

0 KUYKENDAHL RD

HARRIS COUNTY, TX 77090

ETJ of Houston | West Side of Kuykendahl Across from METRO Park & Ride



METRO

Julian R. Cortinas

Office: 832-206-7501 | cortinascre@gmail.com | www.cortinascre.com

4808 Gibson St 3rd Floor Houston, Tx 77007

Marketed &
Presented By



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KUYKENDAHL RD

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SECTION 01

THE OFFERING

SECTION

01

KUYKENDAHL RD

HARRIS COUNTY

THE OFFERING

Cortinas CRE is pleased to present an exclusive and exceptional **±15.142-acre** real estate opportunity, strategically located just minutes from the Port of Houston and George Bush Intercontinental Airport (IAH). This prime site offers over 659,000 square feet of developable space, ideally suited for industrial or multi-family development in one of the Gulf Coast's most dynamic and rapidly growing corridors.

With quick access to Downtown Houston and major industrial hubs, this property boasts excellent connectivity to essential shipping and transportation routes, as well as major highways for seamless distribution and logistics operations. The surrounding area benefits from a robust workforce and a thriving industrial base, making it an ideal location for new industrial projects.

This property offers a rare chance to establish a significant presence in a high-demand, strategically located area with strong long-term potential in the industrial sector. Please contact for pricing or Build-to-Suit services (Industrial User).



Close Proximity: Excellent connectivity to critical shipping and transportation routes



Land: ±15.142 Acres or 659,585.52 SF



Sale Price: Please Contact for Pricing or Build-to-Suit Services (Industrial User)

SECTION 02

PROPERTY DETAILS

SECTION

KUYKENDAHL RD

HARRIS COUNTY

02

PROPERTY DETAILS

- **Address:** 0 Kuykendahl, Harris County, Tx 77090 | ETJ of Houston
- **Property Tax Accounts:** 045-054-000-0012
- **Asking Price:** Please Contact for Pricing
- **Property Tax Rate:** 2.42262%
- **Build-to-Suit Services (Industrial User)**
- **Utilities Harris County:** HC MUD 200
- **Longitude, Latitude:** 29.972871285525567, -95.4285399898934
- **West Side of Kuykendahl** Across from METRO
- **Size:** ±15.142 Acres or 659,855.20 SF
- **Park & Ride**
- **Topography:** Zone X/Zone X 500

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	18,466	101,537	274,984
 EST. HOUSEHOLDS	5,948	34,369	90,355
 AVG. HOUSEHOLD INCOME	\$65,017	\$68,411	\$73,895
 Median Age	27.5	28.5	30.0

