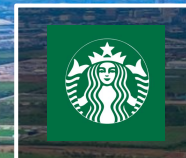


# CITY PARK CENTRAL

## HOUSTON, TX 77047

**H-E-B** ANCHORED COMING SOON (SOLD 8/2024)



1.92 Acres  
AVAILABLE

E OREM DR



10.603 Acres  
AVAILABLE



4.547 Acres  
AVAILABLE

SOLD  
CARWASH  
1.156 Acres

Subject:  
81.3 Acres  
AVAILABLE

W OREM DR

CITY PARK CENTRAL

CITYSCAPE AVENUE

ALMEDA GENOA RD

288  
TEXAS

ALMEDA GENOA RD

**Julian R. Cortinas**  
Office: 832-206-7501 | cortinascre@gmail.com

**Nicholas J. Cortinas**  
Office: 346-366-7997 | njccre@gmail.com

www.cortinascre.com | 4808 Gibson St 3rd Floor, Houston, Tx 77007

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



# TABLE OF CONTENTS

# 11000

## CITY PARK CENTRAL

**SECTION 01**  
The Offering

**SECTION 02**  
Property Details

**SECTION 03**  
Area Map

**SECTION 04**  
TMC Developments

**SECTION 05**  
Property Outline

**SECTION 05**  
UTILITY MAP

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Marketed &  
Presented By



SECTION 01

# THE OFFERING

SECTION

11000

CITY PARK CENTRAL

01

# THE OFFERING

Cortinas CRE is pleased to present an exclusive and exceptional **±81.3-acre** real estate opportunity, strategically located just minutes from the rapidly expanding Texas Medical Center (TMC), home to the groundbreaking TMC3 and TMC BioPort developments. Offering over 3.54 million square feet, this site is ideal for commercial, residential, retail, industrial user, or mixed-use development, providing significant growth potential in one of the world's most dynamic medical and life sciences hubs.

Situated a short drive from both Downtown Houston and the prestigious Uptown/Galleria area, this property boasts excellent access to key business and retail districts, as well as major highways for seamless logistics. The strong local demographics, marked by a diverse and affluent population, further enhance the site's appeal for new commercial and residential projects.

With TMC's ongoing expansions driving economic growth and attracting a global workforce, this property is a unique investment opportunity. This is a rare chance to secure a substantial presence in a rapidly developing area poised for long-term success. Please contact for pricing or Build-to-Suit services (Commercial Retail or Industrial User).



**Close Proximity:** Minutes from Texas Medical Center, Downtown Houston, and Uptown/The Galleria



**Land:** ±81.3 Acres or 3,541,428 SF Situated 7.2 Miles to Texas Medical Center (TMC)



**Asking Price:** Please Contact for Pricing or Build-to-Suit Services (Commercial Retail or Industrial User)

SECTION 02

# PROPERTY DETAILS

SECTION

11000

CITY PARK CENTRAL





02

# PROPERTY DETAILS

- **Address:** 11000 City Park Central, Houston Tx 77047
- **Price:** Please Contact for Pricing or Build-to-Suit Services  
(Commercial, Residential, Retail, or Industrial User)
- **Latitude, Longitude:** 29.619727005169523, -95.38910681191884
- **Size:** ±81.3 Acres or 3,541,428 SF
- **Topography:** Zone X

- **Property Tax Accounts:**  
045-190-000-0080, 045-190-000-0011
- **Property Tax Rate:** 2.014811%

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 <b>POPULATION</b>	7,072	78,269	256,530
 <b>EST. HOUSEHOLDS</b>	3,089	25,674	91,396
 <b>AVG. HOUSEHOLD INCOME</b>	\$72,443	\$63,496	\$76,217
 <b>DAYTIME: TOTAL EMPLOYEES</b>	823	11,144	103,155

