



Accelerating success.



Katy Freeway
Katy Fwy Frontage Rd

Katy Freeway

Katy Fwy Frontage Rd



Still Meadow Dr

Investment Opportunity

11999 Katy Fwy

11999 Katy Freeway | Houston, TX 77079

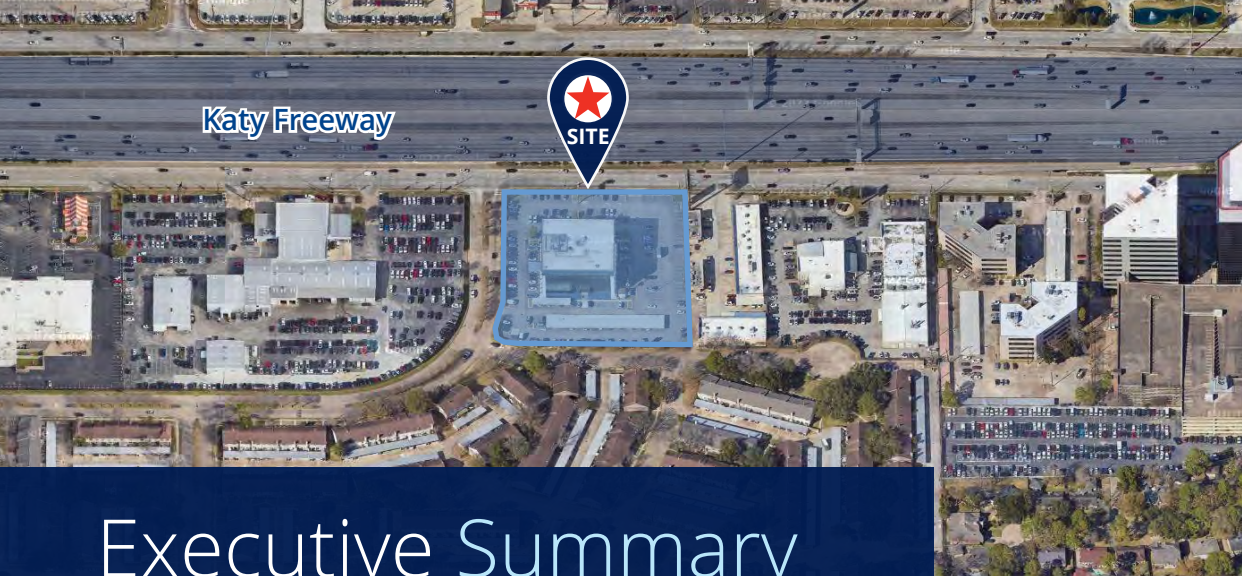
For Sale | Office
Strategic Investment Covered Land Opportunity



Priced to sell
\$9,000,000

David L. Carter, SIOR
Principal and Director | Houston
+1 713 830 2161 Office
+1 713 823 5358 Mobile
David.Carter@colliers.com

Bill Byrd, CCIM, SIOR
Principal and Director | Houston
+1 713 830 2131 Office
+1 713 628 2022 Mobile
Bill.Byrd@colliers.com



Executive Summary

Colliers is pleased to exclusively offer for sale this covered land opportunity, supported by a cash flowing office building. Current NOI on the building is \$758,000 at 86% occupancy. 11999 Katy Freeway consists of 3.24 acres of asphalt parking, improved with a six-story 104,825 SF office building. The property is located along the east bound feeder road of Interstate-10 between Dairy Ashford and Kirkwood in the highly sought after Energy Corridor area. Daily traffic counts of $\pm 312,787$ cars per day. Surrounded by Cadillac, Lexus and Porsche car dealerships and across freeway from Energy Towers I – IV, which consists of 1,600,000 SF of class A office space at 92% occupancy.

