



CITY PARK CENTRAL LANE & CITYSCAPE AVENUE

FOR SALE OR BUILD TO SUIT | LAND

Julian R. Cortinas
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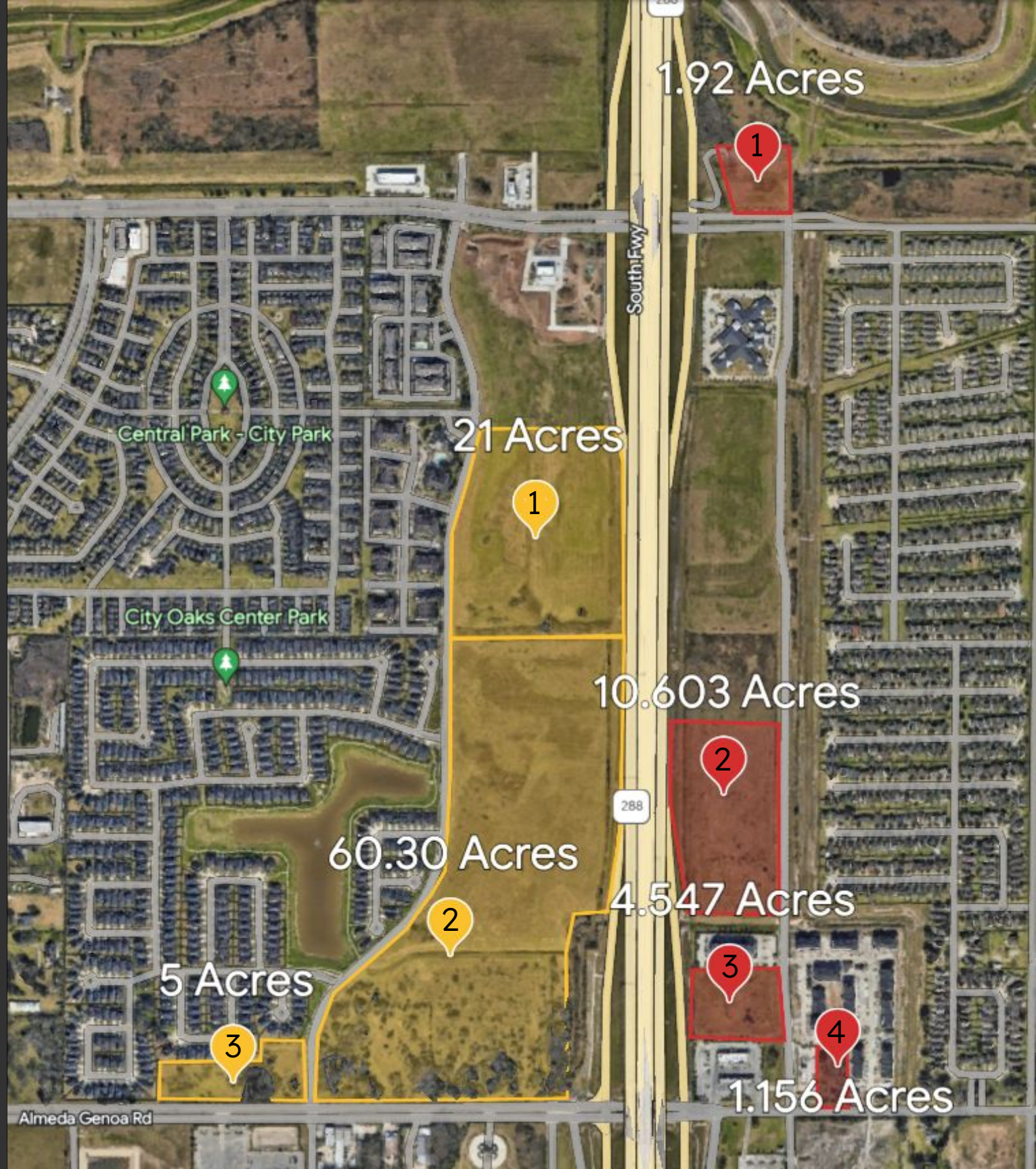
LAND DETAILS