SECTION 03

AREA MAP

SECTION

03

KUYKENDAHL RD

HARRIS COUNTY

AREA MAP



0.7 Miles to
I-45



3.3 Miles to
S. Beltway 8



10.3 Miles to
I-69



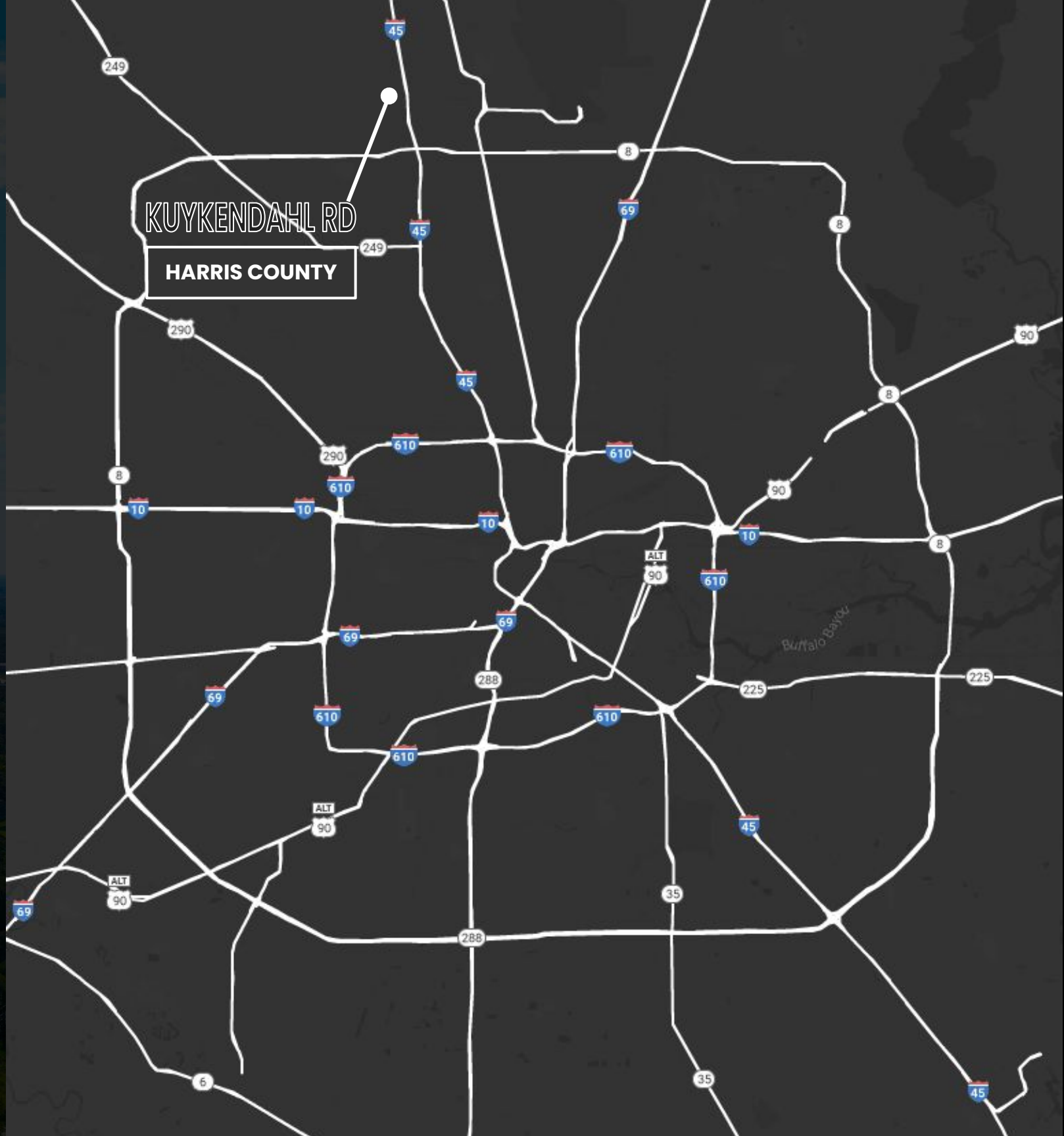
12.2 Miles to
I-610



14.3 Miles to
SH 290



14.6 Miles to
I-10



SECTION 04

PROPERTY OUTLINE

SECTION

KUYKENDAHL RD

HARRIS COUNTY

04

George Bush
Intercontinental
Airport (IAH)
9.2 MILES

3.3 MILES
to

BELTWAY
8



Rankin Rd

Demontrond St

METRO

410.72'

487.29'

505.65'

Kuykendahl Pk 1 Dr

Kuykendahl Rd

825.18'

510.15'

358.19'



George Bush
Intercontinental
Airport (IAH)
9.2 MILES



METRO

Dominion Park Dr

Kuykendahl Pk 1 Dr

Demontrond St

Kuykendahl Rd

358.19'

825.18'

410.72'

487.29'

510.15'

505.65'



