

0 CITY PARK CENTRAL

HOUSTON, TX 77047

Julian R. Cortinas

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

4808 Gibson St 3rd Floor Houston, Tx 77007

Marketed &
Presented By

CORTINAS
Commercial
Real Estate



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TABLE OF CONTENTS

SECTION 01

The Offering

SECTION 02

Property Details

SECTION 03

Area Map

SECTION 04

PROPERTY OUTLINE

SECTION 05

UTILITY MAP

SECTION 06

PROPERTY SURVEY

CITY PARK CENTRAL

AT WEST OREM

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SECTION 01

THE OFFERING

SECTION

CITY PARK CENTRAL

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-Services (Industrial User)

SECTION 02

PROPERTY DETAILS

SECTION

CITY PARK CENTRAL

AT WEST OREM

02

PROPERTY DETAILS

→ **Address:** 0 City Park Central, Houston, Tx 77047

→ **Property Tax Accounts:** 045-184-000-0079

→ **Asking Price:** Please Contact for Pricing

↻ **Property Tax Rate:** 2.69647%

Built-to-Services (Industrial User)

→ **Longitude, Latitude:** 29.63013324095987, -95.39028078637473

→ **Size:** ±34.068 Acres or 1,484,002.08 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

CITY PARK CENTRAL

AT WEST OREM

03



AREA MAP



HOUSTON

9.9 Miles to
Downtown Houston



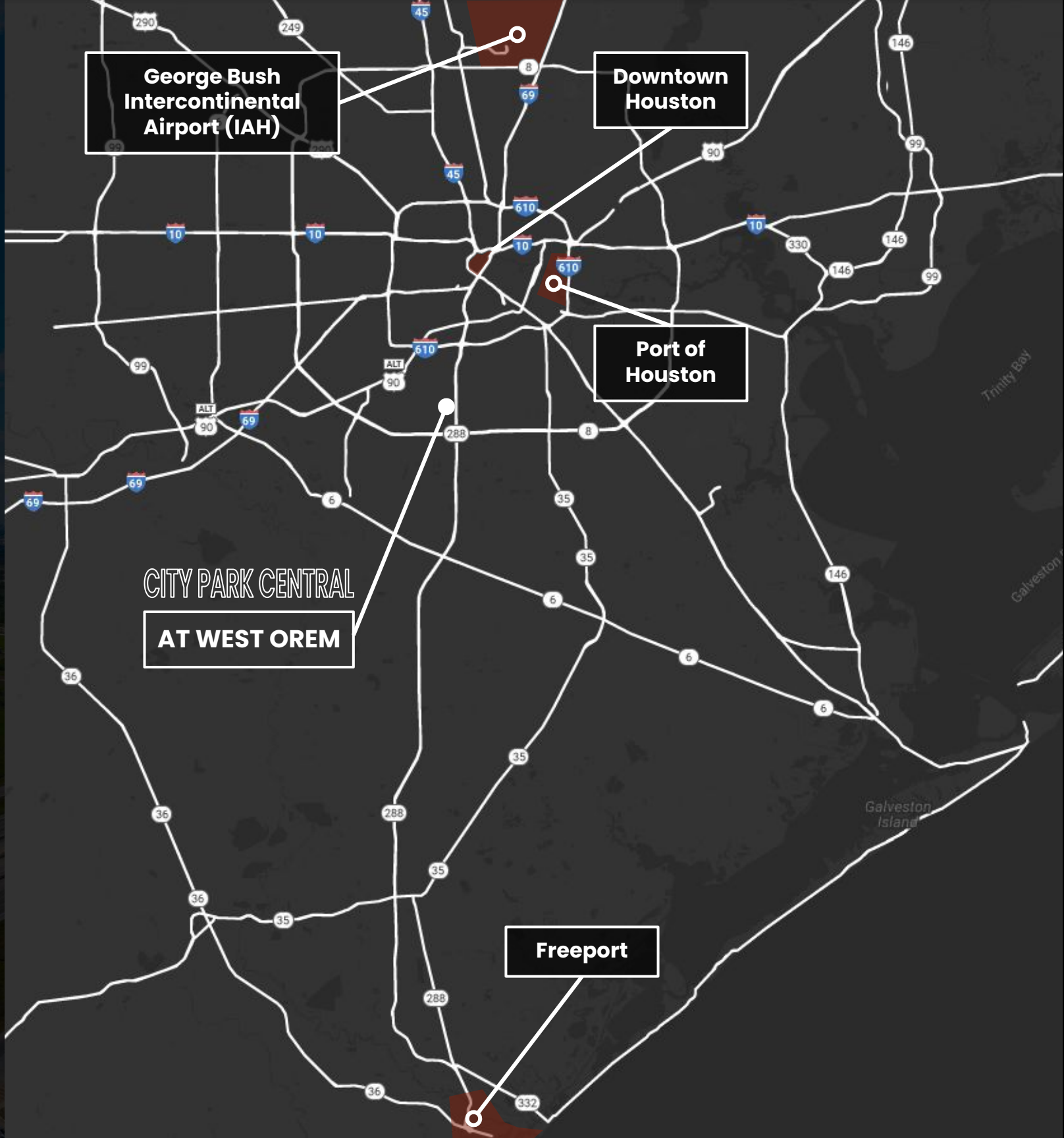
13.2 Miles to
Port of Houston



26.6 Miles to
George Bush
Intercontinental Airport
(IAH)



43.7 Miles to
Freeport



AREA MAP



2.3 Miles to
S. Beltway 8



3.8 Miles to
I-610



7.8 Miles to
I-69



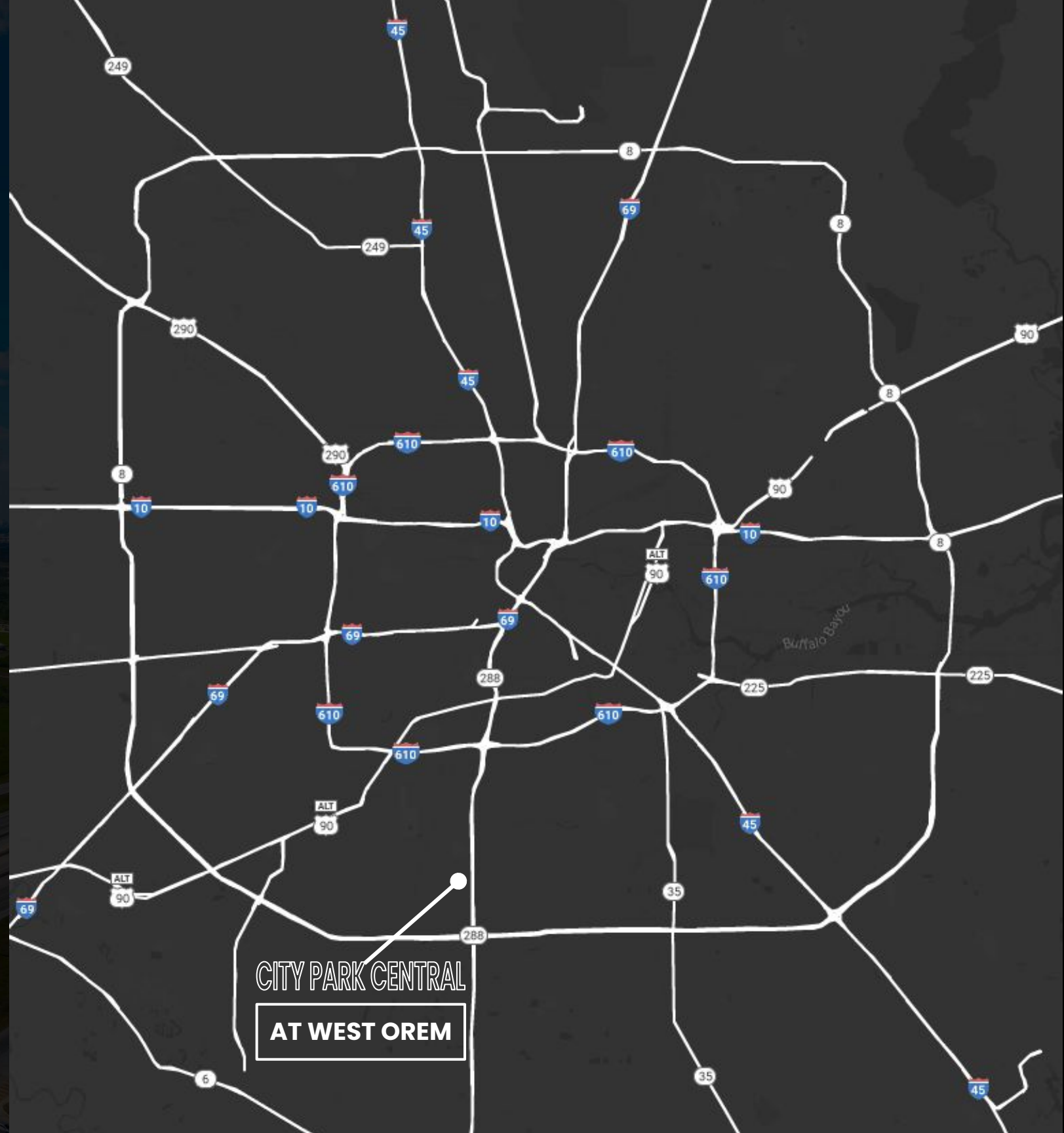
9.0 Miles to
I-45



12.3 Miles to
I-10



17.6 Miles to
SH 290



CITY PARK CENTRAL
AT WEST OREM

SECTION 04

PROPERTY OUTLINE

SECTION

CITY PARK CENTRAL

AT WEST OREM

04

**George Bush
Intercontinental
Airport (IAH)
26.6 MILES**

**DOWNTOWN HOUSTON
9.9 MILES**

**PORT OF HOUSTON
13.2 MILES**

**288
TEXAS**

Sims Bayou

Sims Bayou



City Park Central

W. Orem Dr

George Bush
Intercontinental
Airport (IAH)
26.6 MILES

DOWNTOWN HOUSTON
