

3 SHOVEL-READY LOTS BUILD 3 HOMES. INVEST SMART.

Wonderful and Great Opportunity to build a home on these 3 lots.

Fully Platted and Titled, 3 shovel-ready single family lots.

Replat **RECORDED** & lots separately titled/addressed —

shovel-ready for 3 detached homes

(site plan by Metro Living, Design WP8130)



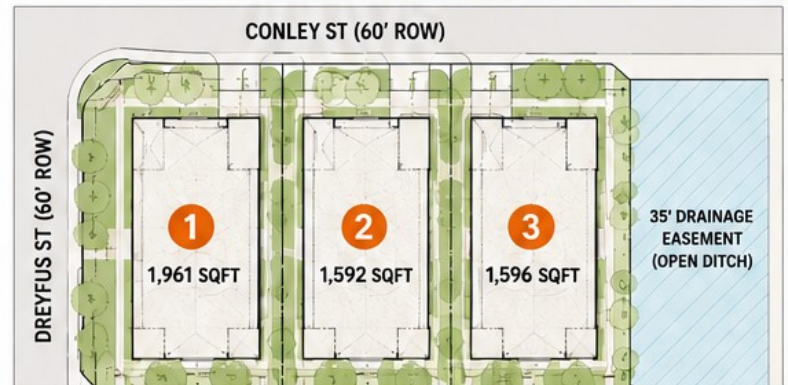
Dreyfus Villas (recorded and Replat)
corner of Conley and Dreyfus st.
Inner-Loop South Houston, next to
Medical Center and Reliant Park/Astrodome
(OST / Foster Place)

Total sqft for 3 lots is around 5,149 sqft.

**Two frontages - Conley St. and
Dreyfus St. (both 60' Row)**

Flexible Use and No Zoning
per city of Houston but buyer to verify

Easement Note: 35' wide drainage
easement affects the tract (open ditch
along Conley) — accommodated in
the approved plan



\$225,000
FOR ALL 3 LOTS

\$85,000
Corner Lot
(Lot 1)

\$75,000 EACH
for the 2 Inside Lots
(Lots 2 & 3)

7203 CONLEY ST

Houston, TX 77021-5810
Harris County

Legal: LT 1 BLK 1 DREYFUS VILLAS

Tax ID: 147-795-001-0001

Price: \$85,000

Corner Lot located at
Dreyfus & Conley St.
(1,961 sqft Lot)

7207 CONLEY ST

Houston, TX 77021-5810
Harris County

Legal: LT 2 BLK 1 DREYFUS VILLAS

Tax ID: 147-795-001-0002

Price: \$75,000

Located at Conley St
Inside Lot.
(1,592 sqft Lot)

7211 CONLEY ST

Houston, TX 77021-5810
Harris County

Legal: LT 3 BLK 1 DREYFUS VILLAS

Tax ID: 147-795-001-0003

Price: \$75,000

Located at Conley St
Inside Lot.
(1,596 sqft Lot)



LOCATION & MARKET

An active inner-loop new-construction corridor near the University of Houston / Texas Southern, MacGregor, and Third Ward. Recent 2025 new builds in the immediate area are selling around \$350,000, and comparable single buildable lots have listed near \$299,000. This corner tract is fully platted and separately titled for 3 homes — a rare shovel-ready infill package with no entitlement risk for the buyer.



BUYER DUE-DILIGENCE ITEMS

- Confirm water / sewer tap availability (utilities present in the adjacent ROW per survey).
- Review recorded Dreyfus Villas plat and the 35' drainage easement.
- Verify final building lines and detention requirements with City of Houston.



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DISCLAIMER: The content here is for informational purposes only. It is exact design of homes and buyer to verify.
Data not verified/guaranteed by listing agent/broker.