

TX-249

3.7 Miles

N. Houston Roselyn Rd.

1.3 Miles

367.21 ft

236.50 ft

1.99 Acres

Breen Rd.

236.50 ft

367.21 ft

Note: Borders depicted
in this image are approximate.

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

1.99± AC DEVELOPMENT SITE FOR SALE

6902 BREEN DR | HOUSTON, TX 77086



OFFERING SUMMARY

SALE PRICE

\$699,000

LOT SIZE

± 1.99 AC

PROPERTY TYPE

**COMMERCIAL AND
RESIDENTIAL, VACANT LAND**

PROPERTY HIGHLIGHTS

PRICE -IMPROVED! 1.99± AC DEVELOPMENT SITE NEAR I-45 / SH-249 / BELTWAY 8

Set up your next project on a high-access high-access site minutes to three major corridors: SH-249 (~1.9 mi), Beltway 8/Sam Houston Tollway (~3.2 mi) and I-45 (~4.7 mi).

The site at 6902 Breen Dr sits in the path of growth with steady traffic on Breen Rd—mostly cleared and generally flat, with vegetation regrowth since prior clearing. Utilities: electricity and natural gas available in area; well & septic will be needed.

Two parcels offer flexibility for retail/office pads, small-bay flex/warehouse, logistics, light industrial, or mixed-use concepts (residential options may also be explored).

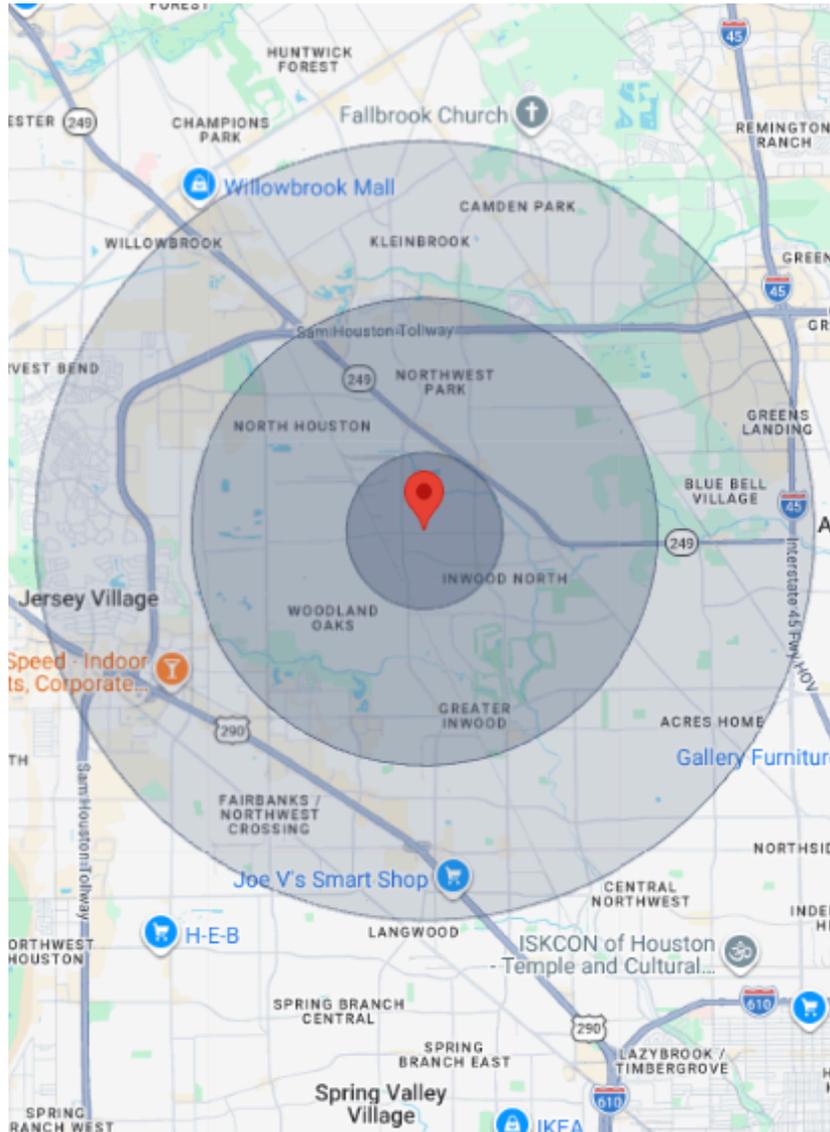
Aerial Map



Property Photos



Demographics



From Sam Houston Pkwy turn on 249 South. Approximately 2.7 miles Turn on Right on Antoine. In Approximately .9 miles Turn Right on Breen. Property Located on your Right in Approximately .60 miles. From I-45N exit 57B W. Mt Houston Rd/249, Turn Lt. on 249. In approximately 5 miles. Turn Left on Breen. Property is on Right Approximately in 1.7 miles.

	1 Mile	3 Miles	5 Miles
Total population	9,910	117,366	306,052
Workday Population	4,739	53,593	142,844
Total household	3,085	36,629	99,785
Average household income	\$77,517	\$84,381	\$83,296
Average age	38.9	34.3	34.3
Male Population	4,680	58,949	152,432
Female Population	5,236	58,433	153,651

Demographics data derived from AlphaMap

Market Overview

Houston, Texas is one of the largest and most diverse metropolitan economies in the United States, serving as a major center for energy, healthcare, manufacturing, logistics, aerospace, and international trade. As the fourth-largest city in the country, Houston benefits from a broad economic base, a growing population, and a business-friendly environment that continues to attract corporate investment, talent, and new development.

Houston's extensive transportation infrastructure—including multiple interstate highways, two major airports, one of the nation's busiest ports, and a vast rail network—provides exceptional regional, national, and global connectivity. This infrastructure supports strong demand across industrial, distribution, office, retail, and multifamily sectors, and positions Houston as a critical logistics and commercial hub for the southern United States and international markets.

From a real estate perspective, Houston offers a wide range of investment and owner-user opportunities supported by strong demographics, diverse industry drivers, and consistent tenant demand. While supply varies by submarket and property type, Houston's scale, affordability, and economic diversity support long-term resilience and value creation. As one of the nation's most dynamic and business-friendly metros, Houston remains well-positioned for sustained growth and stable long-term investment performance.



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