Asset Profile

Address	11999 Katy Freeway, Houston, TX 77079
NOI	\$758,000
Occupancy	86%
RBA	$\pm 104,825$ SF
Land Area	± 3.24 Acres
Number of Stories	6
Parking Ratio	3.0/1,000 SF
Cap Rate	8.5%
Price per SF (Land)	\$63.76

Investment Highlights:

- Location: convenient Energy Corridor location
- Exceptional Access: direct I-10 access and visibility
- High Traffic Counts: with over 312,787 vehicles traveled per day
- NOI: \$758,000 in-place NOI
- Strategic Investment Opportunity: excellent covered land opportunity on 3.24 acres with frontage on I-10
- Flood Zone: located outside the 500-year flood plain

Quick Links



View Map



Visit Website



Sign CA

Property Overview

Total Building Area:

±104,825 RSF

Property Address:

11999 Katy Freeway
Houston, TX 77079

Site:

±3.24 acres

Year Built:

1980

No. of Floors:

Six (6)

Parking Ratio:

3.0 / 1,000 SF

Parking:

Surface parking with a total of 308 parking spaces including six (6) designated handicapped spaces.

Tenancy:

Multi-tenant office suites

Occupancy:

86%

Flood Zone:

Zone X - Determined as areas to be outside the 500-year flood plain per FEMA

Site Utilities:

All utilities are available to the property including:

Sanitary Sewer - City of Houston

Domestic Water - City of Houston

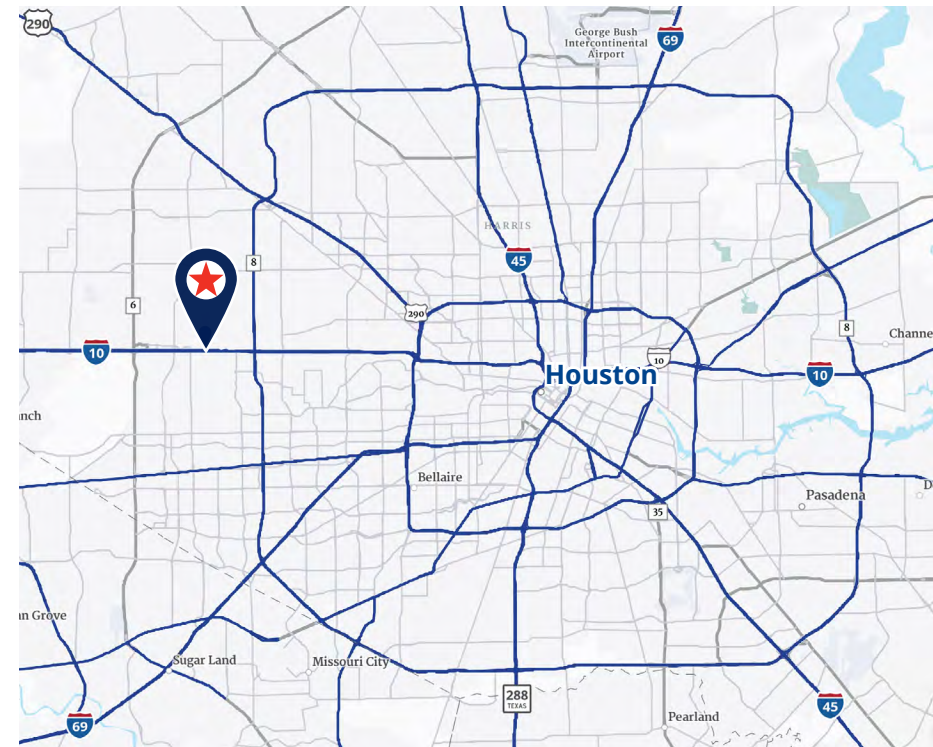
Storm Sewer - City of Houston

Electric Service - Center Point Energy

Natural Gas Service - Center Point Energy

11999 Katy Freeway is located in the Energy Corridor on Houston's west side. Situated on I-10 between Kirkwood and Dairy Ashford, this building provides convenient access to Beltway 8 and is within minutes of the Town and County and Memorial City shopping centers.

