

S. 288 AT WEST OREM

HOUSTON, TX 77047



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

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SOUTH 288

AT WEST OREM

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SECTION 01

THE OFFERING

SECTION

SOUTH 288

AT WEST OREM

01

THE OFFERING

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 Built-to-Suit Services (Industrial User)

SECTION 02

PROPERTY DETAILS

SECTION

SOUTH 288

AT WEST OREM

02

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

AREA MAP

SECTION

SOUTH 288

AT WEST OREM

03

AREA MAP



9.9 Miles to
Downtown Houston



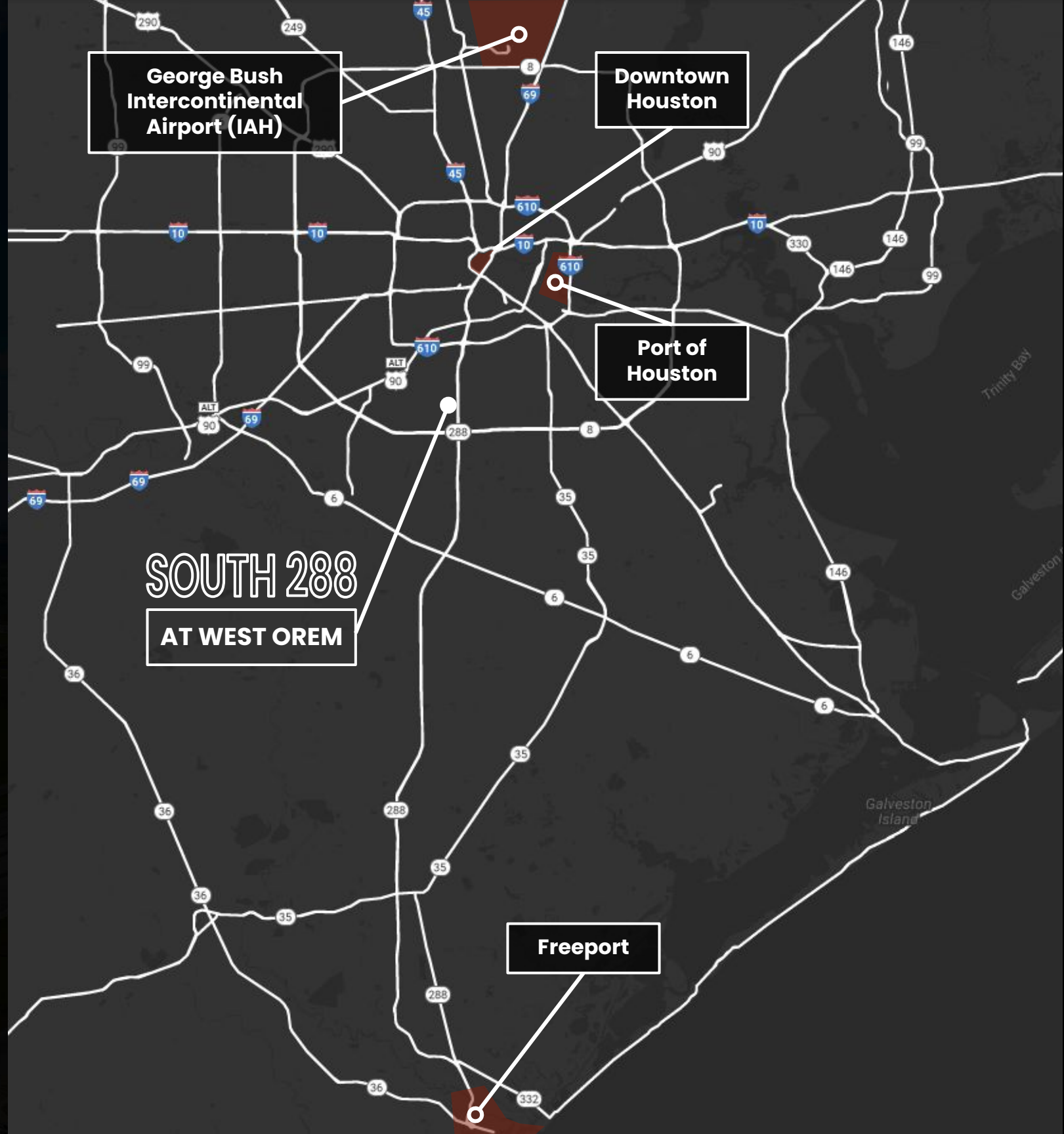
13.2 Miles to
Port of Houston



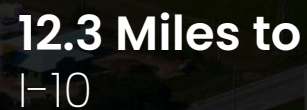
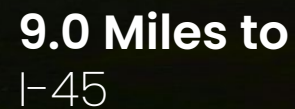
26.6 Miles to
George Bush
Intercontinental Airport
(IAH)



