

±2.12 ACRES
50 TIDWELL RD
HOUSTON, TX 77022



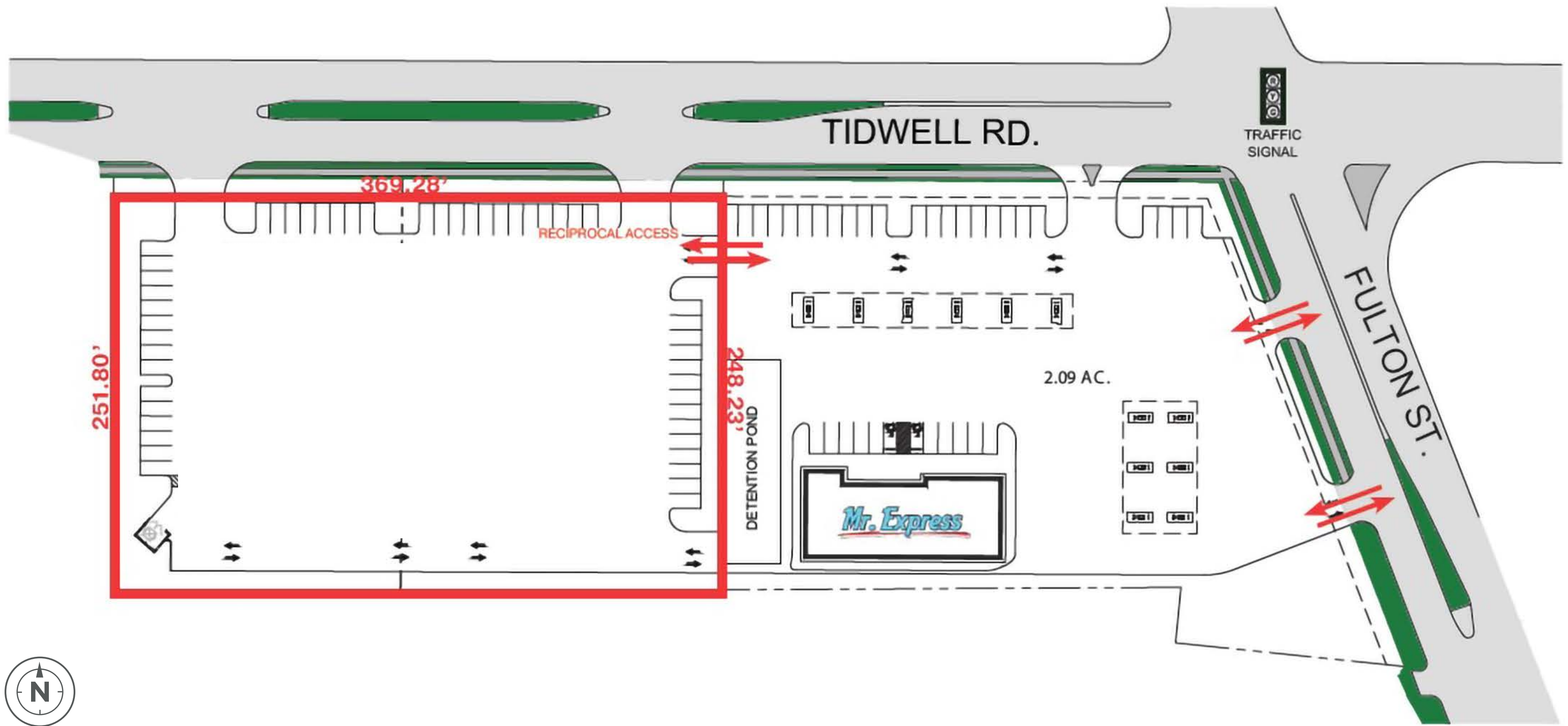
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VILLANUEVA APARTMENTS

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 **SHOE CARNIVAL** **Conn's** **ROSS**
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



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



FULTON ST



TIDWELL RD

LUTHER ST





AIRLINE DR

FULTON ST

TIDWELL RD



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