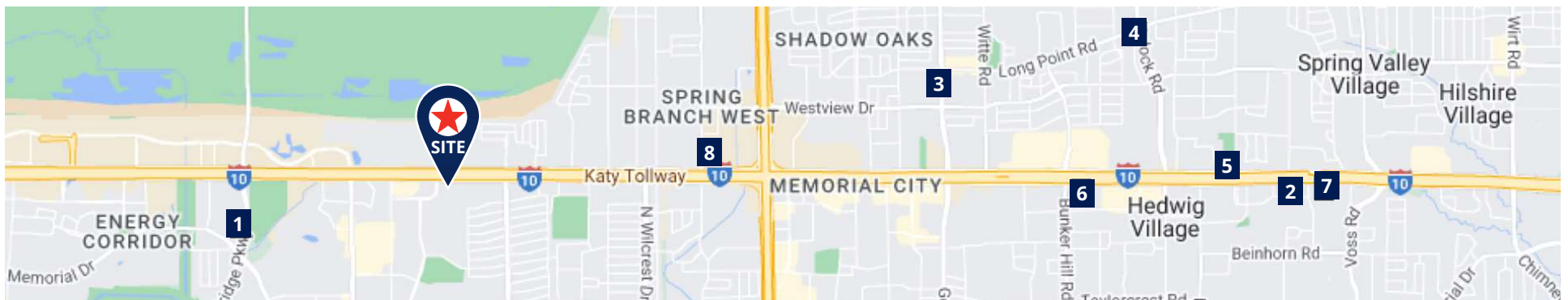
The building consists of steel-frame construction over a concrete slab-on-grade foundation, with Stucco and curtain-wall exterior wall systems and low-slope thermoplastic polyolefin (TPO) single-ply membrane system. Asphalt-paved parking/drive areas, steel-framed carports.



Comparable Sales

LAND SALE COMPARABLE ANALYSIS

Property	Address	Acres	Sale Date	Sales Price	Price per SF	Notes
1 Land - Eldridge	801 N Eldridge Pkwy	2.14	05/18/2023	\$4,600,000	\$49.44	Listed on the market for \$4,661,211. Approx 80% in the 500-Year flood plain, 20% not in the flood plain
2 Land - Katy Fwy	8901 Katy Fwy	0.91	03/14/2023	\$4,000,000	\$101.36	10,728 SF retail building, \$5 PSF (\$53,640) in demolition cost
3 Land Gessner & Beekman	1337 Gessner Rd	1.94	05/13/2021	\$4,500,000	\$54.37	Branch bank on site that was razed. Raising Canes and Quick Car Wash ground leases
4 Land - SWC Long Point & Blalock	9393 Long Point Rd	1.47	01/23/2020	\$3,499,540	\$54.79	The site was razed, improved with a 7-11 gas station
5 Spring Valley Medical	1001 Katy Fwy	2.55	10/31/2018	\$11,112,600	\$100.00	Demolished all improvements and built new medical administration building
6 TOYS-R-US - Land Sale	9651 Katy Fwy	5.17	08/02/2017	\$27,019,880	\$119.96	Existing retail buildings demolished and redeveloped
7 Stream MOB Land	8731 Katy Fwy	2.00	06/06/2017	\$8,712,000	\$100.00	Redeveloped with a 5-story medical office
8 10830 Old Katy Rd	10830 Old Katy Rd	1.480	06/01/2017	\$2,700,000	\$41.87	Katy Fwy and Brittmoore Rd restricted against self-storage/mini-storage



Aerial View



Watermark District at Woodcreek
Mixed-Use Development

Energy Tower HV
1,600,000 SF Office
92% Leased

Katy Tollway (Toll road)

I-10 @ Kirkwood
(312,787 VPD)

Katy Freeway

N Kirkwood Rd
(22,170 VPD)

Sewell Cadillac
Houston



Dairy Ashford Rd
(36,643 VPD)

