S. 288 AT WEST OREM

HOUSTON, TX 77047

Julian R. Cortinas

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

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Marketed & Presented By





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Cortinas CRE is pleased to present an exclusive and exceptional ±34.068-acre industrial real estate opportunity, strategically located just minutes from Freeport, the Port of Houston, and George Bush Intercontinental Airport (IAH). Offering over 1.48 million square feet, this site is ideally suited for industrial development, providing significant potential in one of the Gulf Coast's most active and rapidly expanding logistics corridors.

Situated with quick access to Downtown Houston and major industrial hubs, this property boasts excellent connectivity to critical shipping and transportation routes, as well as major highways for efficient distribution and logistics operations. The surrounding area benefits from a strong workforce and a thriving industrial base, making it ideal for new industrial projects.

This property offers a rare chance to secure a substantial presence in a high-demand, strategically located area poised for long-term success in the industrial sector. Please contact for pricing or Built-to-Suit Services (Industrial User).







Close Proximity: Excellent connectivity to critical shipping and transportation routes

Land: ±34.068 Acres or 1,484,002.08 SF Situated 13.2 Miles to The Port of Houston

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



PROPERTY DETAILS

- → Address: South 288 @ West Orem, Houston, Tx 77047
- → Asking Price: Please Contact for Pricing or Build-to-Suit Services (Industrial User)
- → Longitude, Latitude: 29.62872709980842, -95.3890549971908
- → **Size:** ±34.068 Acres or 1,484,002.08 SF
- → Topography: Zone X

- → **Property Tax Accounts:** 045-184-000-0079
- → Property Tax Rate: 2.69647%
- → Harris County MUD: 390
- Per MUD Engineer: (Pape-Dawson Engineers, Bob Wempe P.E. | Vice President): "Water, sanitary and drainage facilities in the area are owned and operated by the City of Houston and not the MUD so formal commitment of utility capacity will need to be verified through the City of Houston Wastewater Capacity Reservation application process which will need to be submitted by the buyers' engineer for confirmation. Drainage is planned to discharge directly into Sims Bayou per the original plan.

 Discharging directly into Sims will require a USACE permit."

