



# FOR SALE

**IRVINGTON BLVD & TIDWELL RD. HOUSTON, TX 77022**

21,408 SF TOTAL

Andy A. Ordonez | (346) 276-3755 | [andy@phelpsandfrias.com](mailto:andy@phelpsandfrias.com)  
Alexander Frias | (713) 269-7058 | [alex@phelpsandfrias.com](mailto:alex@phelpsandfrias.com)  
[www.phelpsandfrias.com](http://www.phelpsandfrias.com)



# Irvington Blvd & Tidwell Rd. Land



## Location

9333 Irvington Blvd. & 928 Tidwell Rd.  
Houston, TX 77022



## Size

Irvington: 12,479 SF  
Tidwell: 8,929 SF  
= 21,408 SF Total

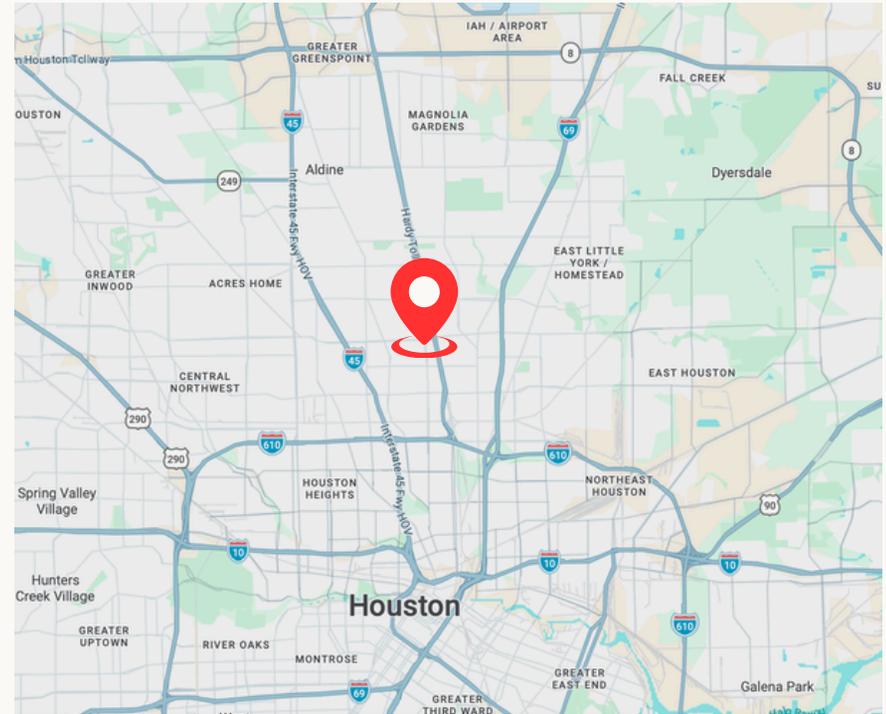


## Price

\$899,000

## HIGHLIGHTS

- **Prime Hard Corner Location:** Rare opportunity to acquire two adjacent lots positioned on a highly visible hard corner, offering excellent access and visibility.
- **Excellent Development Opportunity:** A great land opportunity for a gas station, retail strip, or other commercial development, with flexible potential for a variety of uses.
- **Underserved Fuel Market:** Limited immediate competition for gas stations in the surrounding area.
- **Strategic Location with Highway Access:** Conveniently located near major Houston highways
  - ~2.5 miles to I-45, ~3 miles to I-610, ~6 miles to US-59/I-69
- **Growing Trade Area:** Positioned in an established residential and commercial corridor with continued development.



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population (2025)</b>	16,824	133,544	356,455
<b>Projected Population (2030)</b>	16,326	132,545	356,720
<b>Average HH Income (2025)</b>	\$64,018	\$73,633	\$111,305

## TRAFFIC COUNTS

- Nearly 30,000+ vehicles per day (VPD).

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# Aerial Map

**WIFT**

**WIFT**

**WIFT**

9333 Irvington Blvd & 928 Tidwell Rd

**Chevron**

**Express Mart**

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# Lot Photos

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