

 **Kiewit**

 **ConocoPhillips**

 **MCDERMOTT**

 **SM ENERGY**

 **SIEMENS**

 **bp**

THE UNIVERSITY OF TEXAS  
**MD Anderson Cancer Center**  
Making Cancer History

 **bp**

 **bp**

**Park Row**

**INTERSTATE 10**



**14000 Katy Fwy**  
**±19.01 Acres**

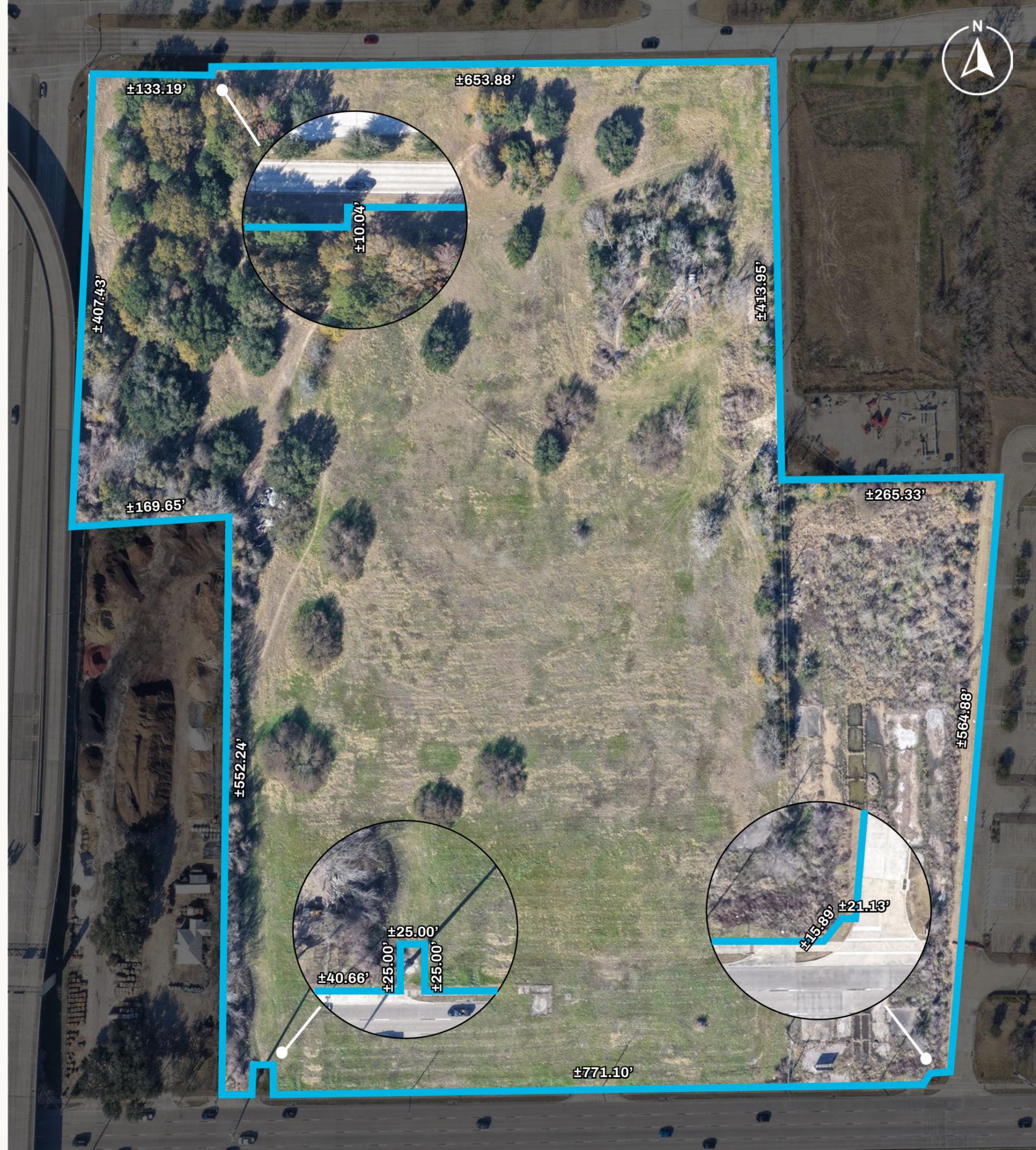
JEFF G. PEDEN, SIOR  
EXECUTIVE MANAGING DIRECTOR  
713.231.1640  
jeff.peden@transwestern.com

