



For Sale on Market

# \$399,900

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## GENERAL DESCRIPTION

**Subdivision:** SSP RURAL AND NON-FRONTAGE-6152

**Property Type:** Lots

**Lotsize:** 46,174 / Appraisal District

**Market Area:** Cleveland Area

**MLS# / Area:** 62386730 / 40

## 13628 KENNEDY DR, SPLENDORA, TX 77372

Located in the thriving East River Industrial Park, this 1.06-acre property offers a prime opportunity in the fast-growing Splendora market. Positioned on a cleared corner lot, the site is fully fenced and secured with automatic gated access and pole lighting. City of Splendora utilities are available, providing convenience and flexibility for future development. This property boasts excellent accessibility with direct proximity to I-69 (Hwy 59) and only 11 miles to the Grand Parkway (Hwy 99) and Valley Ranch Town Center. Its strategic location places Downtown Houston and George Bush Intercontinental Airport (IAH) within a 30-minute commute, making it an ideal hub for industrial, storage, or business operations. Currently utilized as an income-producing storage lot, the property is well-suited for investors or owner-users seeking a secure and functional site with strong growth potential.



Presented By  
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Visit <https://www.har.com/62386730> for more information