

Rare 24.8± Acre Industrial Land Assemblage

Multi-Access Development Opportunity | Southeast Houston
13542 Del Papa Street Houston, TX 77047



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SITE MAP:



Rare 24.8± Acre Industrial Land Assemblage

Multi-Access Development Opportunity | Southeast Houston

Prime Location

- Large-scale industrial land assemblage located within the City of Houston
- Dual frontage along both Del Papa Street and Labrador Road
- Generally level topography supporting efficient site planning
- Proximity to SH-288 and Beltway 8 employment corridors

Property Highlights

- **Total Land Size:** ±24.8 acres across three contiguous tracts
- **Location:** Southeast Houston with convenient access to SH-288 and Beltway 8
- **Frontage & Access:** Dual frontage on Del Papa Street and Labrador Road
- **Topography:** Predominantly flat
- **Utilities:** Utilities available in the area, including power, water, sewer, and gas (buyer to verify)
- **Jurisdiction:** Within the City of Houston (no formal zoning; development subject to applicable regulations)

Development Considerations

- Suitable for a range of industrial uses, including:
 - Multi-tenant industrial development
 - Build-to-suit opportunities
 - Industrial outdoor storage (subject to applicable approvals)
 - Owner-user industrial facilities
- Tracts are being marketed collectively
- No current survey or entitlement documentation available
- Buyer to conduct independent due diligence regarding site conditions, utilities, and development feasibility



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