9.9 MILES

Sims Bayou

902.20'

737.63'

412'

382.09'

1,321.80'

1,180.18'

City Park Central

W. Orem Dr

288
TEXAS

Sims Bayou

E. Orem Dr



2.3 MILES
to

FREEPORT
43.7 MILES

BELTWAY
8

288
TEXAS

E. Orem Dr

City Park Central

W. Orem Dr

1,180.18'

1,321.80'

902.20'

382.09'

412'

737.63'

Sims Bayou

2.3 MILES
to

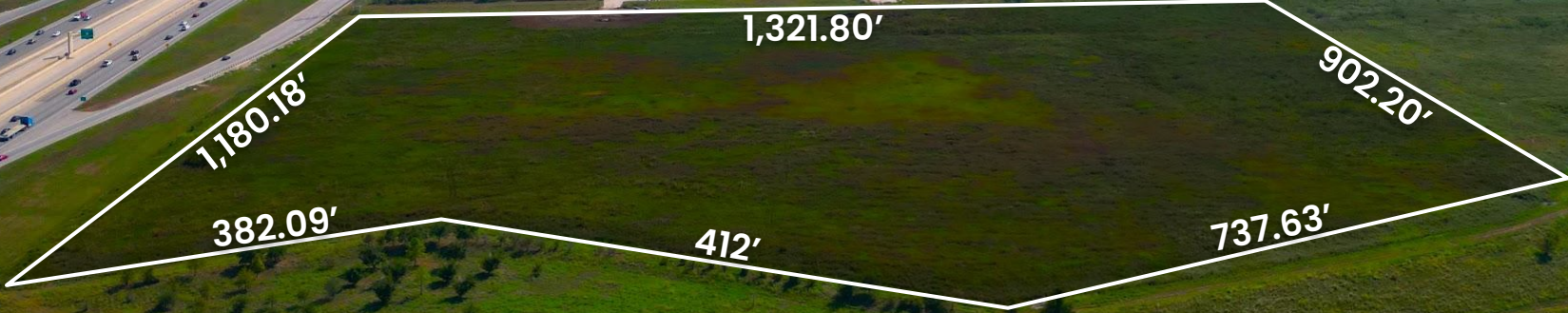
FREEPORT
43.7 MILES

BELTWAY
8

288
TEXAS

E. Orem Dr

W. Orem Dr



Sims Bayou

SECTION 05

UTILITY MAP

SECTION

CITY PARK CENTRAL

AT WEST OREM

05





AS101001
MH 302'N
D=14.9

8035562
MH 202'N
D=15.7

W OREM DR

W OREM DR

W OREM DR

SB 9106

AS101002
MH 164'N
D=15.9

8" PVC

18" PVC

15" PVC @ 1.5%

24" PVC

P 37807

P 65132

PN 1104260

PN 0956829

IN SER 7/19/2021

N

CITY PARK CENTRAL

SECTION 06

PROPERTY SURVEY

SECTION

006

CITY PARK CENTRAL

AT WEST OREM

CITY PARK CENTRAL AT WEST OREM

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

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