SCOTT E. MILLER  
SENIOR VICE PRESIDENT  
713.231.1637  
scott.miller@transwestern.com

KYLE S. WALKER  
ASSOCIATE  
713.231.1584  
kyle.walker@transwestern.com

# Property Highlights

Location	14000 Block of I-10 West, with additional frontage on Park Row, Houston TX 77079
Land	±19.01 AC (±828,068 SF)
Highest Use	Multifamily, Commercial, Retail, Institutional, Healthcare
Restrictions	None
Utilities	City of Houston
Pricing	Please Call Broker



# DEVELOPMENT HIGHLIGHTS

Addicks Reservoir

Recently Sold For MF Development

Recently Sold For MF Development

Future MD Anderson Cancer Center Expansion

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MD Anderson  
Cancer Center  
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ConocoPhillips

bp

Park Row

INTERSTATE  
10

## STRONG DEMOGRAPHICS

	3 mile radius
Population	63,153
Average household income	\$110,789
Median age	36

## IDEAL DEVELOPMENT SITE

With approximately 19 acres positioned in the center of Houston's Energy Corridor, this property offers exceptional flexibility and is well-suited for a wide range of future development possibilities for developers or investors.

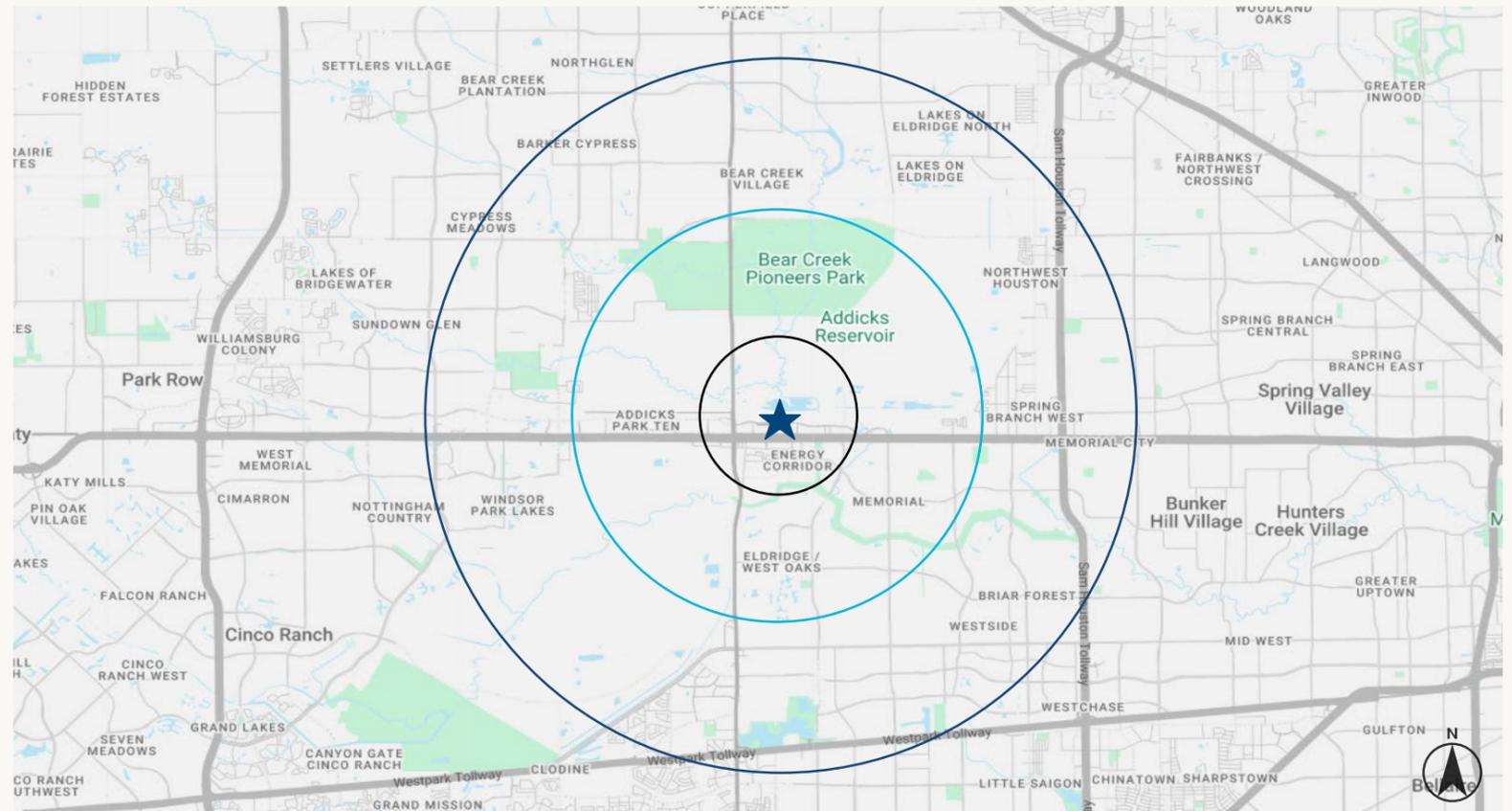
## PREMIER LOCATION

In Houston's Energy Corridor, the property sits in a prime business hub known for major corporate headquarters and a strong, diverse industry presence—making it an excellent site for future development.

# ENERGY CORRIDOR



	1 mile	3 miles	5 miles
Population - Current	4,347	63,153	258,059
Population - 5 yr. Percent Forecast	6.51%	6.44%	6.49%
Median Age	47	36	37
Average Household Income	\$141,202	\$110,789	\$106,847
Total Households - Current	2,021	27,205	101,804
Households - 5 yr. Percent Forecast	5.65%	5.68%	5.66%



