



# 10260

## WESTHEIMER

HOUSTON, TX 77042

AT NE CORNER OF BELTWAY 8  
AND WESTHEIMER RD



### PRIME COVERED LAND SITE



### DESIRABLE WESTCHASE HOUSTON LOCATION



### CASH FLOW FROM EXISTING OFFICE & RETAIL BUILDINGS

Cushman & Wakefield's Texas Capital Markets team is pleased to present to the market, 10260 Westheimer, a 132,706 square foot office building in a key Houston location at the corner of Westheimer and Beltway 8. The project encompasses a massive 12.6-acre site which offers multiple pathways to develop additional retail, office, hotel, multifamily or mixed-use projects. The ownership will entertain a lease, offers on the building, the entire project or the separate land parcels.

Tapping into the seismic business and demographic shift to west Houston, the majority of the 12.62 acres is developable land, lending itself to a mixed-use development with multiple pathways to create a live-work-play environment for the 53,000 people working in the Westchase District. In addition to the land, **the 130,757 NRSF office building** currently has 39% occupancy, with the most appealing space available which can unlock the economic potential.

The Westchase District in Houston is home to many corporate users including a number from the Fortune 200 including Kroger, Cisco, Bank of America, Office Depot, MetLife, and Honeywell to name a few. There are also many existing corporate headquarters in the area including CGG, BMC Software, Cardtronics, Tailored Brands, and Phillips 66. The area has a strong presence of engineering and construction companies, which contributes to the diverse labor pool in the area that will help support the submarket in the event of an economic downturn.

With access to two of Houston's most recognizable thoroughfares, the Property benefits from short commutes to neighborhoods with a wide range of economic entry points from Houston's most affluent Memorial Villages to more economically advantageous in Spring Valley and Spring Branch, with a projected 2027 population of 578,286 within five miles.

## APPROXIMATE LAND AREA

Excess Land:	6.34 acres	276,047 square feet
Retail Land:	4.25 acres	185,128 square feet (usable area of 181,528 sf)
Office Land:	2.03 acres	88,581 square feet
Total Land:	12.62 acres	549,756 square feet



## INVESTMENT CONTACTS

### LAND ADVISORY

**DAVID L. COOK**  
Vice Chairman  
O: 713 963 2888  
david.cook@cushwake.com

**MEREDITH T. CULLEN**  
Director  
C: 713 444 7979  
O: 713 877 1700  
meredith.cullen@cushwake.com

### CAPITAL MARKETS TEAM

**TODD MILLS**  
Executive Managing Director  
C: 210 771 0570  
O: 512 370 2437  
todd.mills@cushwake.com

**KEVIN HOLLAND**  
Edge Realty Partners  
Principal  
C: 713 417 1835  
kholland@edge-cm.com

**CHASE JOHNSON**  
Managing Director  
C: 281 704 6189  
O: 512 474 2400  
chase.johnson@cushwake.com

### DEBT

**CALEB RIEBE**  
Sr. Financial Analyst  
C: 512 439 6720  
O: 512 474 2400  
caleb.riebe@cushwake.com