

For Sale 9210 Katy Fwy

±1.17 acres

NEQ of I-10 and Blalock Rd Houston, TX 77055

EXECUTE CONFIDENTIALITY AGREEMENT



YES PREP NORTHBROOK HIGH SCHOOL
14,562 students

SPRING BRANCH ELEMENTARY SCHOOL
525 students

PROSE CAMPBELL
Under Construction | 365 Units

SPRING VALLEY
home values \$625K-1.75M

11 ELEVEN APARTMENTS
Rehab 2020 | 314 Units

9210 Katy Fwy
1.17 AC

SPRING VALLEY VILLAGE CITY PARK

99 RANCH MARKET

85°C STREET CHURROS

WINGSTOP

SONIC

ADAMS AUTOMOTIVE

SPRING VALLEY MEDICAL PLAZA

THE FACTOR
MEN'S UROLOGICAL WELLNESS

RAMJI LAW GROUP

AOK ATHLETIC ORTHOPEDICS & KNEE CENTER
FOOT • ANKLE • HAND • PAIN • SHOULDER • SPINE

Kelsey Seybold Clinic

T.J. Maxx

CHASE

Shell McDonald

THE BUCKLEY BUILDING

INTERSTATE 10

305,897 VPD

Kroger

ECHO LN

MEMORIAL HIGH SCHOOL
1,975 students

SPRING BRANCH MIDDLE SCHOOL
1,112 students

PINEY POINT RD



TRISTAR

LAND MANAGEMENT

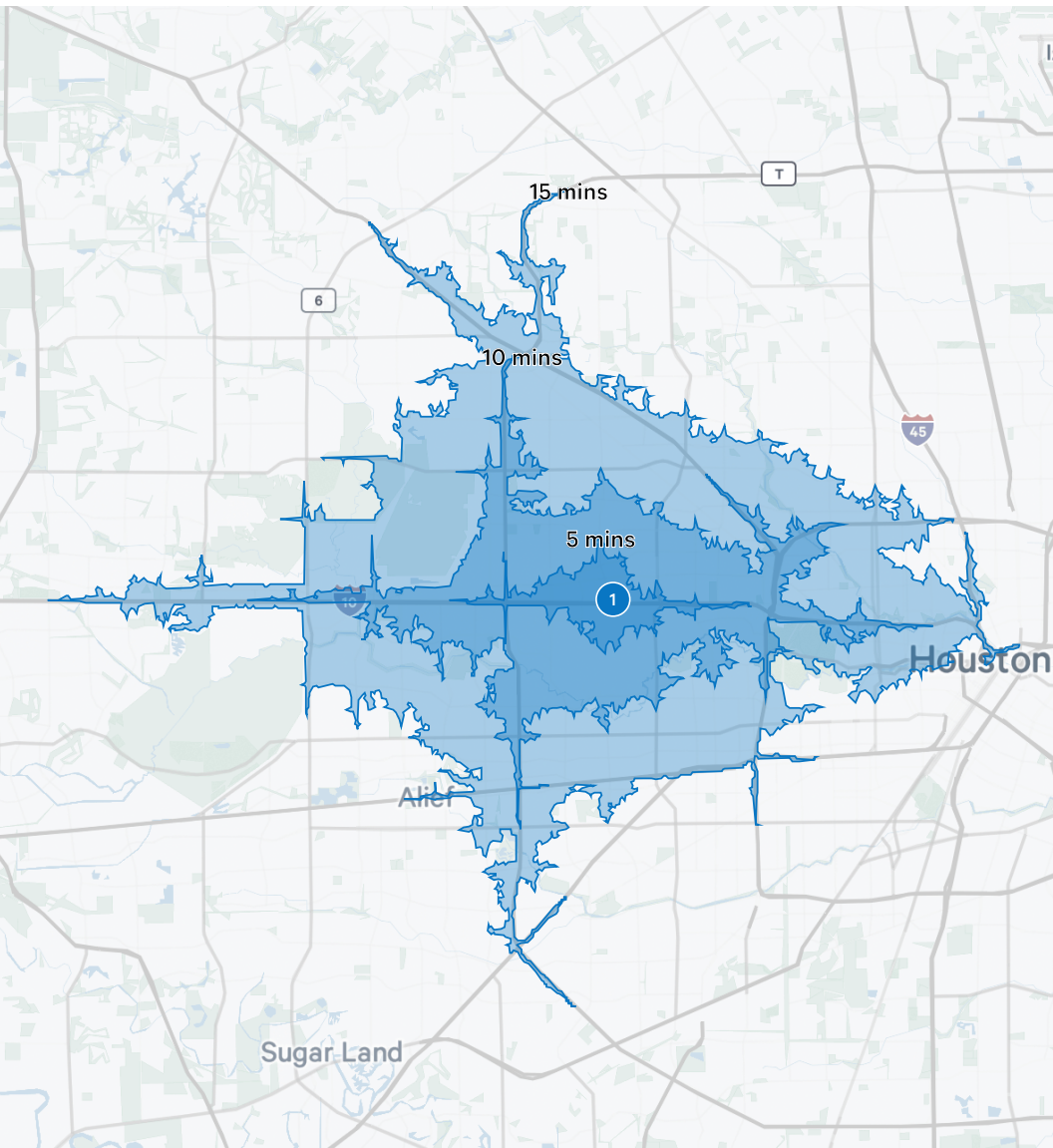
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Commute & Demographics



Drive Times	Minutes
Uptown/Galleria	15
Texas Medical Center	25
Downtown	17
Memorial Hermann Memorial City Medical Center	5

Property Information

Location

- 9210 Katy Fwy Houston, TX 77005
- Located directly off I-10/Katy Fwy on north side, between Campbell and Blalock Rd in the heart of Houston's most desirable and affluent corridor

Property Information

- ± 1.17 acres
- Located in special district - Freeway Planned Area Development District
- Inside 500-yr floodplain
- No pipeline through tract
- Tax Rate (2023) \$2.00899
- SBISD (Woodview Elementary, Spring Branch Middle, Memorial High School)
- Click [Here](#) to view the City of Spring Valley's comprehensive zoning ordinances

Surrounding Area

- Located in Spring Valley, an affluent suburb of Houston, which offers a mix of residential, parks, and nearby shopping and dining options
- Proximity to Memorial City Mall and Galleria

Price

Call Broker for Pricing



Commute

Traffic Counts	Vehicles Per Day
I-10/Katy Fwy	305,897
Beltway 8	146,932
610	287,789



2022 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	14,855	145,861	420,172
Median Age	37.0	37.7	36.0
Average Household Income	\$151,266	\$140,052	\$113,359
Average Home Value	\$904,941	\$706,774	\$574,052
College Degree or Higher	57.0%	53.9%	50.3%

Property Aerial



Property Aerial



Property Aerial



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Contact Us

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