# PROPERTY ACCESS



200 Westlake  
Park Blvd

201 Helios Way

Highway 6 N

Addicks Reservoir

Park Row

Jordan Rd

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Katy Fwy

INTERSTATE  
10

— Ingress  
- - - Egress



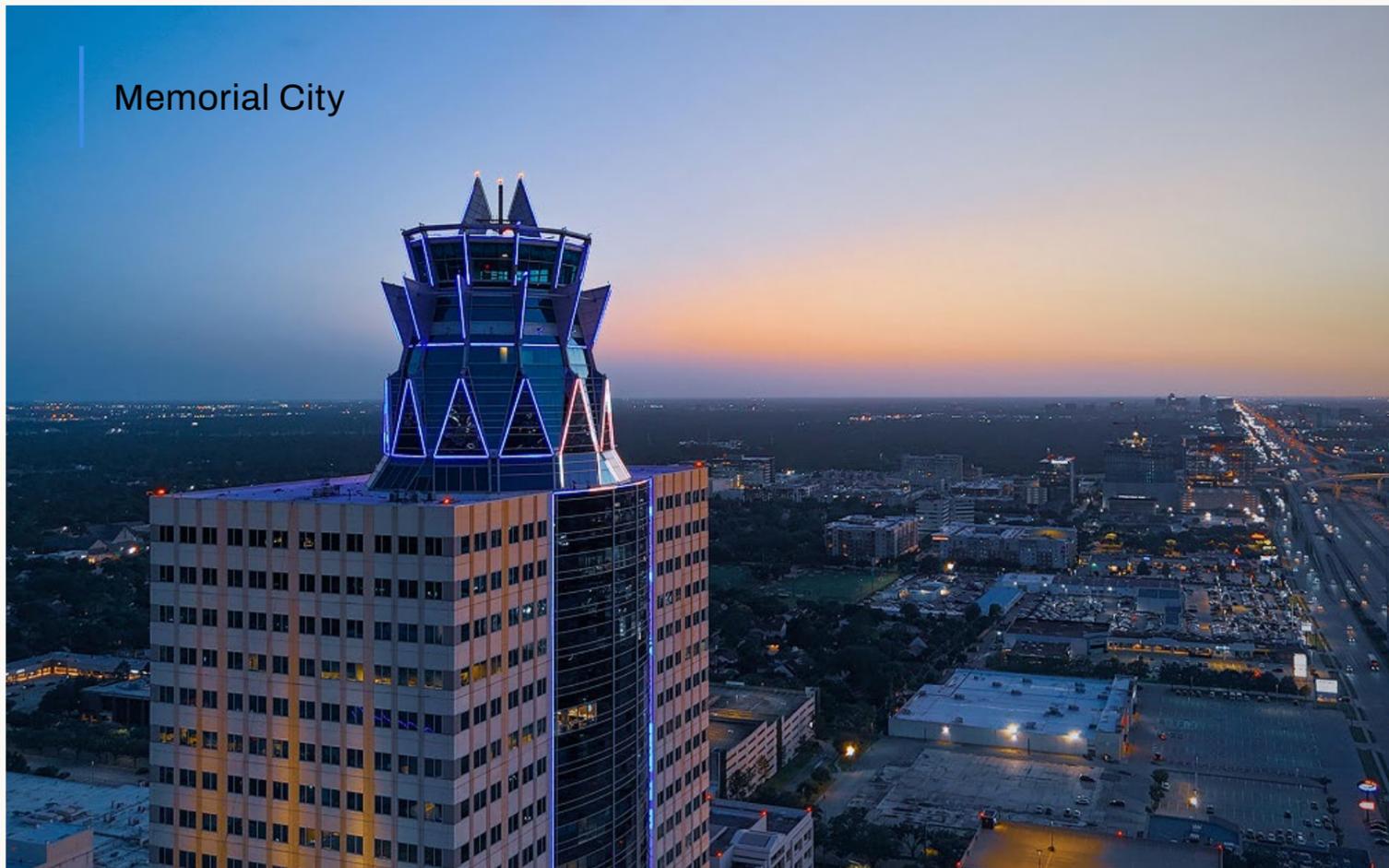
CityCentre



Westchase District



Memorial City



Centralized Around

Texas Medical Center West Campus	3.4 Miles	Galleria	10.7 Miles
City Centre	4.4 Miles	Memorial Park	10.8 Miles
Memorial City	5.2 Miles	Downtown	15.7 Miles
Westchase District	5.4 Miles		

**PREMIER LOCATION**

99

290

**TEXAS MEDICAL CENTER WEST CAMPUS**  
3.4 miles

**14000 Katy Fwy**

**CITY CENTRE**  
4.4 miles

610

Addicks Park Ten  
**Average Home Value:**  
\$298,768\*

Spring Branch West  
**Average Home Value:**  
\$564,794\*

**CBD**  
15.7 miles

10

Bunker Hill & Hunters Creek Village  
**Average Home Value:**  
\$2,176,746 -  
\$2,416,941\*

Cinco Ranch  
**Average Home Value:**  
\$532,953\*

Barker Reservoir

6

Memorial  
**Average Home Value:**  
\$702,341\*

8

**MEMORIAL CITY**  
5.2 miles

**UPTOWN GALLERIA**  
10.7 miles

Greater Uptown  
**Average Home Value:**  
\$400,753\*

**WESTCHASE DISTRICT**  
5.4 miles

69