DEMOGRAPHICS

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



SECTION 03 ———

AREAMAP



9.9 Miles toDowntown Houston



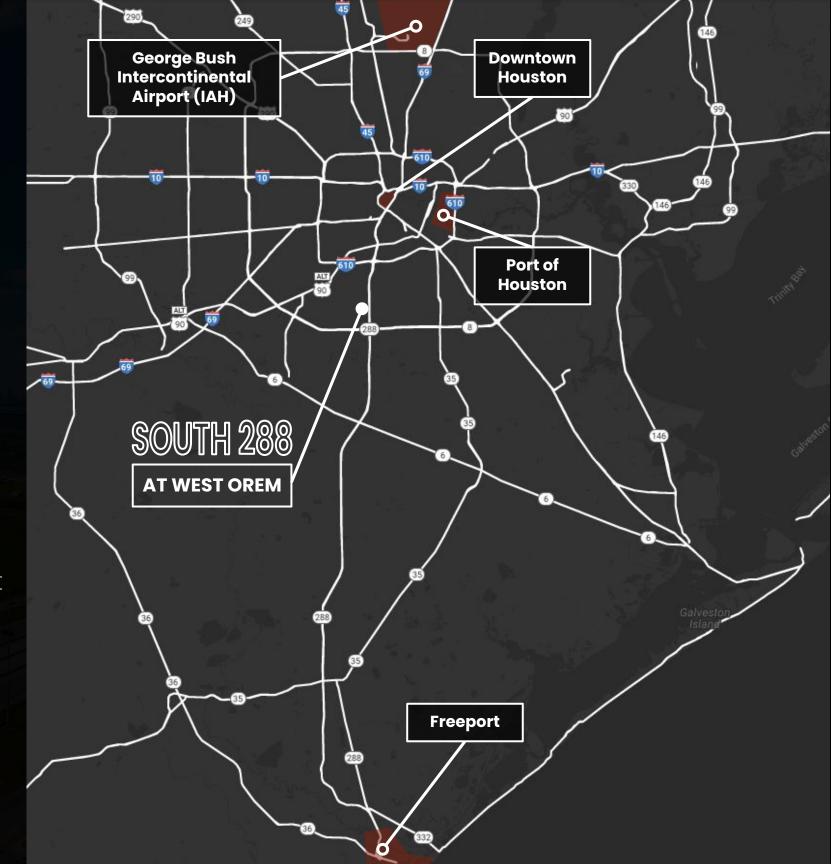
13.2 Miles toPort of Houston



26.6 Miles to
George Bush
Intercontinental Airport
(IAH)



43.7 Miles toFreeport



SECTION 03 —

AREAMAP



2.3 Miles to S. Beltway 8



3.8 Miles to 1-610



7.8 Miles to | -69



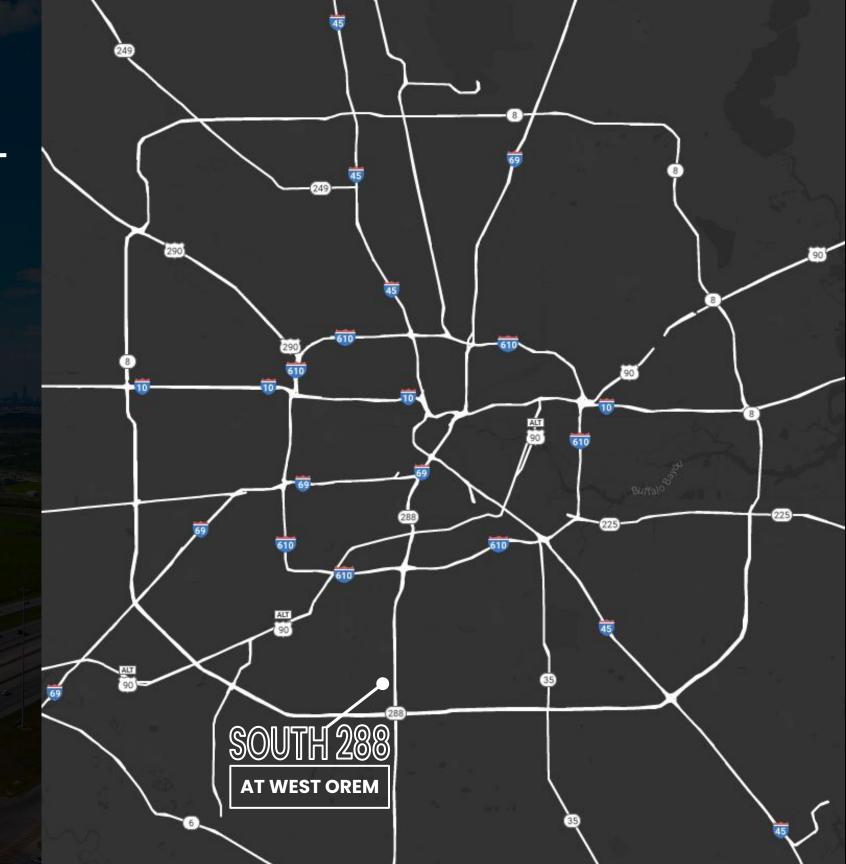
9.0 Miles to |-45



12.3 Miles to



17.6 Miles to SH 290



SECTION 03

AREA DETAILS

MAJOR
INDUSTRIAL

PLAYERS



Schlumberger













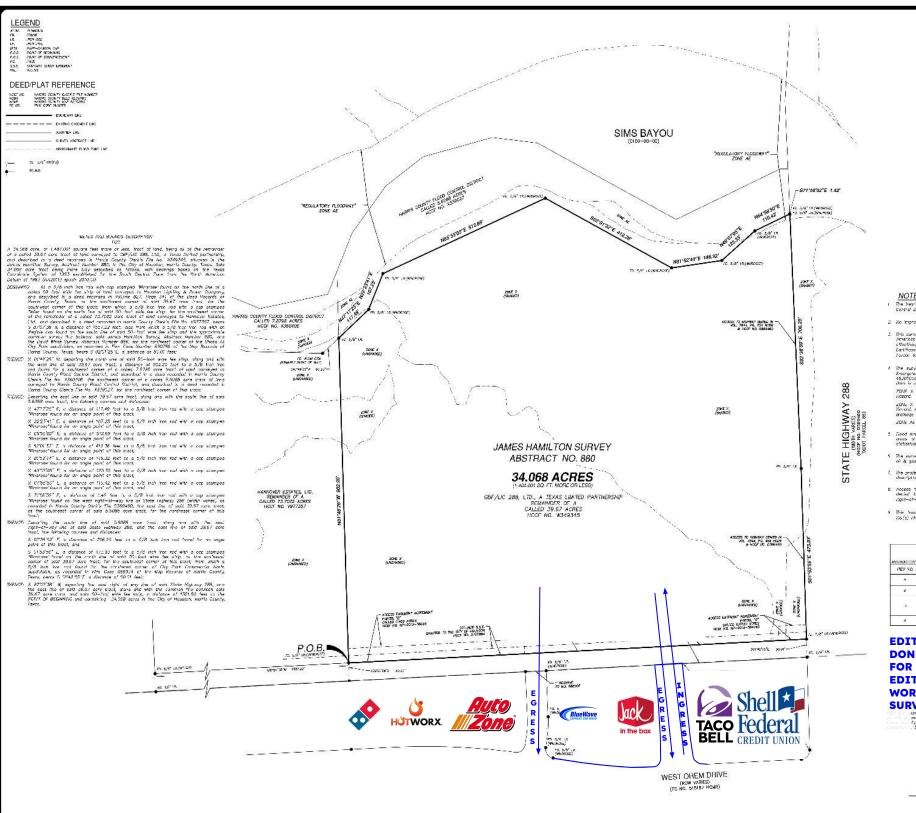


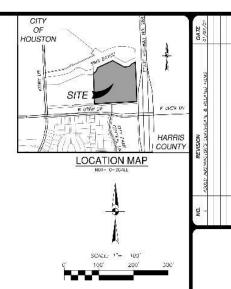






SECTION 06 PROPERTY SURVEY SECTION SOUTH 288 AT WEST OREM





2. No Improvements are shown nereon.

- I. This survey was proposed to confunction with a "Matriasciar's Curtificata" launch by Total America: the Content, 61 for 201021-1272, usage on December 27, 227, or effectively asked December 37, 2015, orly Total mentions laundland in Sala Administration Curtificate are account. The surveyer of circuit absence subject property. (See chart shown haveour for appetite literal).
- 4. The surject property is which the following (food zone)(c) as applied on the Federal Emergency Management Agency (SEMAA) Peach Managem Rate Map Humber 45/2010/25/M, detect May 2, 2019 for Norms Deutity, Texas and incorporated areas, his date to conditate on the website eventual Emergency.

ZONE X (unshaded), distributions: "Other Areas of Force Hazard, Area of Minimal Fascet

ZONE X (process), defined on: "Other Areas or Mood Hazard; 5.2% Armuel Chance Alexa Hazard, Areas of 1% ontaid chance with compay depth less than one find or with depthogo areas of less than are source mile."