City Park Central Lane

- 1) 21 AC
- 2) 60.30 AC
- 3) 5 AC

Cityscape Avenue

- 1) 1.92 AC
- 2) 10.603 AC
- 3) 4.547 AC
- 4) 1.156 AC

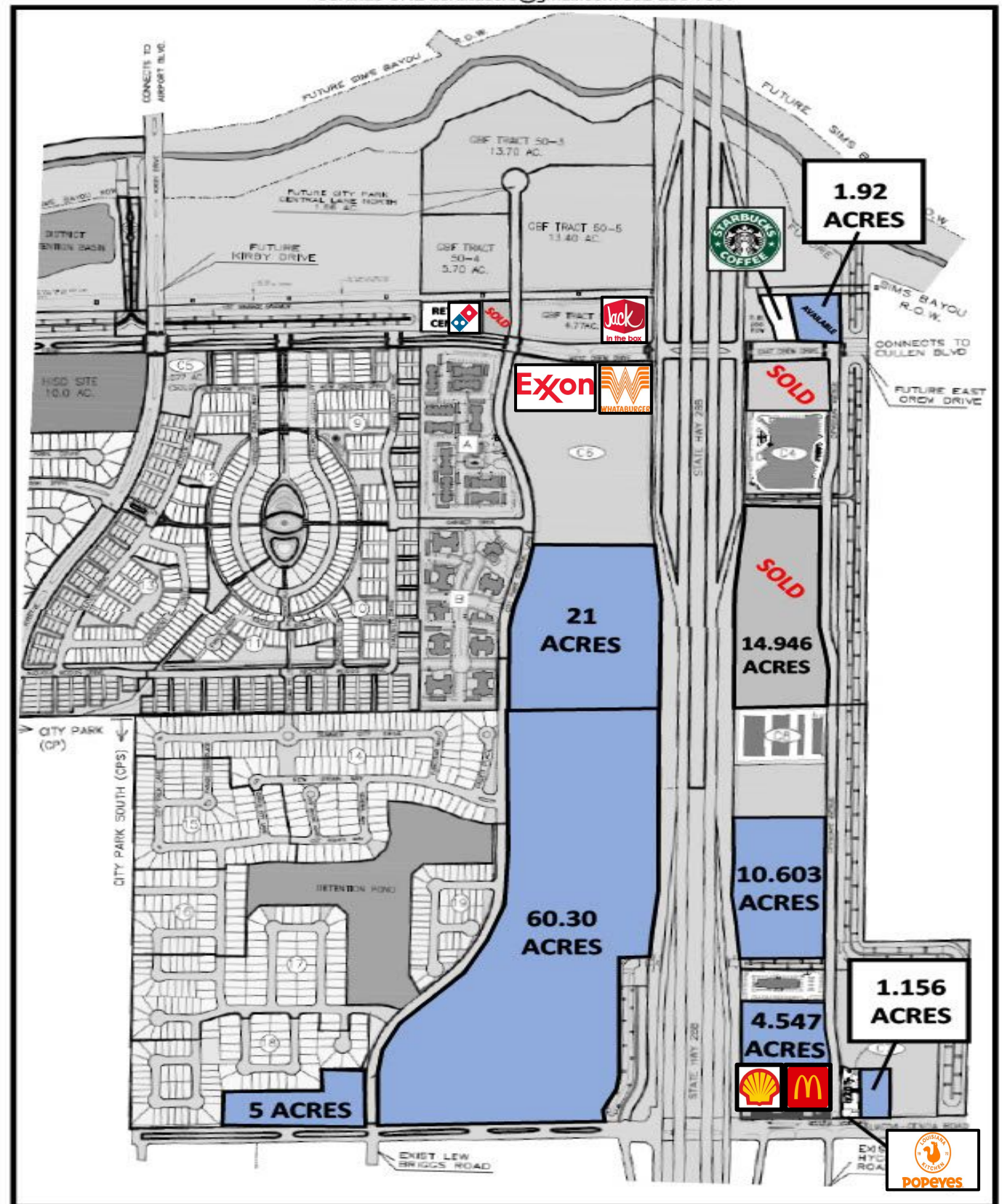


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AREA AMENITIES

1. **STARBUCKS**
2451 E Orem Dr, Houston, TX 77047
2. **JACK IN THE BOX**
1240 W Orem Dr, Houston, TX 77047
3. **DOMINO'S PIZZA**
1416 W Orem Dr Ste A, Houston, TX 77047
4. **EXXON GAS STATION**
HWY 288 &, W Orem Dr, Houston, TX 77047
5. **WHATABURGER**
11720 South Fwy, Houston, TX 77047
6. **SHELL GAS STATION**
2503B Almeda Genoa Rd, Houston, TX 77047
7. **MCDONALDS**
2503 Almeda Genoa Rd, Houston, TX 77047
8. **POPEYES**
2613 Almeda Genoa Rd, Houston, TX 77047



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DAILY TRAFFIC REPORT

- ❖ **135,474**
@ 288 South
- ❖ **17,779**
West Orem @ 288 South
- ❖ **16,795**
Almeda Genoa West of 288 South
- ❖ **13,032**
Almeda Genoa East of 288 South

Traffic Year 2021, Source: TxDOT

POPULATION & INCOME DEMOGRAPHICS

3 MILES 33,968

5 MILES 51,753

AGES 18-74
23,468 OR
69.09%

AGES 18-74
45,590 OR
67.22%

AVERAGE INCOME \$86,348

AVERAGE INCOME \$66,412

MEDIAN INCOME \$65,840

MEDIAN INCOME \$49,657

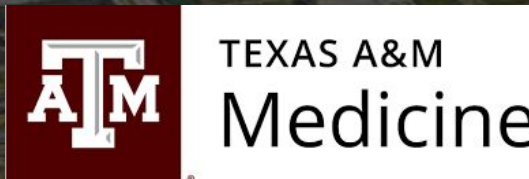
Source: City of Houston



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INDUSTRY LEADERS MINUTES AWAY



DEVELOPMENT OVERVIEW

- ❖ TMC Bioport, Helix Park, Medical Campus, and Innovation Factory combine for *\$63 Billion* in Economic Impact
- ❖ Levit Green: *4 Million SF* divided into *9 BUILDINGS* spanning over *53 ACRES*
- ❖ Texas A&M Innovation Plaza, the project consists of a 19 story building for student housing, an 18 story academic building for its engineering medicine program and a 30 story medical office building.

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An aerial photograph of a city, likely Houston, Texas, showing a mix of residential, commercial, and undeveloped land. A large area in the center is highlighted with a yellow outline. A major highway, likely I-10, runs diagonally through the scene. In the background, the city skyline is visible under a clear sky.

CORTINAS
Commercial
Real Estate

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Links Below

INFORMATION ABOUT
BROKERAGE SERVICES

cortinascre.com