SECTION 03

# AREA MAP

# 11000

**CITY PARK CENTRAL**

# SECTION

# 003

# AREA MAP



7.2 Miles to Texas Medical Center



10.1 Miles to Downtown Houston



13.7 Miles to Uptown/ The Galleria

**VEHICLES PER DAY (VPD)**

West Orem Drive @ City Park Central Lane **15,598** VPD

Alameda Genoa Rd @ 288 South **18,104** VPD





UNIT	TENANT	SIZE
1	Proposed Grocer	57,600 SF
2	Blue Wave Car Wash	2,895 SF
3	Jack in the Box	2,928 SF
4	Taco Bell	0.84 AC
5	Shell Federal Credit Union	1.51 AC
6	7-Eleven	4,650 SF
7	Available	5,697 SF
8	Chipotle	2,351 SF
9	Whataburger	3,745 SF
10	Available Pad	1.04 AC
11	Available Pad	0.94 AC
12	Available Pad	1.92 AC
13	Available Land	1.67 AC

COMING SOON



SOLD 8/2024



THE MARKET AT  
CITY PARK

# TMC DEVELOPMENTS

\*Texas Medical Center

SECTION

11000

CITY PARK CENTRAL

04

# TMC DEVELOPMENTS

The **Texas Medical Center (TMC)** is embarking on a transformative journey with over **\$10 billion** in investments aimed at cementing its position as a global leader in healthcare, life sciences, and innovation. Central to this development is TMC3, a **\$1.5 billion** state-of-the-art research campus anchored by the iconic TMC Helix Park, designed to foster collaboration between the world's top medical institutions and biotech companies.

Complementing this is the TMC BioPort, a groundbreaking biomanufacturing hub set to revolutionize the production of life-saving drugs and vaccines, with an estimated investment of **\$3 to \$5 billion**. These projects, along with major expansions at MD Anderson Cancer Center, Houston Methodist, Texas A&M, and Baylor College of Medicine, will generate an estimated **\$30 billion** in economic impact, driving innovation and creating thousands of jobs. With these initiatives, TMC is not just expanding its physical footprint but also its impact on global health, offering unparalleled opportunities for innovation, collaboration, and economic growth.

## TMC | MEDICAL CAMPUS

The Largest Medical Complex In The World Today, TMC is home to **106,000** employees, **50,000** life science students, and **thousands** of volunteers & Houston's Largest Employer.



**Total Investment**  
Over \$10 Billion



**Economic Impact**  
Estimated \$30 Billion



**Size**  
Over 5 Million SF

## TMC | BIOPORT

## TMC | INNOVATION FACTORY

## TMC | HELIX PARK

## LEVIT GREEN

# PROPERTY OUTLINE

SECTION

11000

CITY PARK CENTRAL

05

# H-E-B ANCHORED COMING SOON (SOLD 8/2024)

UPTOWN/  
THE GALLERIA

TEXAS MEDICAL  
CENTER

DOWNTOWN  
HOUSTON



1.92 Acres  
AVAILABLE



SOLD  
CARWASH  
1.156 Acres

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10.603 Acres  
AVAILABLE

4.547 Acres  
AVAILABLE

288  
TEXAS

ALMEDA GENOA RD

CITY PARK CENTRAL

W OREM DR

E OREM DR

CITYSCAPE AVENUE

ALMEDA GENOA RD



±750'

±4,000'

±4,000'

±1,400'

