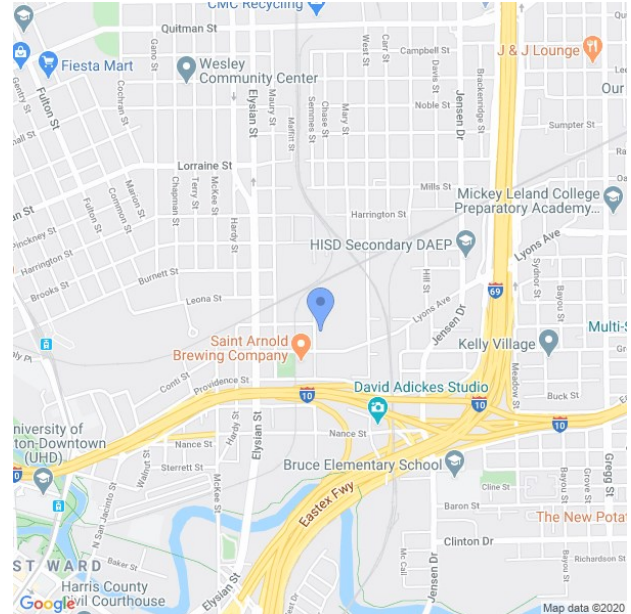


# Moncrief - Lenoir

2103 LYONS, HOUSTON, TEXAS 77020



COMMERCIAL • LAND • FOR SALE



SALE PRICE MARKET  
SALE TYPE DEVELOPMENT

ZONING NA  
LAND AREA 6.92 ACRES  
LAND USE MIXED USE

Located in an Opportunity Zone

Owner Financing Option - Favorable Terms

6.8859 Acres or 299,949.804 SF

Overlooks Downtown Houston at 46' above Sea Level

Renderings in Hand

Environmental Studies Performed and less than \$100k of remediation is required

The former Moncrief - Lenoir warehouse built-in 1917 is only 1.5 miles away from Downtown destinations like Minute Maid Park and Houston's CBD...



**Kyle Fischer**  
Associate  
Belvoir Real Estate Group

# 685165  
7133328215  
5127872277  
kylef@belvoir.net

