

45



Gulf Breeze Dr

Dixie Farm Rd



FOR SALE

DIXIE FARM ROAD

Highlights:

Asking Price: \$495,000

Lot Size: 20,870 SQ FT

Parcel: 1161860000007

Flood Zone: X

Detention: Corner lot of I45 & Dixie Farm Rd

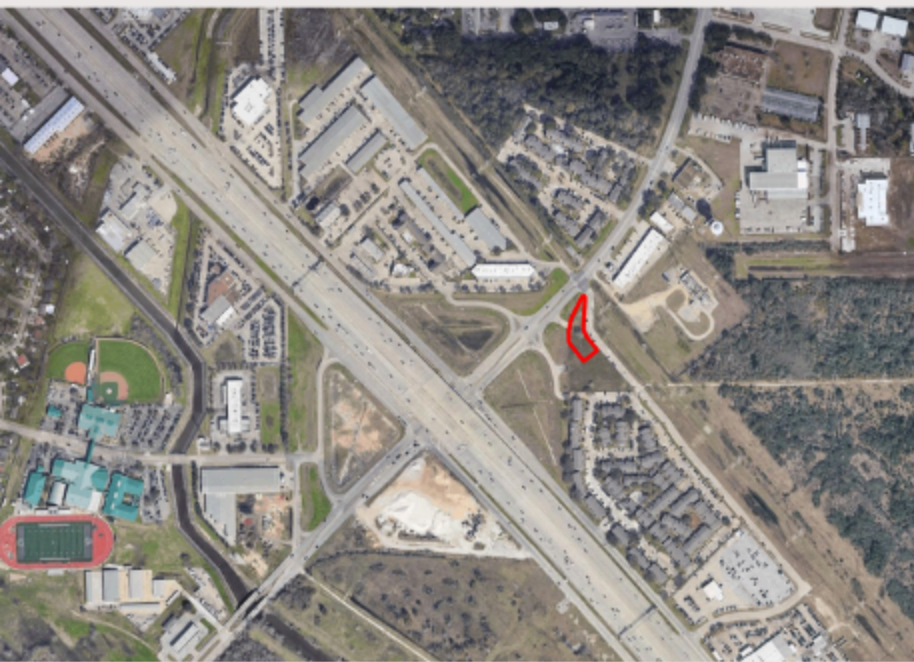
Type: Commercial

Property Description:

This prime commercial property is ideally located off I-45 S at the intersection of Dixie Farm Road, offering excellent visibility and accessibility. With an impressive traffic count of approximately 19,000 vehicles per day, it's strategically positioned for a variety of developments. The site was previously approved for a Shipley's Do-Nuts, making it well-suited for retail, a stand-alone drive-thru, or a Quick Service Restaurant.

The property is in close proximity to retail centers, dining options hotels and residential neighborhoods.

Nearby businesses include Ellington Field, the Lone Star Flight Museum, The Pearl Event Center, Don Tono Mexican Bar & Grill, Burger House, Popeyes Louisiana Kitchen, AMC 30, Home2 Suites by Hilton and San Jacinto College. Its location near major transportation routes, Interstate 45 and Beltway 8, ensures convenient access to the greater Houston area and is just minutes from Hobby Airport.



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