

# PARK 10 COMMONS

Multi-Tenant Retail Building | Buildings D and C  
17756 – 17758 Katy Fwy, Houston, TX 77094

**±4,500** SF Available

NEC 1-10 & Barker Cypress | Houston



**NEWMARK**

**SCAN TO SCHEDULE  
A TOUR!**



# PARK 10 COMMONS | HOUSTON, TX



One block East of Texas Children's Campus and Houston Methodist Campus



Located in the Heart of Houston's Booming Katy Suburb



±1,200 feet of I-10 Frontage Provides Excellent Visibility to 200k+ Vehicles Daily



Convenient Care for Surrounding Neighborhoods



Potential Opportunity for Large Format Users with ±185k SF of Proposed Class A Medical Office



# PARK 10 COMMONS | MEET THE NEIGHBORS



# PARK 10 COMMONS SITE PLAN



- Park 10 Boundaries (approximate)
- Leased
- Available
- Proposed

## AVAILABLE SPACE

### MEDICAL OFFICE BUILDING

- F 20,977 SF Existing
- G 80,000 SF Proposed
- H 80,000 SF Proposed
- I 11,000 – 25,000 SF Proposed

### MULTI-TENANT RETAIL

- C 1,600 SF Drive-thru  
1,600 SF Restaurant
- D 1,300 SF

### RETAIL PAD SITE

- A 5,367 SF For Sale or Lease

# PARK 10 COMMONS PHOTOS



**BUILDING C**



**BUILDING D**

# IN THE NEWS



## AHS Residential Enters Houston With 576-Unit Project

-Ioana Muresan, Multi-Housing News, November 12, 2021



Wolff Cos. has sold the last remaining parcel at Ten Oaks, an 83-acre master-planned development in West Houston. **AHS Residential acquired the 6.6-acre site with plans to develop three 12-story apartment buildings with 576 units.** This is the first project in Houston and the second in Texas.

Located at the corner of Interstate 10 and Barker Cypress Road, Ten Oaks is part of the Energy Corridor District, home to the headquarters of several major energy companies and the Texas Medical Center's west campus.

AHS' development site is next to Cullen Park and across the street from the Houston Methodist West Hospital, some 22 miles from downtown Houston via Interstate 10. A large retail center is 1 mile west.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,347	72,150	269,140
Median HH Income	\$78,784	\$85,282	\$81,478
Bachelor's/Grad/Prof Degree	54%	46%	45%



-Asia Armour, Community Impact, May 24, 2022

## Houston Methodist West Hospital ground breaks \$65 M project for third medical office building.

**"The new six-story building is scheduled to open by the end of 2023.**

The proposed structure will be the hospital's third medical office building and will cater to physicians practicing orthopedics, sports medicine and physical therapy."



## BROKER CONTACT INFO:

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