43.7 Miles to
Freeport



AREA MAP



AREA DETAILS

MAJOR INDUSTRIAL PLAYERS



SECTION 04

PROPERTY OUTLINE

SECTION

SOUTH 288

AT WEST OREM

04

TEXAS
MEDICAL
CENTER
6.8 MILES

George Bush
Intercontinental
Airport (IAH)
26.6 MILES

DOWNTOWN
HOUSTON
9.9 MILES

PORT OF HOUSTON
13.2 MILES

Sims Bayou

Sims Bayou

288
TEXAS



George Bush
Intercontinental
Airport (IAH)
26.6 MILES

TEXAS MEDICAL
CENTER
6.8 MILES

DOWNTOWN
HOUSTON
9.9 MILES



Sims Bayou

412'

382.09'

902.20'

737.63'

1,321.80'

1,180.18'

W. Orem Dr

Sims Bayou

E. Orem Dr

288
TEXAS



2.3 MILES
to

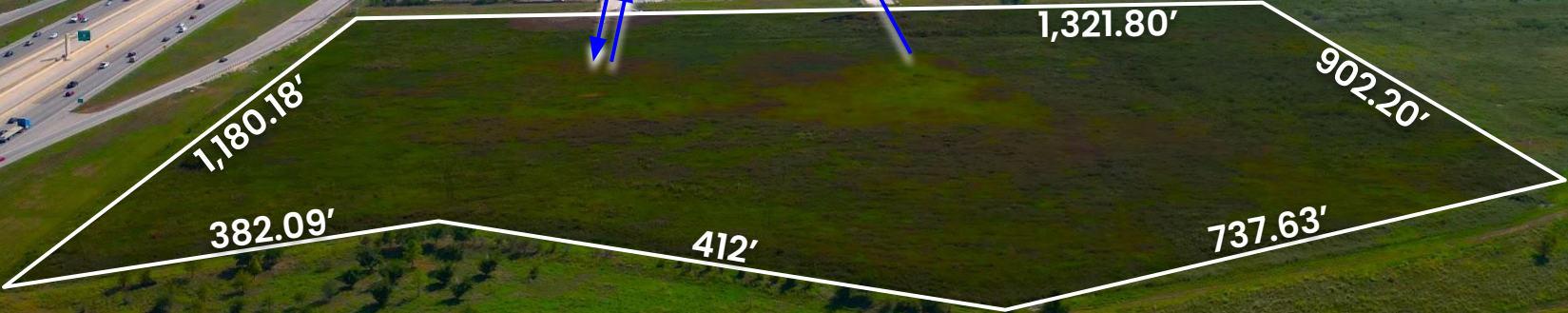
FREEPORT
43.7 MILES

BELTWAY
8

288
TEXAS

E. Orem Dr

W. Orem Dr



Sims Bayou



2.3 MILES
to

FREEPORT
43.7 MILES

BELTWAY
8

288
TEXAS

E. Orem Dr

W. Orem Dr

Sims Bayou



SECTION 05

UTILITY MAP

SECTION

05

SOUTH 288

AT WEST OREM



OREM DR

SB 9106

W OREM DR

W OREM DR

8" PVC

800 CITY PARK CENTRAL

4°C

PN 0956829

AS101002
/MH 164'N
D=15.9

AS101001
MH 302'N
D=14.9

8035562
MH 2021
D=15.7

P 65132

PN 1104260

10" PVC

24" PVC

P 37807

18" PVC

P 65132

IN SER 7/19/2024

18" PVC

P 65132

IN SER 7/19/2024

SECTION 06

PROPERTY SURVEY

SECTION

SOUTH 288

AT WEST OREM

06

SOUTH 288

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Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

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