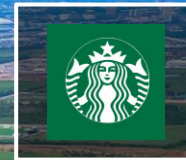


CITYSCAPE AVENUE

HOUSTON, TX 77047

H-E-B ANCHORED COMING SOON (SOLD 8/2024)



1.92 Acres
AVAILABLE

E OREM DR



W OREM DR

CITY PARK CENTRAL

Subject:
10.603 Acres
AVAILABLE

81.3 Acres
AVAILABLE

4.547 Acres
AVAILABLE



SOLD
CARWASH
1.156 Acres

ALMEDA GENOA RD

288
TEXAS

CITYSCAPE AVENUE

ALMEDA GENOA RD

Julian R. Cortinas

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

4808 Gibson St 3rd Floor Houston, Tx 77007



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

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13000

CITYSCAPE AVE

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Marketed &
Presented By



SECTION 01

THE OFFERING

SECTION

130000

CITYSCAPE AVE

01

THE OFFERING

Cortinas CRE is pleased to present an exclusive and exceptional **±10.603-acre** real estate opportunity, strategically located just minutes from the rapidly expanding Texas Medical Center (TMC), home to the groundbreaking TMC3 and TMC BioPort developments. Offering over 400,000 square feet, this site is ideal for commercial, residential, retail, industrial user, or mixed-use development, providing significant growth potential in one of the world's most dynamic medical and life sciences hubs.

Situated a short drive from both Downtown Houston and the prestigious Uptown/Galleria area, this property boasts excellent access to key business and retail districts, as well as major highways for seamless logistics. The strong local demographics, marked by a diverse and affluent population, further enhance the site's appeal for new commercial and residential projects.

With TMC's ongoing expansions driving economic growth and attracting a global workforce, this property is a unique investment opportunity. Attractively priced at \$9,237,333.60 (\$20 per square foot) or Build-to-Suit services (Commercial Retail or Industrial User), it's a rare chance to secure a substantial presence in a rapidly developing area poised for long-term success.



Close Proximity: Minutes from Texas Medical Center, Downtown Houston, and Uptown/The Galleria



Land: ±10.603 Acres or 461,866.68 SF Situated 7.2 Miles to Texas Medical Center (TMC)



Asking Price: \$9,237,333.60 (\$20.00 per SF) or Build-to-Suit Services (Commercial Retail or Industrial User)

SECTION 02

PROPERTY DETAILS

SECTION

13000

CITYSCAPE AVE

02

PROPERTY DETAILS

- **Address:** 13000 Cityscape Avenue, Houston Tx 77047
- **Property Tax Account:** 130-952-001-0001
- **Asking Price:** \$9,237,333.60 (\$20.00 PSF) or Build-to-Suit Services
- **Property Tax Rate:** 2.74481%
- (Commercial, Residential, Retail, or Industrial User)
- **Latitude, Longitude:** 29.61835490116, -95.38550143784786
- **Size:** ±10.603 Acres or 461,866.68 SF
- **Topography:** Zone X