AERIAL FACING SOUTHWEST



6  
TEXAS



Park Row

Jorden Rd

Park Row

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AREA AMENITIES

Highway 6 N

N. Eldridge Pkwy

Addicks Reservoir

TOPGOLF

TEAK CHRISTIANS TAILGATE  
BW | Best Western.  
Hotels & Resorts

14000 Katy Fwy

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INTERSTATE 10

WAFLE HOUSE

K

Comfort INN

extended STAY AMERICA  
tj-maxx  
LAQUINTA BY WYNDHAM  
Fairfield BY HARRIOTT  
6

USPS.COM  
SUBWAY  
WELLS FARGO  
LUPE TORTILLA

CVS pharmacy

SONIC

George Bush Park

Highway 6 N

N. Eldridge Pkwy

SUBWAY  
QUALITY HOTEL  
DQ  
STARBUCKS



# Land For Sale

14000 Katy Freeway,  
with additional frontage on Park Row, Houston TX 77079

±19.01 AC (±828,076 SF)

For More Information:

**Jeff G. Peden, SIOR**  
Executive Managing Director  
713.231.1640  
jeff.peden@transwestern.com

**Scott E. Miller**  
Senior Vice President  
713.231.1637  
scott.miller@transwestern.com

**Kyle S. Walker**  
Associate  
713.231.1584  
kyle.walker@transwestern.com



1900 W Loop S #1300 | Houston, TX 77027

T 713.270.7700 | [www.transwestern.com](http://www.transwestern.com)

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date