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9511 W. SAM HOUSTON PKWY N.

HOUSTON, TX 77064



Julian R. Cortinas | TREC LIC #: 390467
Office: 832-206-7501 | cortinascre@gmail.com

Nicholas J. Cortinas | TREC LIC #: 824032
Office: 346-366-7997 | njccre@gmail.com

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

CORTINAS
Commercial
Real Estate

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THE OFFERING

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9511

W. SAM HOUSTON PKWY N.

01

THE OFFERING

Cortinas CRE is pleased to exclusively offer a truly exceptional, never-before-marketed opportunity to acquire the Greater Houston Builders Association Headquarters at **9511 W. Sam Houston Parkway N., Houston, Texas**. GHBA is strategically relocating its headquarters, creating a rare opportunity to acquire this iconic, institutionally owned property.

This exceptional owner-user or investment opportunity features an approximately 10,272-square-foot, two-story office building with elevator situated on ± 2.7142 acres along the highly sought-after Sam Houston Parkway (Beltway 8) corridor at Big Branch Drive in northwest Harris County. The property combines a highly functional office environment with long-term investment and potential redevelopment opportunities for the end buyer. With approximately 231 feet of direct frontage on Sam Houston Parkway, the property offers outstanding visibility, accessibility, and signage exposure along one of Houston's most heavily traveled commercial thoroughfares. The building includes 24/7 professionally monitored alarm system with 911 dispatch, 4K exterior surveillance cameras (plus one interior camera), smoke and carbon monoxide detectors throughout (primarily combination units), and a monitored emergency phone in the elevator.

Properties with this level of frontage, visibility, and accessibility along the Beltway 8 corridor are rarely available, making this a unique opportunity for an owner-user, investor, or institution seeking a highly recognizable corporate presence. Sellers are relocating. Property tours are available by scheduled appointment only through the listing broker. Seller reserves the right to negotiate the move-out and possession date, contingent upon securing a suitable replacement facility.



Building Size

$\pm 10,272$ 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

9511

W. SAM HOUSTON PKWY N.

02

PROPERTY DETAILS

Address (Link to Directions)	9511 W Sam Houston Pkwy N, Houston, TX 77064	Property Tax Account	120-158-001-0001
For Sale	Please Email for Price Guidance	Topography	Zone X
Building Size	±10,272 SF*	Opportunity	Strong Owner User or Redevelopment Opportunity
Building Type	Premier Institutional Office Headquarters	Total Parking	±150 Striped
Land Size	±2.7142 AC or 118,230.55 SF*		

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 Condition		For Sale Please Email for Price Guidance

DEMOGRAPHICS

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

*Per HCAD

SOME OF OUR NEIGHBORS...

 **CATERPILLAR**

Baker Hughes 

 **NOV**

 **Weatherford®**

SECTION 03

AREA MAP

SECTION

951

W. SAM HOUSTON PKWY N.

03

9511

W. SAM HOUSTON PKWY N.

West Rd

Buffalo Bayou



Direct Access to
Beltway 8



9.4 Miles to I-10



11 Miles to N. I-45

SECTION 04

PROPERTY PHOTOS

SECTION

951

W. SAM HOUSTON PKWY N.

04



GHBA

9511

PIRACLE PARTNERS
LEGENDS STRUCTURES

WILSON PARK
PIRACLE PARTNERS





291'

432'

451'

232'

Big Branch Dr

BELTWAY
8

155,000 VPD
PER TXDOT



West Rd

BELTWAY
8

±155,000 VPD
PER TXDOT

Big Branch Dr

232'

451'

432'

291'





MEN'S ATHLETIC SHOES Sizes 9-12
SNC STEPS UP FOR VETERANS
Cover 50 Home

EXIT
EXIT

Thank You 2026
GHBA PARTNERS

PHILADELPHIA
HOTCHKISS
LEGENDS
StrucSure
KEYSTONE
Zonda

GHBA
GREATER HOUSTON
BUILDERS ASSOCIATION

LET'S
MERCH
YOU UP!



GHBA

GREATER HOUSTON
BUILDERS ASSOCIATION

SINCE 1941









ALL YOU NEED
IS LOVE... AND
A DOG







9511

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Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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