CITY PARK CENTRAL LANE

ALAMEDA GENOA RD

288  
TEXAS

N

S

**Cityscape  
Apartments**  
Opened: 06/2024  
Units: 240

**Meridian City  
Park Apartments**  
Opened: 06/2024  
Units: 276

288  
TEXAS

ALMEDA GENOA RD

N

S

CITY PARK CENTRAL LANE



SECTION 06

# UTILITY MAP

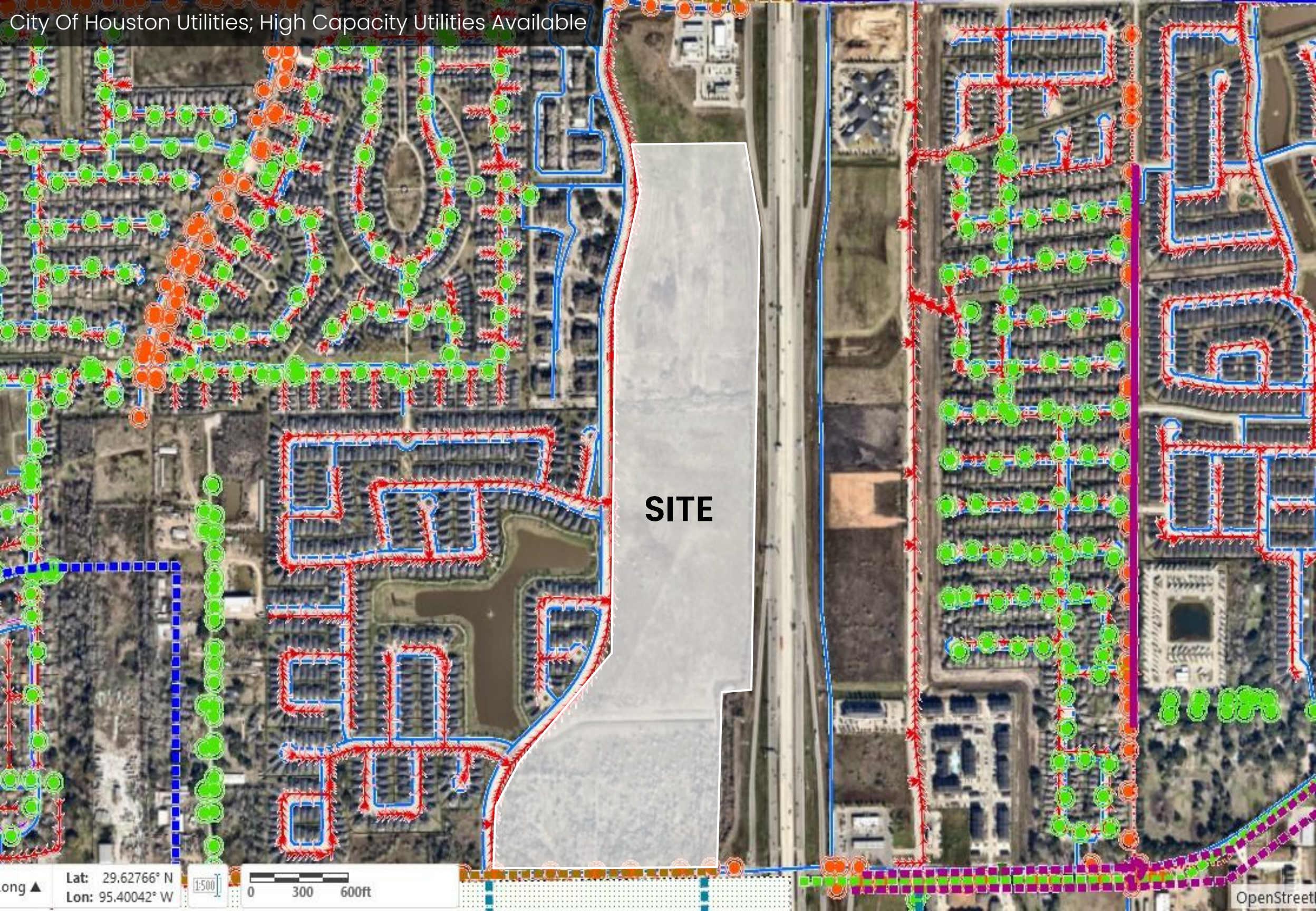
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**CITY PARK CENTRAL**

