

Prime Lease Opportunity in Oak Forest

3502 Pinemont Dr. Houston, TX 77018



Discover Your Canvas for Growth

0.88 Acres of Cleared, Ready-to-Build Land

HCAD address 3502 PinemontDr / Physical location 3443 PinemontDr.

PRICE REDUCED: \$4,750.00 (NNN)

Versatile vacant lot primed for commercial dreams

Contact: Texas Signature Realty Maria Castellanos, Agent Phone: (281) 546-1468 | Email: mariacaste@aol.com

Directions:

From I-610 N, exit Ella Blvd. north, left on Pinemont Dr. Property on left.

Property Highlights

A Blank Slate in a Thriving Location

This expansive 0.88-acre (38,533 sq ft) lot is a rare find in the heart of Houston's desirable Oak Forest neighborhood.

Completely cleared with no trees obstructing your vision, it's stabilized and ready for your custom project. Key features include:

- Outside Covered Storage:** Ample space for equipment or materials on a stabilized yard.
- Secure Perimeter:** Fully fenced and gated for privacy and safety.
- Utilities Ready:** City of Houston services available—water, sewer, electricity at street.
- Zoning Flexibility:** small commercial space or investment development.
- No Flood History:** The property sits on a **redeveloped street with upgraded drainage** completed over the past five years and **did not flood during Hurricane Harvey**.

Lot Dimensions: Approximately 120 ft x 320 ft

Year Built: N/A (Vacant Land)

Imagine your blueprint here!

Neighborhood & Lifestyle

Why Oak Forest? Houston's Hidden Gem

Nestled in the Oak Forest East Area (Rosslyn Heights Addition), this lot puts you in one of Houston's hottest, family-friendly neighborhoods—ranked among the "25 Hottest Neighborhoods" by Houstonia Magazine. With mid-century charm meets modern upgrades, Oak Forest offers:

Top Amenities Nearby:

•**Shopping & Culture:** Easy access to The Heights' boutiques, Marquee at the Heights theater, and Heights Mercantile.

Connectivity:

- 5 minutes to I-610 Loop.
 - 10 minutes to downtown Houston or Galleria.
 - 20 minutes to George Bush Intercontinental Airport (IAH).
- Oak Forest blends suburban serenity with urban buzz—large lots, tree-lined streets, and a tight-knit vibe. Home values are rising, with recent sales up 5-7% year-over-year.

Market Snapshot: Comparable lots in Oak Forest sold for \$900K-\$1.2M in 2025.