



Prime ±1.47-Acre Freeway-Frontage

NEW DEVELOPMENT OPPORTUNITY



Anthony Heckman, Broker & Owner

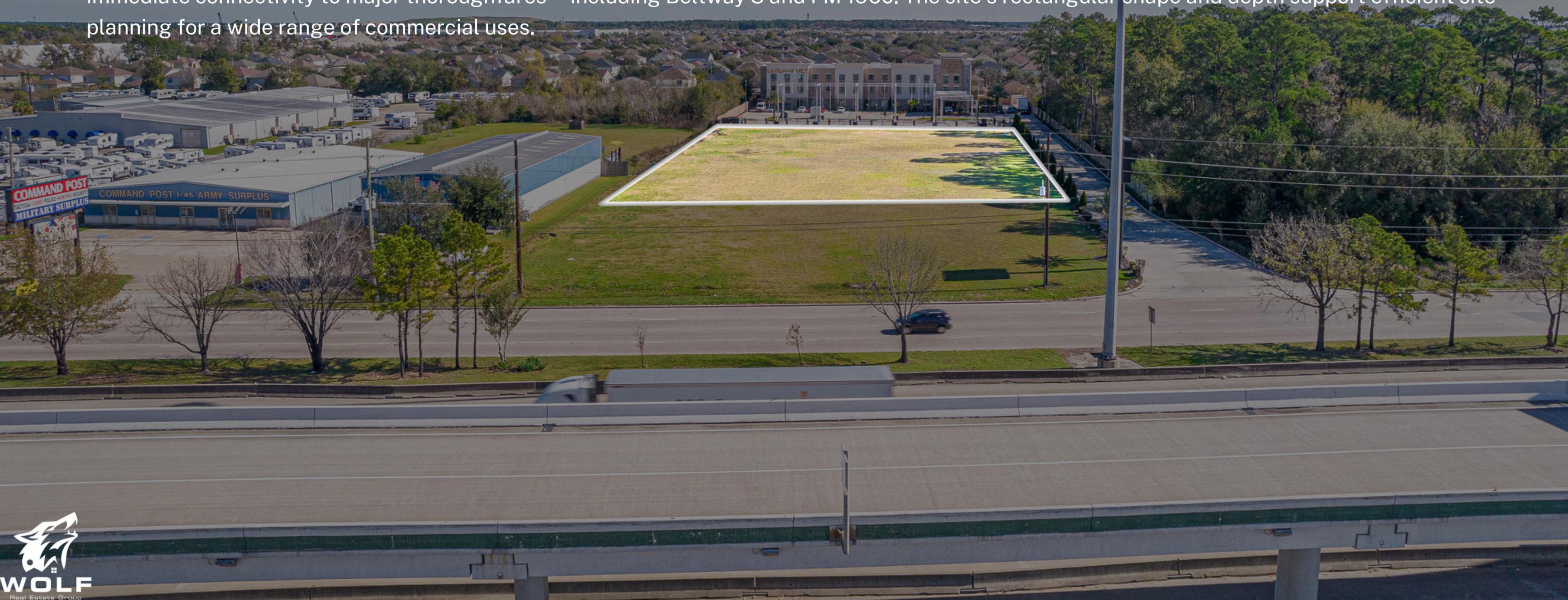
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PROPERTY HIGHLIGHTS

Positioned directly on the I-45 North frontage road and immediately adjacent to the Remington Ranch subdivision, this ±1.47-acre commercial tract delivers unbeatable visibility and access in one of North Houston's most active growth corridors. The property is outlined in red on the attached site rendering and represents a rare opportunity for end-users or developers seeking high-exposure land with flexible commercial applications.

Surrounded by established industrial, service, and retail operations, the tract offers a strong traffic corridor, excellent demographics, and immediate connectivity to major thoroughfares — including Beltway 8 and FM 1960. The site's rectangular shape and depth support efficient site planning for a wide range of commercial uses.



INVESTOR CONSIDERATIONS



IDEAL USES:

- AUTOMOTIVE SERVICE/STORAGE
- FLEX INDUSTRIAL OR SMALL-BAY WAREHOUSE
 - RETAIL/SERVICE CENTER
 - MEDICAL, OFFICE, OR SHOWROOM
- SPECIALTY COMMERCIAL / BUILD-TO-SUIT

HIGHLIGHTS:

- ±1.47 ACRES FRONTING I-45 NORTH
- HIGH-VISIBILITY LOCATION WITH CONSISTENT DAILY TRAFFIC
- STRONG SURROUNDING RESIDENTIAL & COMMERCIAL DENSITY
 - UTILITIES AVAILABLE IN THE AREA
 - UNRESTRICTED COMMERCIAL POTENTIAL
- MINUTES TO BELTWAY 8, FM 1960, AND MAJOR NORTH HOUSTON EMPLOYMENT NODES

POSSIBLE SITE PLAN



GARAGISTI PARKING:
 29 - Regular parking spaces
 2 - Handicap parking spaces

LEASE BLDG. PARKING:
 18 - Regular parking spaces
 2 - Handicap parking spaces



GARAGISTI
 14380 NORTH FREEWAY
 HOUSTON, TX 77090

ISSUED FOR
 DATE DESCRIPTION

REVISIONS
 DATE DESCRIPTION

DRAWN BY: Author
 CHECKED BY: Checker

NOT FOR CONSTRUCTION
 THIS DRAWING IS INTENDED FOR USE AS A SPACE PLAN OR FOR PRELIMINARY DESIGN REVIEW ONLY. IT IS NOT RELEASED FOR USE AS A DRAWING FOR REGULATORY APPROVAL, PERMITTING, OR FOR CONSTRUCTION.

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