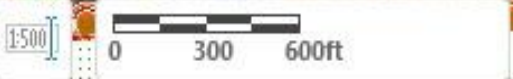
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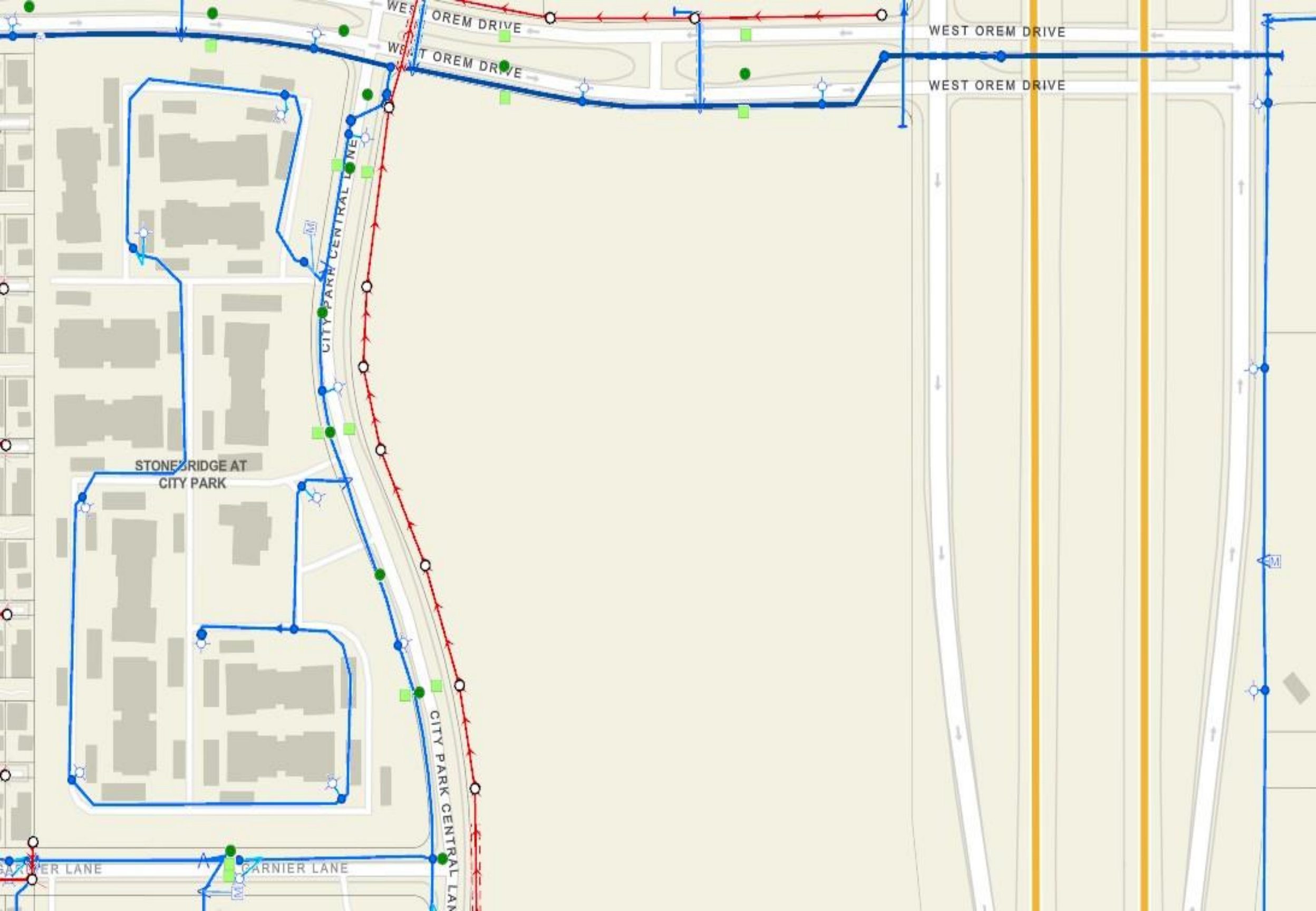