11999 Katy Freeway

Still Meadow Dr



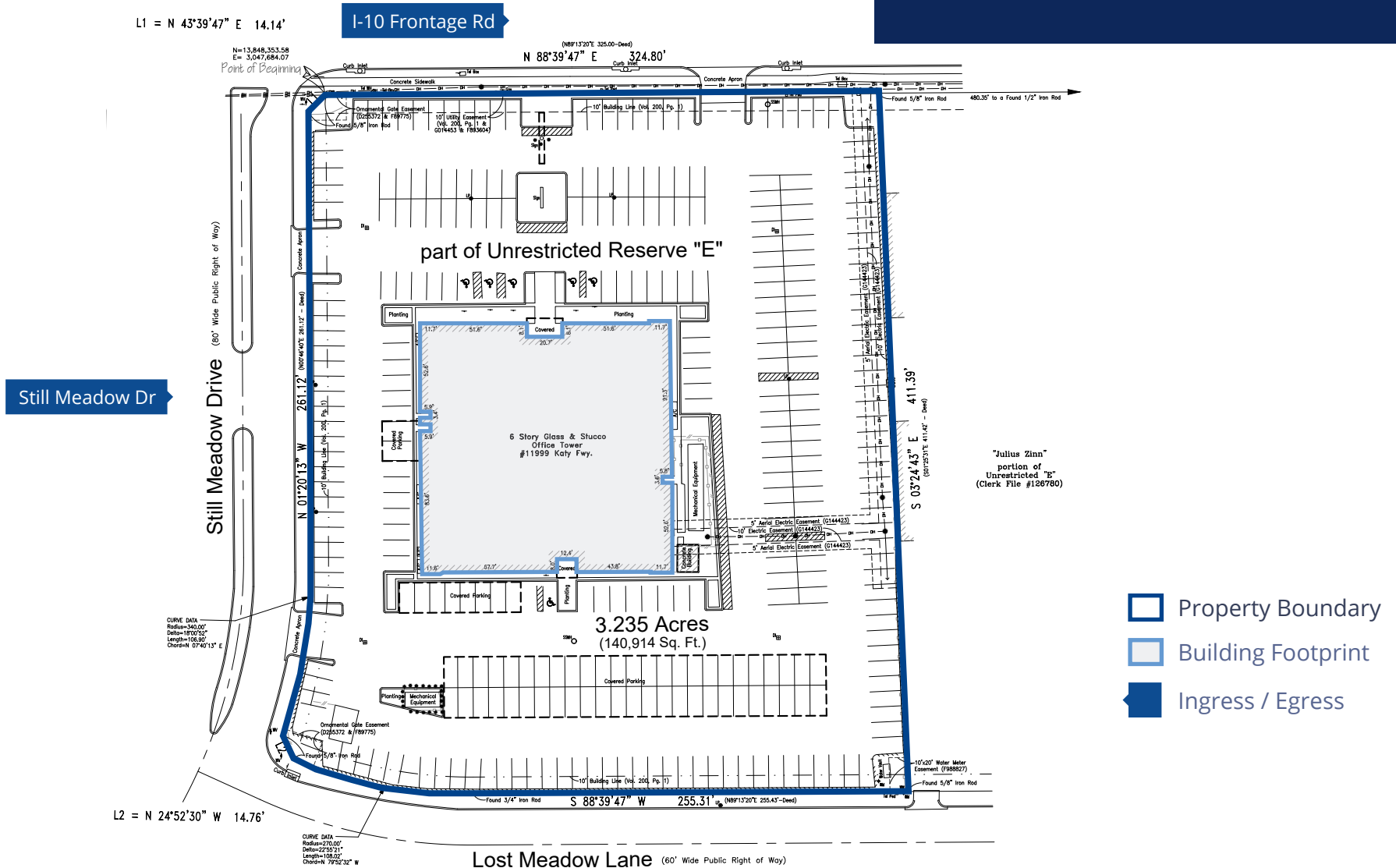
Property Survey

11999 Katy Freeway, Houston, TX

A Cat. 1A Land Title Survey of:

3.235 acres out of the Wm. Hardin League, Abstract Number 24, City of Houston, Harris County, Texas, being a part of Unrestricted Reserve "E" of the VORELCO ADDITION, a subdivision recorded in Volume 200, Page 1 of the Map Records of Harris County Real Property Records.

I.H. 10 (Katy Freeway) (275' Wide Public Right of Way)





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

David L. Carter SIOR	364568	david.carter@colliers.com	+1 713 830 2135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Houston, TX 77079



David L. Carter, SIOR
Principal and Director | Houston
+1 713 830 2161
Mobile: +1 713 823 5358
David.Carter@colliers.com

Bill Byrd, CCIM, SIOR
Principal and Director | Houston
+1 713 830 2131 Office
+1 713 628 2022 Mobile
Bill.Byrd@colliers.com

Ivonne Gonzalez
Senior Client Services Specialist | Houston
+1 713 830 2161
Ivonne.Gonzalez@colliers.com



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