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

13000

CITYSCAPE AVE

03

AREA MAP



7.2 Miles to
Texas Medical Center



10.1 Miles to
Downtown Houston

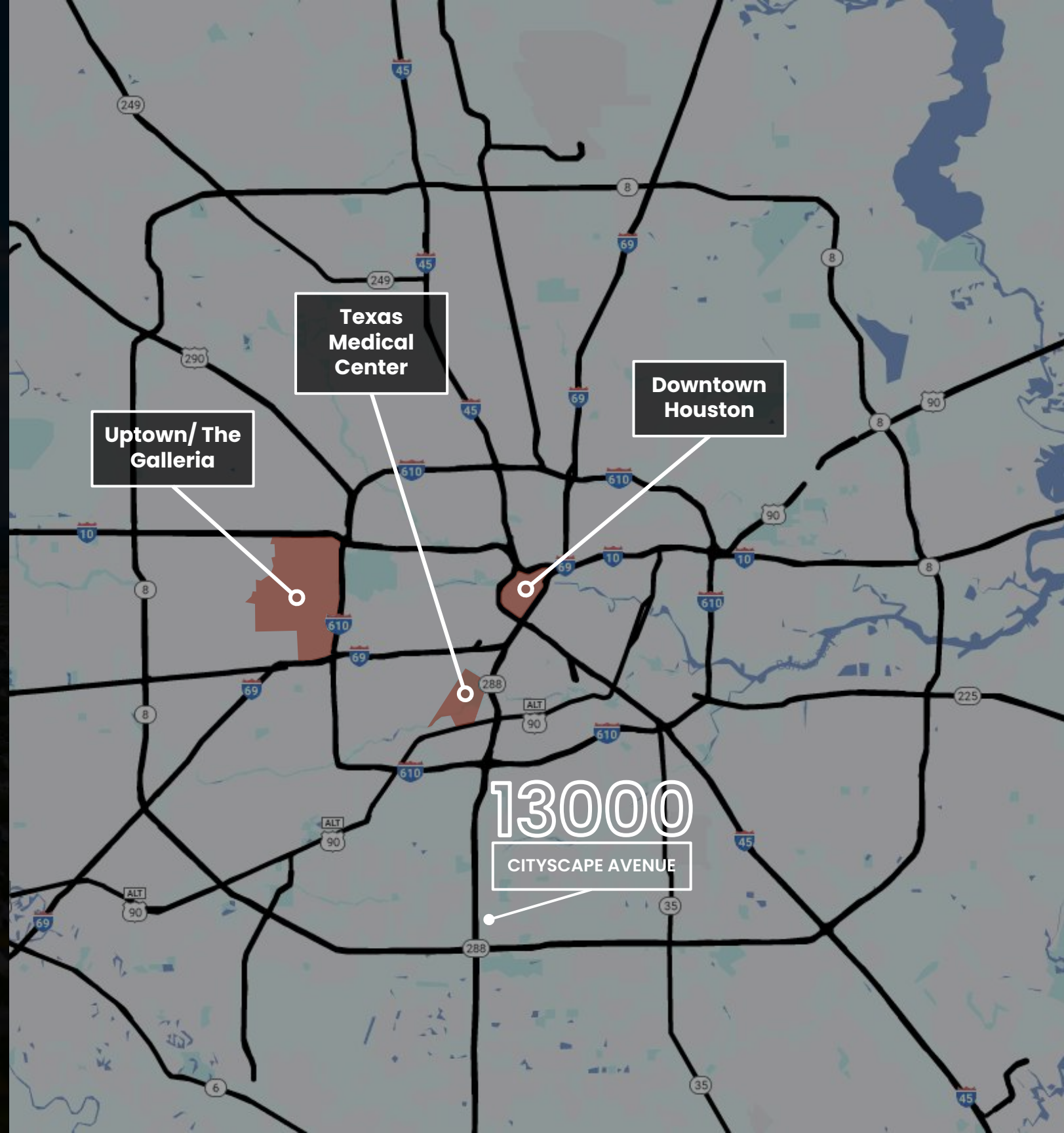


13.7 Miles to
Uptown/ The Galleria

VEHICLES PER DAY (VPD)

West Orem Drive @
City Park Central Lane **15,598** VPD

Almeda Genoa Rd @
288 South **18,104** VPD



UNIT	TENANT	SIZE
1	Proposed Grocer	57,600 SF
2	Blue Wave Car Wash	2,895 SF
3	Jack in the Box	2,928 SF
4	Taco Bell	0.84 AC
5	Shell Federal Credit Union	1.51 AC
6	7-Eleven	4,650 SF
7	Available	5,697 SF
8	Chipotle	2,351 SF
9	Whataburger	3,745 SF
10	Available Pad	1.04 AC
11	Available Pad	0.94 AC
12	Available Pad	1.92 AC
13	Available Land	1.67 AC

COMING SOON



SOLD 8/2024



THE MARKET AT
CITY PARK

SECTION 04

TMC DEVELOPMENTS

*Texas Medical Center

SECTION

13000

CITYSCAPE AVE

04

TMC DEVELOPMENTS

The **Texas Medical Center (TMC)** is embarking on a transformative journey with over **\$10 billion** in investments aimed at cementing its position as a global leader in healthcare, life sciences, and innovation. Central to this development is TMC3, a **\$1.5 billion** state-of-the-art research campus anchored by the iconic TMC Helix Park, designed to foster collaboration between the world's top medical institutions and biotech companies.

Complementing this is the TMC BioPort, a groundbreaking biomanufacturing hub set to revolutionize the production of life-saving drugs and vaccines, with an estimated investment of **\$3 to \$5 billion**. These projects, along with major expansions at MD Anderson Cancer Center, Houston Methodist, Texas A&M, and Baylor College of Medicine, will generate an estimated **\$30 billion** in economic impact, driving innovation and creating thousands of jobs. With these initiatives, TMC is not just expanding its physical footprint but also its impact on global health, offering unparalleled opportunities for innovation, collaboration, and economic growth.

TMC | MEDICAL CAMPUS

The Largest Medical Complex In The World Today, TMC is home to **106,000** employees, **50,000** life science students, and **thousands** of volunteers & Houston's' Largest Employer.