George Bush Intercontinental Airport (IAH)
9.2 MILES

3.3 MILES to

DOWNTOWN HOUSTON
18.2 MILES

BELTWAY
8



Rankin Rd

Demontrond st

METRO

Kuykendahl Pk 1 Dr

Kuykendahl Rd

Dominion Park Dr



DOWNTOWN HOUSTON
18.2 MILES

3.3 MILES
to

BELTWAY
8

INTERSTATE
45

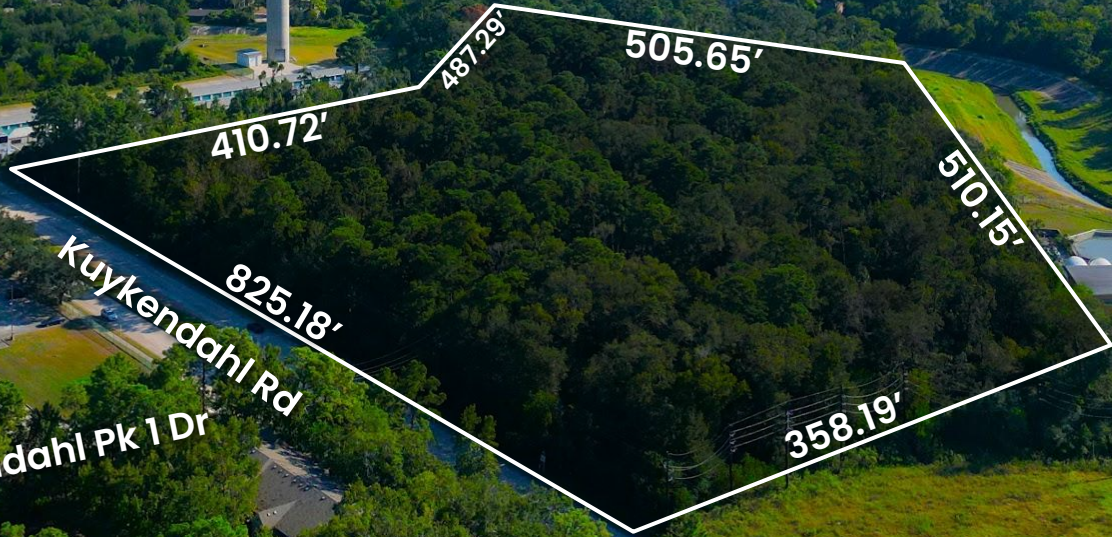
Rankin Rd

Demontrond St

METRO

Kuykendahl Pk 1 Dr

Kuykendahl Rd



SECTION 05

UTILITY MAP

SECTION

05

KUYKENDAHL RD

HARRIS COUNTY

Preliminary Engineering: Per Odyssey Engineering Group LLC (Charlie Tang P.E.) under review: "Site may require ±15-20% dedicated to detention; HCFCF runoff is deeper than expected."

