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# 9511 W. SAM HOUSTON PKWY N.

HOUSTON, TX 77064



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**CORTINAS**  
Commercial  
Real Estate

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# 9511

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SECTION 01

# THE OFFERING

SECTION

9511

W. SAM HOUSTON PKWY N.

01

# THE OFFERING

**Cortinas CRE** is pleased to present this exclusive, never-before-marketed opportunity: the **iconic Greater Houston Builders Association (GHBA)** headquarters at 9511 W. Sam Houston Parkway N. This exceptional owner-user or investment property features a **±10,272 SF two-story office building** with elevator, situated on a prominent hard corner of **±2.7142 acres** with just over 231 feet of direct frontage along the Sam Houston Parkway corridor in northwest Harris County (Houston ETJ).

The well-maintained ±10,272 SF office building is ideally positioned to accommodate a variety of uses, including office, owner-user, investment, or redevelopment opportunities. The expansive ±2.7142-acre site offers ample parking, expansion potential, and future repositioning flexibility – a rare commodity along major thoroughfares.

The property enjoys outstanding visibility and accessibility in one of Houston's established commercial corridors. Its strategic location provides convenient access to major transportation routes, including Beltway 8, Highway 290, and Interstate 10, allowing seamless connectivity to key business districts and surrounding markets in minutes. All showings are scheduled and guided tours only by listing broker.



## Building Size

±10,272 SF  
2 Story with Elevator



## Land Size

±2.7142 Acres or 118,230.55 SF (Per HCAD)  
Hard Corner Location



## For Sale

Please Email for Price Guidance

SECTION 02

# PROPERTY DETAILS

SECTION

951







W. SAM HOUSTON PKWY N.

02

# PROPERTY DETAILS

<b>Address</b> (Link to Directions)	9511 W Sam Houston Pkwy N, Houston, TX 77064	<b>Land Size</b>	±2.7142 AC or 118,230.55 SF*
<b>Price Guidance</b>	Please Email for Price Guidance	<b>Property Tax Account</b>	120-158-001-0001
<b>Building Size</b>	±10,272 SF*	<b>Topography</b>	Zone X
<b>Building Type</b>	Stand Alone Class B Office Space	<b>Total Parking</b>	±150

## PROPERTY HIGHLIGHTS

- 
**Building Size**  
±10,272 SF\*
- 
**Land Size**  
±2.7142 AC or 118,230.55 SF
- 
**Total Parking**  
±150
- 
**Year Built/Remodeled**  
1999/2022
- 
**Condition**  
Move In Ready
- 
**For Sale**  
Please Email for Price Guidance

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 Population</b>	12,115	89,602	270,946
<b>Daytime Population</b>	11,263	111,252	342,358
<b>AVG HH Income</b>	\$142,223	\$108,241	\$100,859

\*Per HCAD

**SOME  
OF OUR  
NEIGHBORS...**

**CATERPILLAR**

**Baker Hughes**

**NOV**

**Weatherford®**

# AREA MAP



SECTION

9511

W. SAM HOUSTON PKWY N.

03



SECTION 04

# PROPERTY PHOTOS

SECTION

9511

W. SAM HOUSTON PKWY N.

04



GHBA

9511

LEGION'S SIGN







# 9511

**W. SAM HOUSTON PKWY N.**

## Links Below

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

[View Listing Website](#)

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