



11701 GARRETT RD
HOUSTON, TX 77044

±12.70 ACRES
(552,212 SQ FT)

UNRESTRICTED
NO ZONING

PROPERTY HIGHLIGHTS

- ✓ ±12.70 Acres of Industrial / Commercial Land
- ✓ Unrestricted – No Zoning
- ✓ Excellent Access to Major Highways
- ✓ Ideal for Industrial, Trucking, Storage, or Commercial Development


11701 GARRETT RD, HOUSTON, TX 77044-5166

\$2,750,000

11701 GARRETT RD HOUSTON TX 77044-5166

±12.70 AC Industrial Land | IOS & Development Potential

Broker/Agent of Record: NADIA DEANDA (License: 691773)

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Listing Added: Today
Listing Updated: Today

 Brokerage logo



Details

Asking Price	\$2,750,000	Property Type	Industrial, Mixed Use, Land
Sub Type	Residential, Commercial, Industrial	Investment Type	Owner/User
Class	C	Units	1
Year Built	1995	Years Renovated	2021,2026
Stories	1	Lot Size (acres)	12.7
APN	0502090000016	Ground Lease	No
Sale Condition	For sale by owner		

Marketing Description

Positioned in one of Houston's fastest-growing industrial corridors, this ±12.70-acre unrestricted property offers exceptional future development potential for investors, developers, trucking operators, and industrial users seeking a strategically located asset near the Port of Houston. Surrounded by established commercial and trucking operations, the property presents an ideal opportunity for future industrial outdoor storage (IOS), truck parking, logistics operations, warehouse development, flex industrial use, storage facilities, or multi-use commercial development.

The property currently includes an existing metal building with a newer roof that may support future business operations or redevelopment plans. Please note that all uses and improvements referenced are considered potential future opportunities, and the property will require development depending on the buyer's intended use.

The surrounding area is heavily developed with active industrial, transportation, and commercial businesses, supporting strong long-term growth potential and increasing demand in the market. Located just minutes from Downtown Houston, George Bush Intercontinental Airport, and the Port of Houston, the property provides outstanding connectivity to major transportation routes including Interstate 10, US Highway 90, Interstate 610, and Beltway 8.

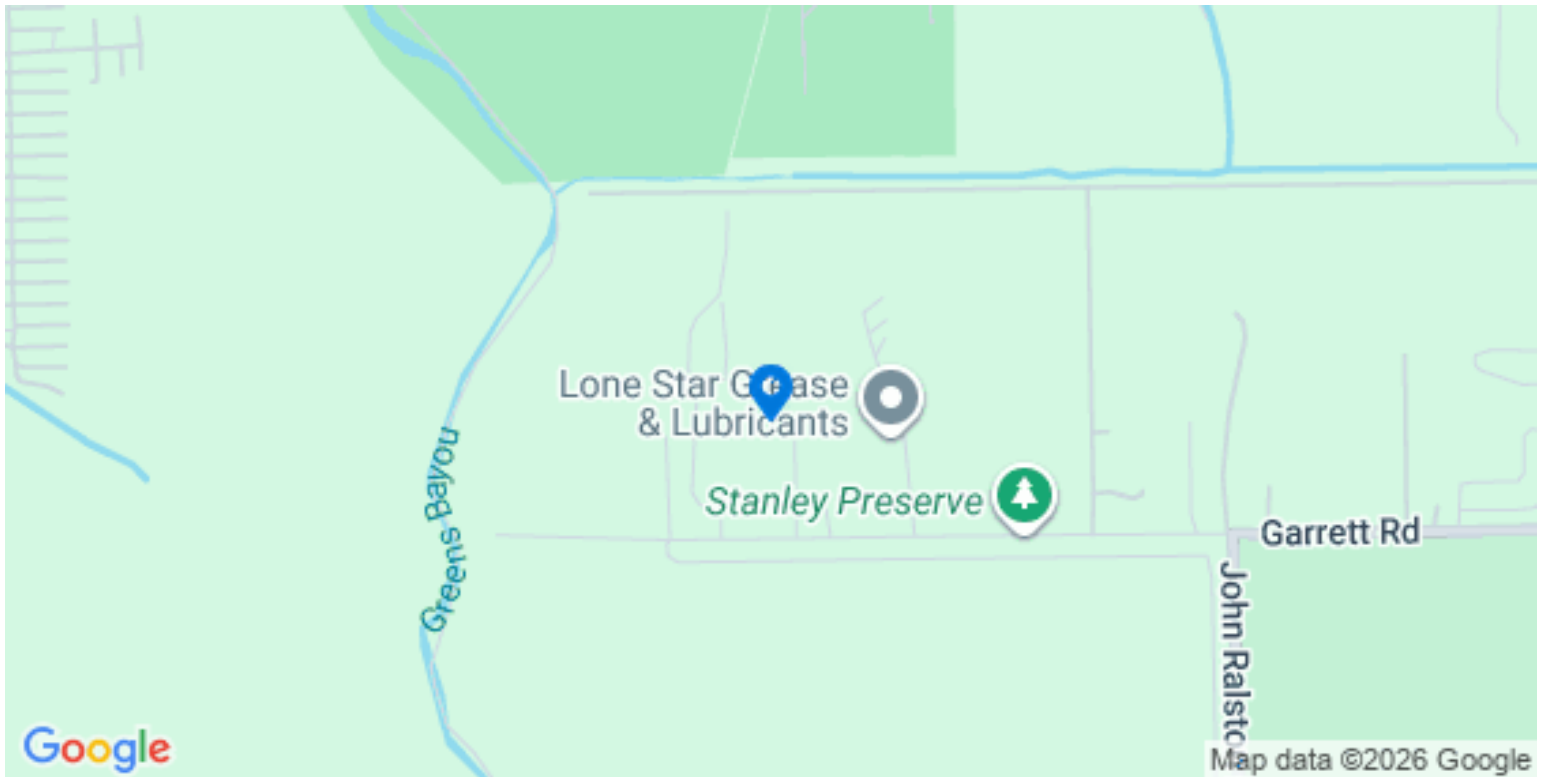
The property is priced based on the current commercial market conditions, surrounding industrial development, strategic location, and the strong future income and development potential the site may offer. As Houston continues expanding as a major logistics and industrial hub, this property represents a rare opportunity to acquire acreage in a rapidly growing commercial market with significant upside potential.



Investment Highlights

- ±12.70 Acres of Industrial / Commercial Land
- Unrestricted Property – Endless Development Potential
- Prime Location in Rapidly Growing Industrial Corridor
- Surrounded by Established Trucking & Commercial Businesses
- Existing Metal Building with Newer Roof – Ideal for Warehouse, Storage, Event Space, Shop, or Multiple Commercial Uses
- Excellent Opportunity for IOS, Truck Parking, Logistics Yard, Warehouse Development, or Investment Hold
- Minutes from Port of Houston
- Convenient Access to Interstate 10, US Highway 90, Interstate 610, and Beltway 8
- Easy Access to George Bush Intercontinental Airport and Downtown Houston
- Located in One of Houston's Fastest-Growing Commercial & Industrial Areas
- Strong Long-Term Investment and Development Opportunity
- Ideal for Trucking Operations, Logistics, Storage, Flex Industrial, or Multi-Use Commercial Development
- Strategically Positioned Near Major Business & Transportation Hubs

Location (1 Location)



Property Photos (14 photos)



Demographic Insights