**SITE**

ong ▲ Lat: 29.62766° N  
Lon: 95.40042° W





68

MH 39'N  
D=12.3

12" PVC

P 55893

CITY PARK CENTRAL LN

8038597  
MH 186'N  
D=11.6

8038599  
MH 43'N  
D=11.4  
P 35474

12" PVC

16" PVC

IN SER 2/19/2004

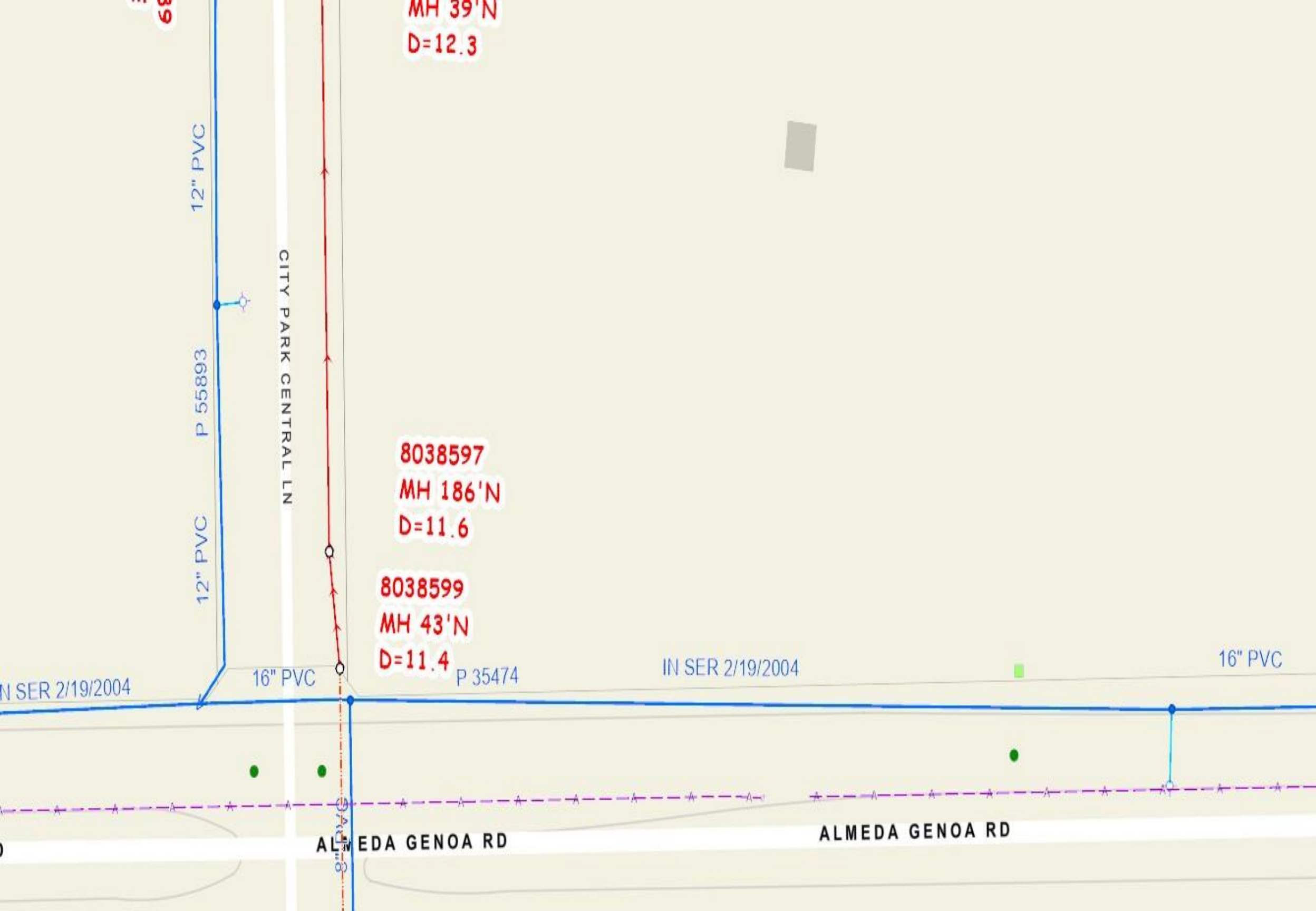
16" PVC

N SER 2/19/2004

ALMEDA GENOA RD

ALMEDA GENOA RD

AVENUE



# 11000

## CITY PARK CENTRAL

## Links Below

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[Consumer Protection Notice](#)

[Information About  
Brokerage Services](#)

[cortinascre.com](http://cortinascre.com)

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Commercial  
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