ZONE AE - RECOLATORY FLOCOMAY, Special Flood Mazord Areas

- Flood time lines do not represent that the property all or all not flood. Such lines and amais are firm male Fasical Emergency Management Agency data manages and are statistical only. The survey accepts no responsibility for the accuracy of solid sate.

- Access to subject trast along the west right-of-way line of State Highway 28d was decied in MOCF No. 0468466. This trast does not appear to have an origin public.
- This tract is author) to the Appear Spannent Agreement(s). Then for record in HCCF, No.(s) RP-2018-864740 and RR-2019-30560.

Anomologica craminos III de Me. 278020-12712			EFFECTIVE: December 15, 2021 ISSUED: December 21, 2021	
ITEM NO.	22 CONNANG MATORMATICA	DOMAN HON	19039AMARC	
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EDITS MADE IN "BLUE" WERE DONE BY CCRE AND ARE STRICTLY FOR MARKETING PURPOSES. **EDITS DO NOT REFLECT ANY WORK DONE BY ORIGINAL**

SURVEYOR. The Professional treat Surveyor of the State of Tomes, reality side out correctly represents the rests found of the State of the savey made and under any major survey. This survey, weard tallly complete with the correct of a first said and surveys stated and and succellations for a Octopay 16. Octobed and Durry the find when the complete or to survey 16.





49240-21 ATE JANUARY 2022 CHECKED_LEE_CRAWN_LEE CIME JOB NO. EFERENCE: 49153-18

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SOUTH 288

AT WEST OREM

Links Below

Consumer Protection Notice

Information About Brokerage Services

cortinascre.com

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