Total Investment
Over \$10 Billion



Economic Impact
Estimated \$30 Billion



Size
Over 5 Million SF

TMC | BIOPORT

TMC | INNOVATION FACTORY

TMC | HELIX PARK

LEVIT GREEN

SECTION 05

PROPERTY OUTLINE

SECTION

13000

CITYSCAPE AVE

05

H-E-B ANCHORED COMING SOON (SOLD 8/2024)

UPTOWN/
THE GALLERIA

TEXAS MEDICAL
CENTER

DOWNTOWN
HOUSTON



1.92 Acres
AVAILABLE



SOLD
CARWASH
1.156 Acres

W OREM DR

E OREM DR

CITY PARK CENTRAL

CITYSCAPE AVENUE

81.3 Acres
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Subject:
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ALMEDA GENOA RD

288
TEXAS

ALMEDA GENOA RD

TEXAS
MEDICAL
CENTER

DOWNTOWN

W OREM DRIVE

E OREM DRIVE

CITYSCAPE AVENUE

South

North

288
TEXAS



ALMEDA GENOA RD

CITYSCAPE AVENUE



ALMEDA GENOA RD



South

North



CITYSCAPE AVENUE

Cityscape Apartments
Opened: 06/2024
Units: 240

Meridian City Park Apartments
Opened: 06/2024
Units: 276

ALMEDA GENOA RD



288
TEXAS

South

288
TEXAS

North

SECTION 06

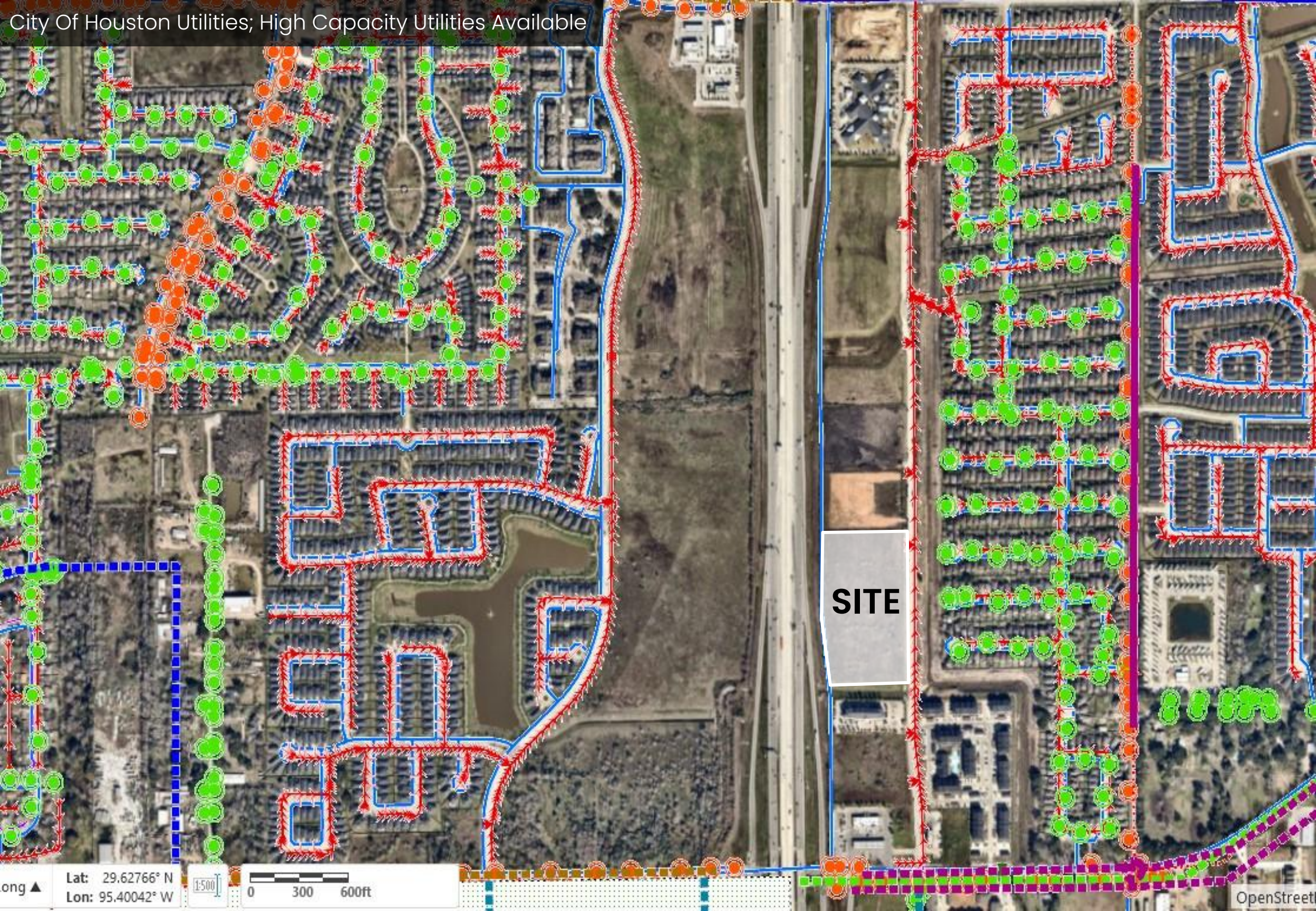
UTILITY MAP

13000

CITYSCAPE AVE

SECTION

006



SITE

ong ▲ Lat: 29.62766° N
Lon: 95.40042° W

1:500
0 300 600ft

13000

CITYSCAPE AVE

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

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Commercial
Real Estate

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