

Cypress Grove Meadows Dr

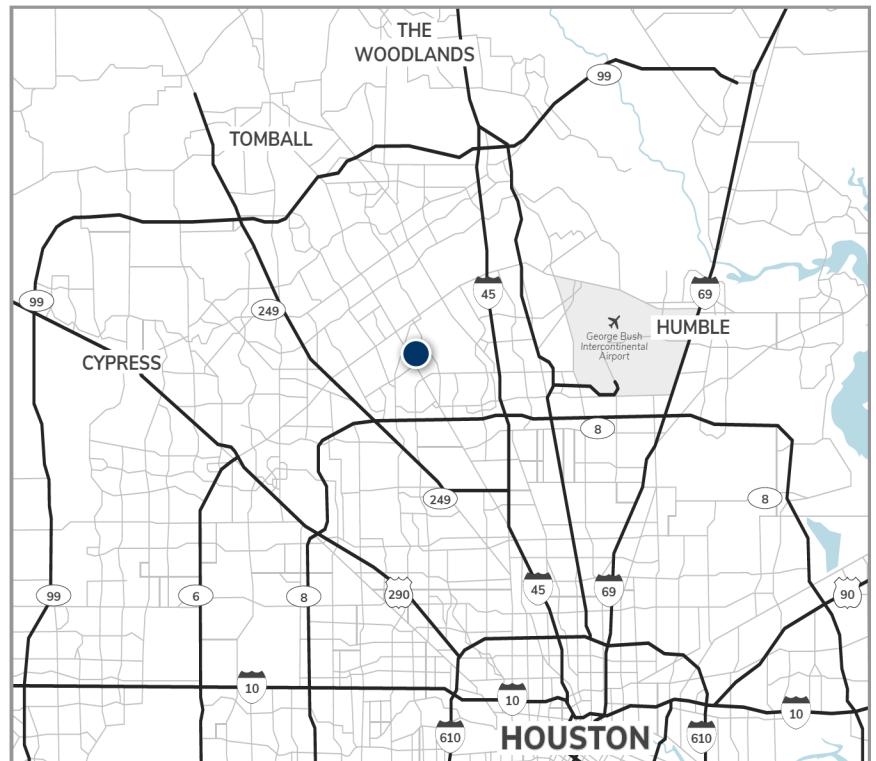
Houston, TX 77014

LAND FOR SALE



Investment Highlights

- **2.24± Acres**
- **Asking Price:** Call for pricing
- Utilities available through **MUD District No. 233**
- **No on-site detention required**
- Located **outside the 100-year FEMA floodplain**
- Minutes from **Interstate 45, Highway 249, and Beltway 8**
- Strong North Houston growth corridor
- Surrounded by established residential communities
- Adjacent to numerous medical offices, healthcare providers, and senior care facilities
- Excellent opportunity for commercial, medical, office, institutional, seniors apartments, town homes, or specialty development (subject to buyer verification)
- Attractive site for both owner-users and long-term investors



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LAND FOR SALE

PRIME DEVELOPMENT SITE IN NORTH HOUSTON

Acquire approximately **2.24 acres** of commercial land strategically located in one of North Houston's established and growing corridors. This development-ready property offers outstanding accessibility, existing utility service, and favorable site characteristics that can significantly reduce development costs and timelines.

Positioned just minutes from **Interstate 45**, **Highway 249**, and **Beltway 8**, the property is surrounded by established residential neighborhoods, medical facilities, senior living communities, retail centers, and everyday services—making it an excellent location for a variety of commercial or institutional developments.

PROPERTY HIGHLIGHTS

Utilities

- Water & Sewer Available through **MUD District No. 233**

Site Advantages

- No Detention Required
- Outside FEMA 100-Year Floodplain
- Development-Friendly Site

Excellent Accessibility

- Minutes to Interstate 45
- Minutes to Highway 249
- Convenient Access to Beltway 8

Surrounding Uses

- Medical Offices
- Healthcare Facilities
- Senior Living Communities
- Established Residential Neighborhoods
- Retail & Commercial Services

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A SITE TOUR, PLEASE CONTACT US: 713.410.5109

***Buyer to independently verify all zoning, utility capacity, development requirements, and permitted uses.**

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