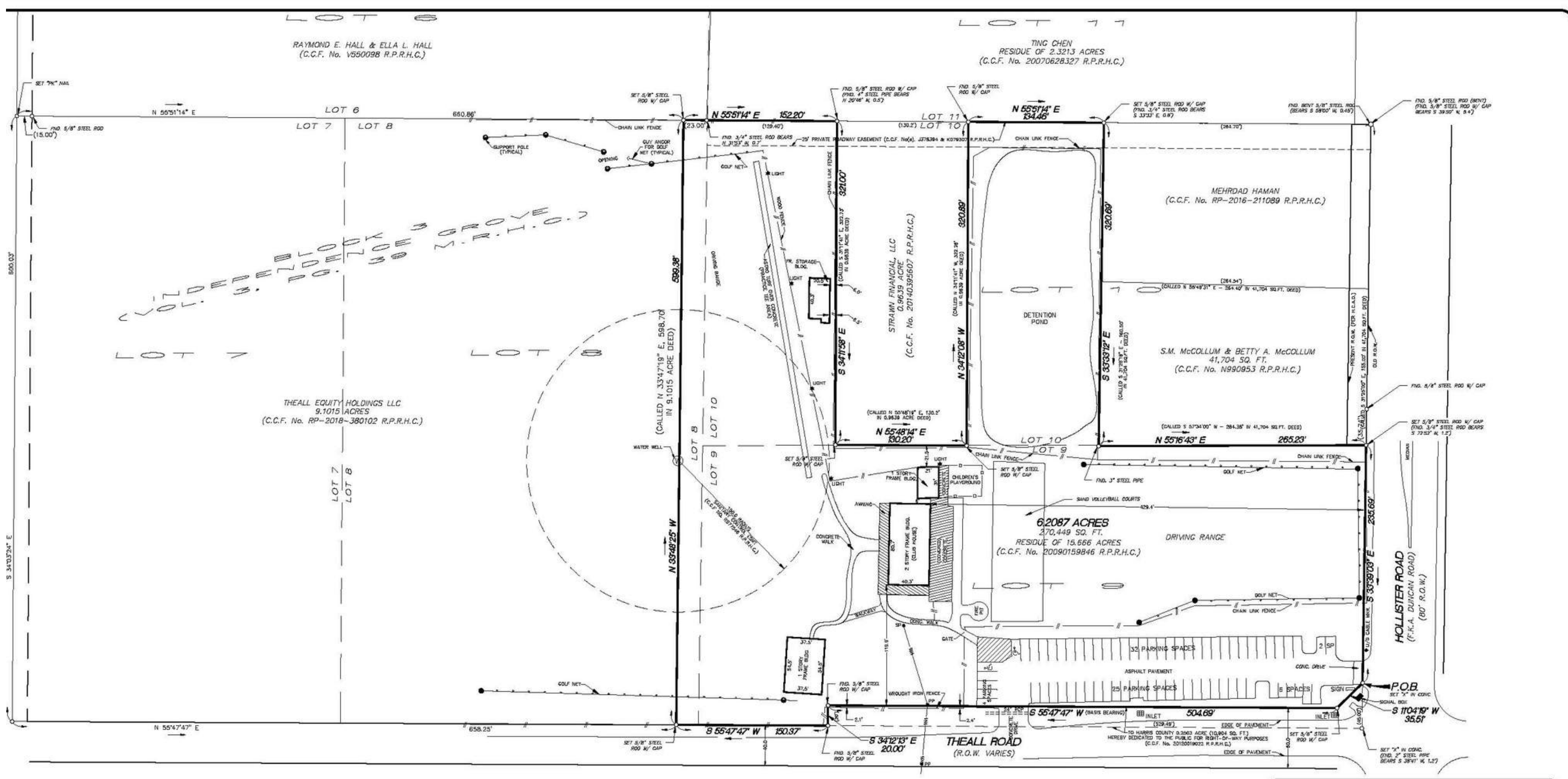
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Aerial View



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