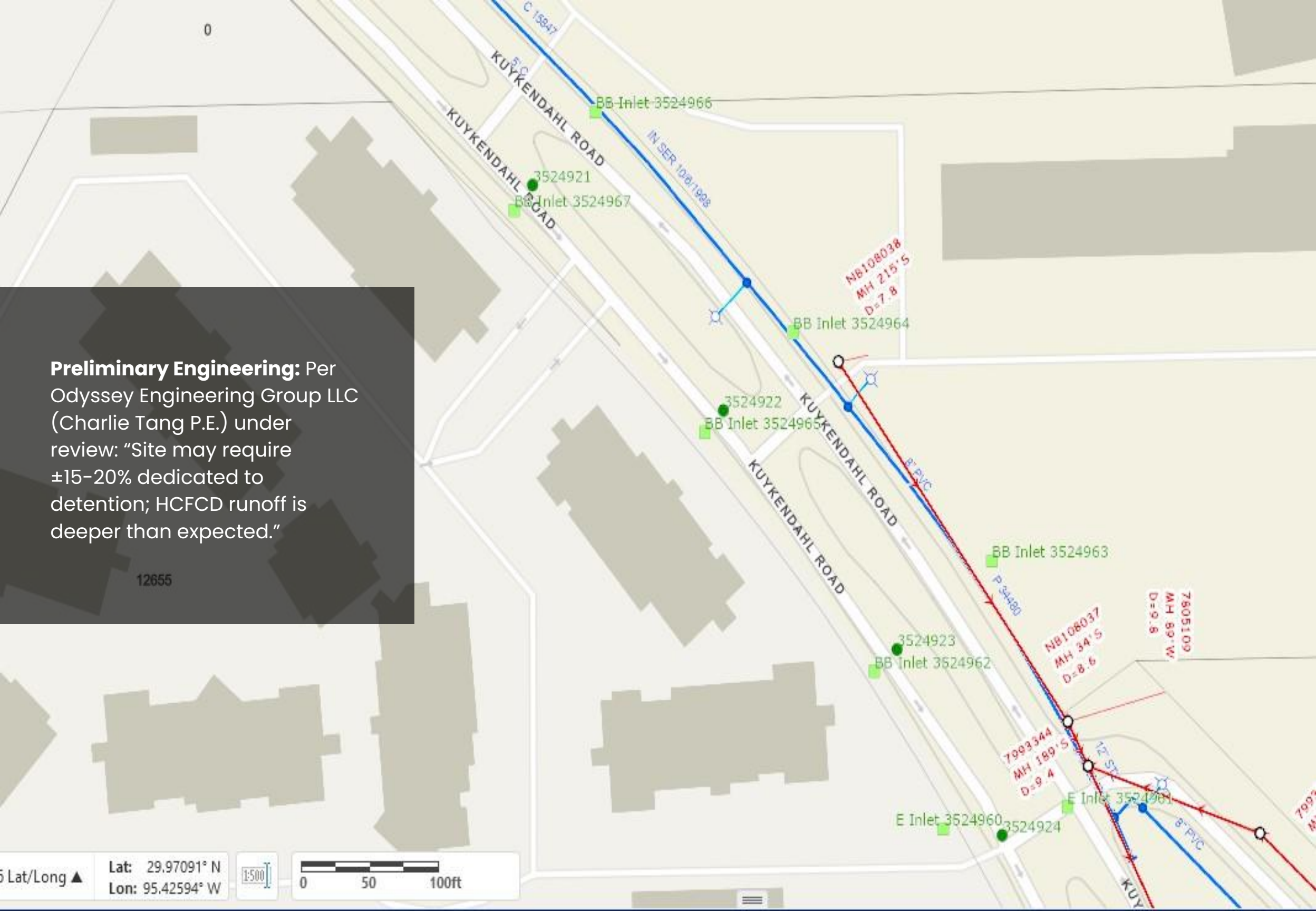
12655

5 Lat/Long ▲

Lat: 29.97091° N
Lon: 95.42594° W

1:500

0 50 100ft



HC MUD 200, COH Map, Water,
Storm Water & Sanitary Sewer

Distance of All
Three Utilities Lines
+/-1,200



SECTION 06

PROPERTY SURVEY

SECTION

006

KUYKENDAHL RD

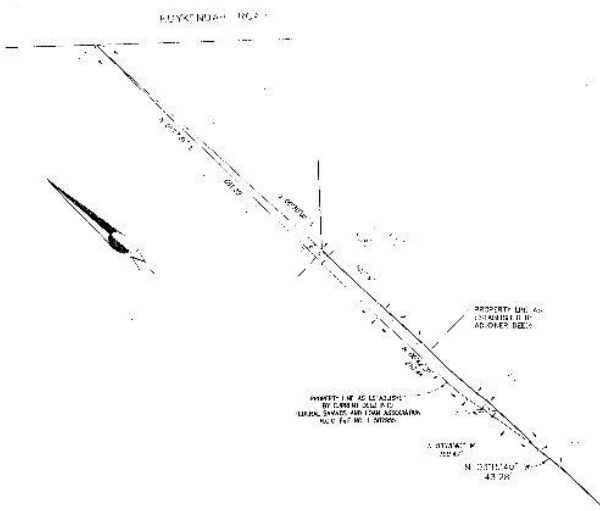
HARRIS COUNTY



SOLD

LINE CHART

LINE	BEARING	DISTANCE	AREA
1	N 62° 45' 17" W	56.47'	
2	N 65° 53' 03" W	45.50'	
3	N 45° 50' 08" W	104.48'	
4	N 25° 48' 14" W	34.47'	
5	N 87° 18' 36" W	64.67'	
6	N 24° 40' 03" E	46.57'	
7	N 43° 11' 57" E	39.05'	



- 1. This survey is made in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes.
- 2. The survey is made in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes.
- 3. The survey is made in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes.
- 4. The survey is made in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes, and the rules and regulations of the State Board of Surveying, Chapter 81, Texas Statutes.

Map of Clark
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TEXAS
 No. 12345

CLB Coburn Linseisen & Retcliff
 SURVEYORS
 1000 West 10th Street, Suite 1000
 Fort Worth, Texas 76102
 Phone: 817.335.1111
 Fax: 817.335.1112

STATE OF TEXAS
 COUNTY OF TARRANT
 REGISTERED PROFESSIONAL SURVEYOR
 No. 12345

BOUNDARY SURVEY
 OF TWO TRACTS TOTALING 25,353 ACRES IN THE PIERCE
 SULLIVAN SURVEY, ABSTRACT 750, HARRIS COUNTY, TEXAS

DATE: 12/15/97
 BY: [Signature]
 TITLE: SURVEYOR

1111 S. MAIN ST.
SITUS, INC.

KUYKENDAHL RD

HARRIS COUNTY

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

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CORTINAS
Commercial
Real Estate

Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate