

1± Acre Industrial Land Opportunity

12610 Greens Bayou St. Houston, TX 77015



COMMERCIAL
TEXAS

Aerial View of Property



1 Acre Unrestricted Land Industrial Development Opportunity

12610 Greens Bayou St | Houston, Texas

Prime Location

The Greens Bayou Property presents a rare opportunity to acquire a ± 1.00 -acre unrestricted site in East Houston, positioned within one of the region's most active industrial and service-oriented corridors. The property includes an existing 1,615 SF residential structure suitable for office, residential, or interim operational use, providing immediate functionality while preserving long-term redevelopment potential.

Small-acreage tracts within Houston city limits remain increasingly scarce, particularly those allowing flexible operational uses. The site's size, accessibility, and adaptability create multiple investment paths including owner-user occupancy, contractor yard utilization, outside storage operations, or future industrial redevelopment.

Property Highlights

- **Total Land Size:** $\pm 43,600$ Sqft
- **Location:** East Houston with convenient access to IH-10 and BW8
- **Frontage:** 100 ft
- **Topography:** Predominantly flat
- **Utilities:** Utilities available including power, water, sewer, and gas
- **Flood Zone:** Zone X – Out of Special Flood Hazard Area
- **Jurisdiction:** Within City of Houston (no formal zoning; development subject to applicable regulations)

Investment Highlights

- $\pm 43,636$ SF (± 1 Acre) site — rare small-parcel offering
- Existing structure usable as office or residence
- Flexible use potential under Houston development framework
- Ideal owner-user or land investment opportunity
- Strong demand from contractor and logistics users
- Covered land play with immediate usability
- Proximity to I-10, Beltway 8, and Port of Houston employment drivers



TRAVIS NICHOLS

BROKER ASSOCIATE

713-899-7993

travisn@kwcommercial.com



COMMERCIAL
TEXAS