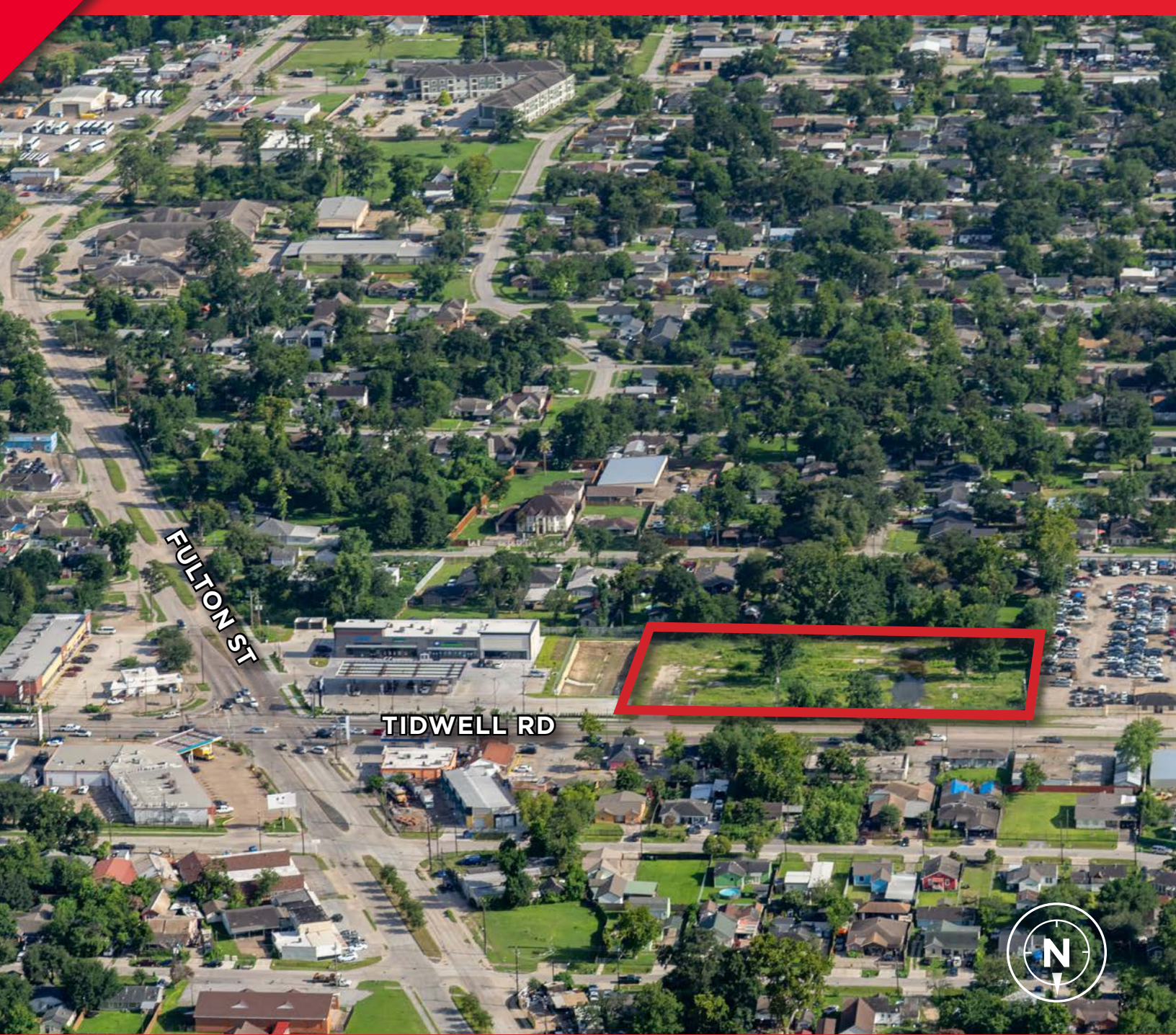


NEW PRICING

±2.12 ACRES

50 TIDWELL RD
HOUSTON, TX 77022



FULTON ST

TIDWELL RD



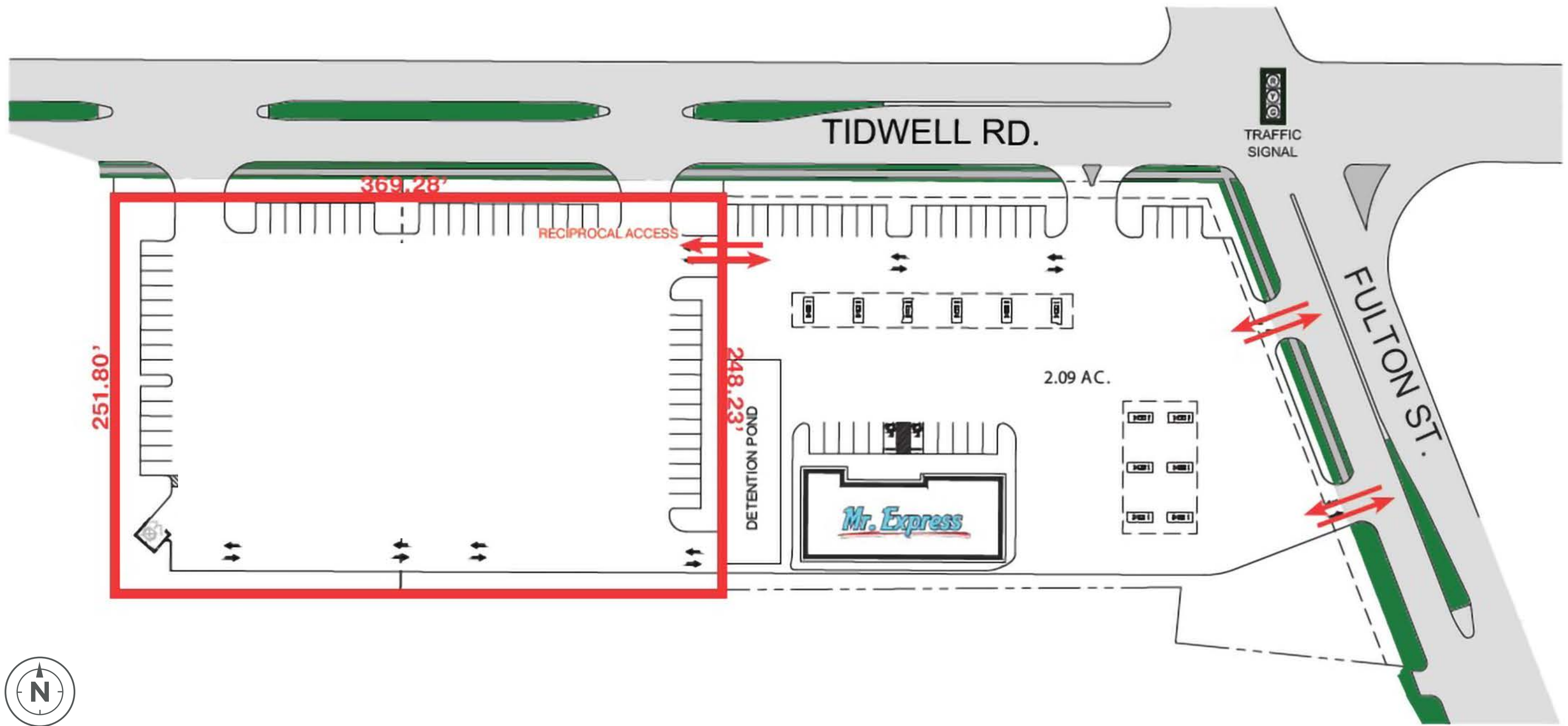
KRISTEN MCDADE
Managing Director
+1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
+1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO
Brokerage Specialist
+1 346 396 4008
melissa.elizondo@cushwake.com



1330 Post Oak Boulevard, Suite 2600 Houston, TX
www.cushmanwakefield.com





VILLANUEVA
APARTMENTS

NORTHTOWN PLAZA

HIBBETT **GameStop** **99¢ only**
SPORTS STORES

SUBWAY **EL RANCHO** **dd's**
DISCOUNTS

BURGER KING **CRAZY BOSS** **WSS**



TIDWELL RD

TIDWELL SENIOR
APARTMENTS

HARDY OAKS PLACE
APARTMENT HOMES

SAM HOUSTON MATH,
SCIENCE AND TECHNOLOGY
CENTER HIGH SCHOOL

THE CATANIA

BURBANK
ELEMENTARY SCHOOL

BURBANK
MIDDLE SCHOOL



BERRY RD

LYERLY
APARTMENTS



HOUSTON
COMMUNITY COLLEGE

HCC

JANOWSKI
ELEMENTARY SCHOOL

NORTHLINE COMMONS

Walmart **Burlington**

Rainbow **five BELOW** **DOLLAR TREE**

Marshalls **Conn's** **ROSS**
SHOE CARNIVAL DRESS FOR LESS



2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

DEMOGRAPHICS

(within 3 miles of 50 Tidwell Rd, Houston, TX 77022)



134,902

2025 Total Population



\$88,545

2025 Average Household Income



\$352,968

2025 Average Home Value

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA



CLUTCH CITY



FULTON ST
TIDWELL RD

PROPERTY HIGHLIGHTS

- 1 mile away from I-45
- 1.1 miles away from Hardy Toll Rd
- Located in an Opportunity Zone
- ±369.28' of frontage on Tidwell Rd
- Located in the Northside/Northline Super Neighborhood and with the Greater Northside Management District
- 2 curb cuts
- Less than 1 mile to the Northline Transit Center/ METRO Redline-METRORail
- Brand new Mr. Express adjacent, on the corner with cross access
- Traffic Counts:
 - Tidwell Rd: 20,815 VPD
 - Fulton St: 6,895 VPD



TIDWELL RD

LUTHER ST



FULTON ST





AIRLINE DR

FULTON ST

TIDWELL RD



±2.12 ACRES

50 TIDWELL RD

HOUSTON, TX 77022



KRISTEN MCDADE

Managing Director

+1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

+1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

melissa.elizondo@cushwake.com



1330 Post Oak Boulevard, Suite 2600 Houston, TX
www.cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.