

±127.15 AC

EAST TIDWELL ROAD | HOUSTON, TX 77078



±127.15 ACRES
East Tidwell Road | Houston, TX



±127.15 acres across two tracts along E. Tidwell Road in Northeast Houston



No zoning (City of Houston)



Substantial frontage along E. Tidwell Road, which connects directly east to Beltway 8



High-voltage transmission lines run adjacent to the northern property boundary by way of easements — well suited to power-dependent industrial, manufacturing, or data center users



Currently operating as a sand pit producing select fill, topsoil, and bank sand



No existing structures noted on site



Approximately half of the site lies within the 100- and 500-year floodplain, with portions in the floodway; City of Houston flood map revisions are anticipated and expected to expand floodplain and floodway coverage



Prior extraction activity should be factored into development planning — soil stability and site improvement requirements will likely drive additional geotechnical and earthwork scope



Additional ±9.93 acres available

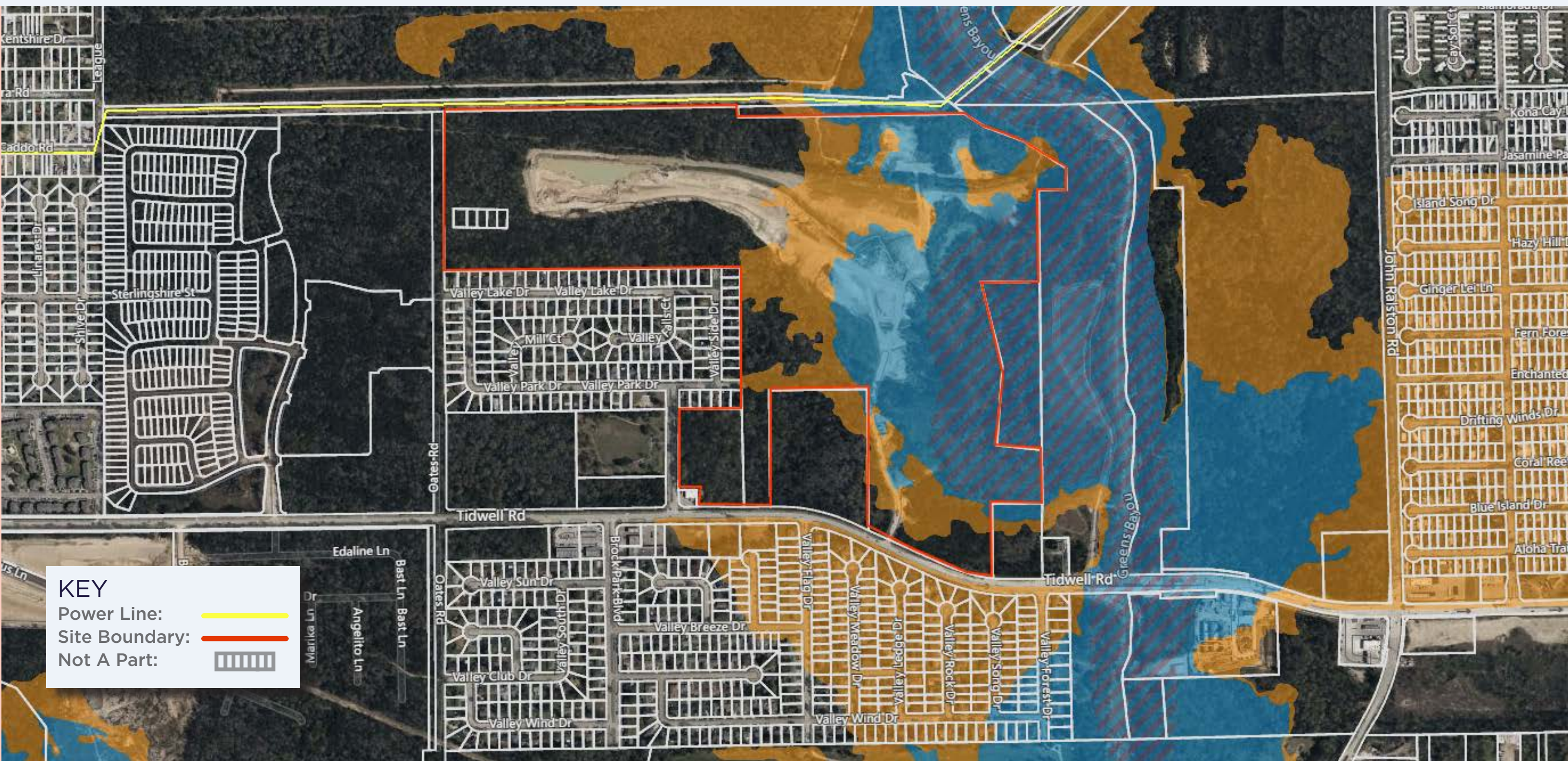
KEY

Not A Part:



±127.15 ACRES
East Tidwell Road | Houston, TX

POWER INFRASTRUCTURE & FLOODPLAIN MAP





8
TEXAS

E Tidwell Road

±127.15 ACRES

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HOUSTON, TX 77078**

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