



GALLERIA/UPTOWN



MEMORIAL HERMANN

10 | 325,208 VPD

NORTHBROOK HIGH SCHOOL

THE MONARCH SCHOOL
AND INSTITUTE

NORTHBROOK MIDDLE SCHOOL

SPRING SHADOWS TOWNHOMES
Avg Home Value: \$419,353

SPRING BROOK VILLAGE
Avg Home Value: \$384,540

WILLOW WALK TOWNHOMES
Avg Home Value: \$265,345

H-E-B
DISTRIBUTION CENTER

H-E-B

FUTURE SBMSA
MULTI-SPORT COMPLEX

SHOPS AT PINECREST

Clay Rd | 21,128 VPD

±11.7 AC

FUTURE RETAIL
DEVELOPMENT

CIRCLE K



±11.7 AC
CLAY & GESSNER

NO DETENTION REQUIRED | HOUSTON, TX



THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present a premier +/- 11.7 AC site located at the corner of Gessner Rd & Clay Rd. The site is development ready with detention in place, utilities at the property lines, and is in a MUD district. The Property is zoned to one of the best school districts in Harris County, Spring Branch ISD. The dense surrounding population of over 275k residents and \$121k+ Average Household Income within a 5-mile radius drives significant demand for single-family residential homes. The site is a rare opportunity to purchase or joint venture development-ready land in the middle of the “new population center of Houston” near the intersection of I-10 and Beltway 8. Bolstered by significant population growth and a momentum shift in location requirements among the largest employers in the Houston MSA, West Houston has become the most coveted market for real estate investors.



INVESTMENT HIGHLIGHTS

- Positioned in the center of gravity for Houston's hottest office submarkets. Over 3.2M square feet of notable office leases signed in the last 24 months.
- Within a 10 minute drive from major retail/entertainment hubs including CityCentre and Memorial City Mall
- Excellent ingress / egress with easy access to Interstate 10 and Beltway 8 that lead directly to every corner of Houston
- No detention required, saving developers capital and time
- Rare opportunity to acquire a development parcel in a prime suburban location with access to all Houston's major employers.
- Zoned to Spring Branch ISD, a top ranked school district in Harris County
- Dense Surrounding Population - Over 275,000 residents living within a 5-mile radius



ADDRESS

10155 Clay Rd, Houston, TX 77080

ACRES

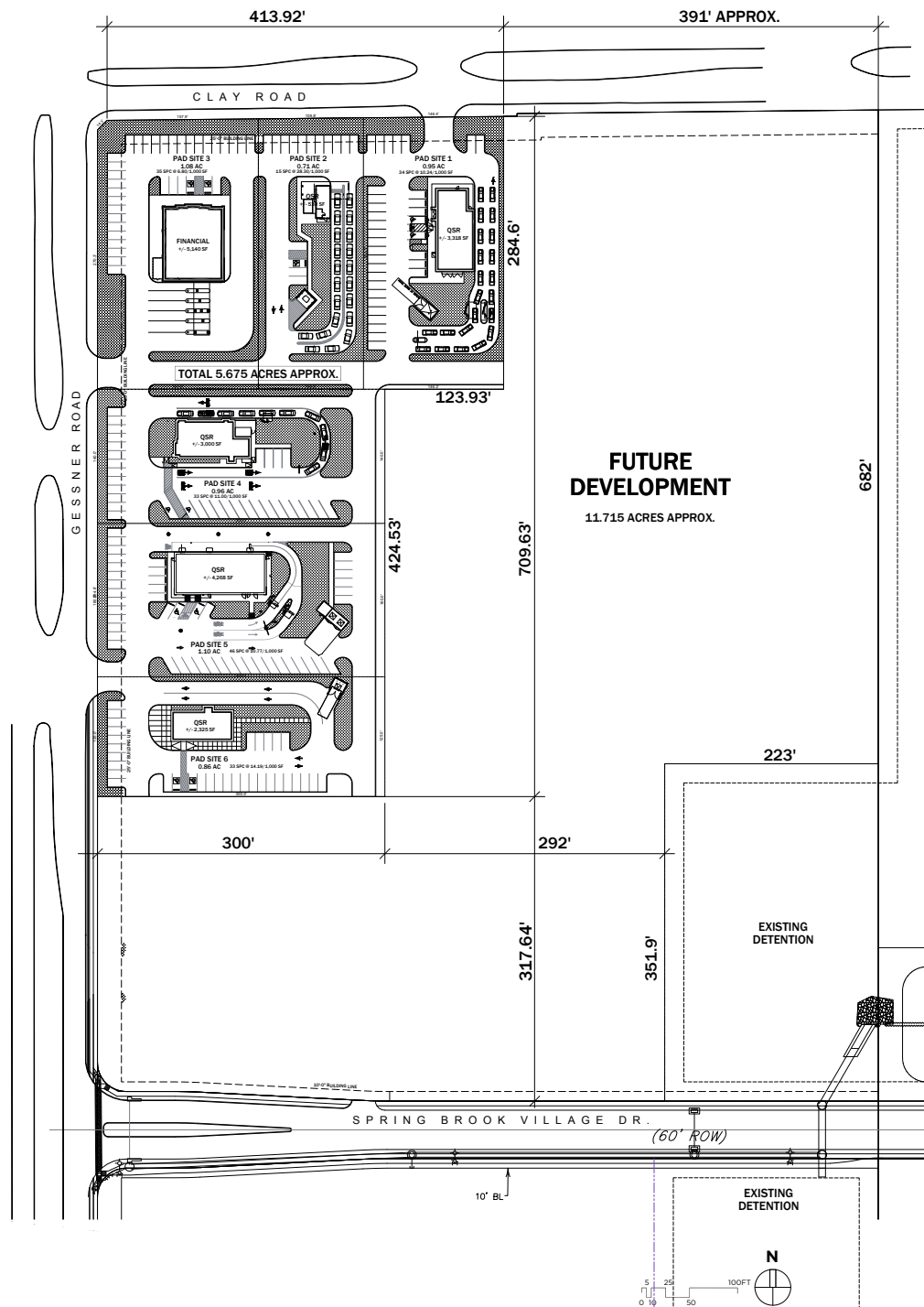
+/- 11.7 AC

VPD

Gessner Rd - 22,437

Clay Rd - 21,128

PROPERTY DESCRIPTION



SITE SIZE

+/- 11.7 AC

ADDRESS

10155 Clay Rd, Houston, TX 77080

DETENTION

No additional detention will be required

RESTRICTIONS

Restricted against developing industrial or multifamily

UTILITIES

Harris County MUD 552

SCHOOLS

Spring Branch Independent School District

Terrace Elementary

Northbrook Middle School

Northbrook High School

FLOOD PLAIN

LOMR is finalized and the Property is outside of the floodplain

INGRESS / EGRESS



10 | 325,208 VPD

6-MINUTE DRIVE TO I-10

±11.7AC

8 | 158,384 VPD

3-MINUTE DRIVE TO BELTWAY 8

Clay Rd | 21,128 VPD

Gessner Rd | 22,437 VPD

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	16,281	97,347	253,076
2010 - 2024 Population Growth	9.3%	6.0%	8.8%
2024 Population	17,793	103,144	275,342
2024 Median Age	38.4	34.6	36.5
2024 Average Household Income	\$104,510	\$92,808	\$121,823

±11.7AC

1-MILE

3-MILES

5-MILES

ALDINE

HOUSTON

UNPARALLELED ACCESSIBILITY

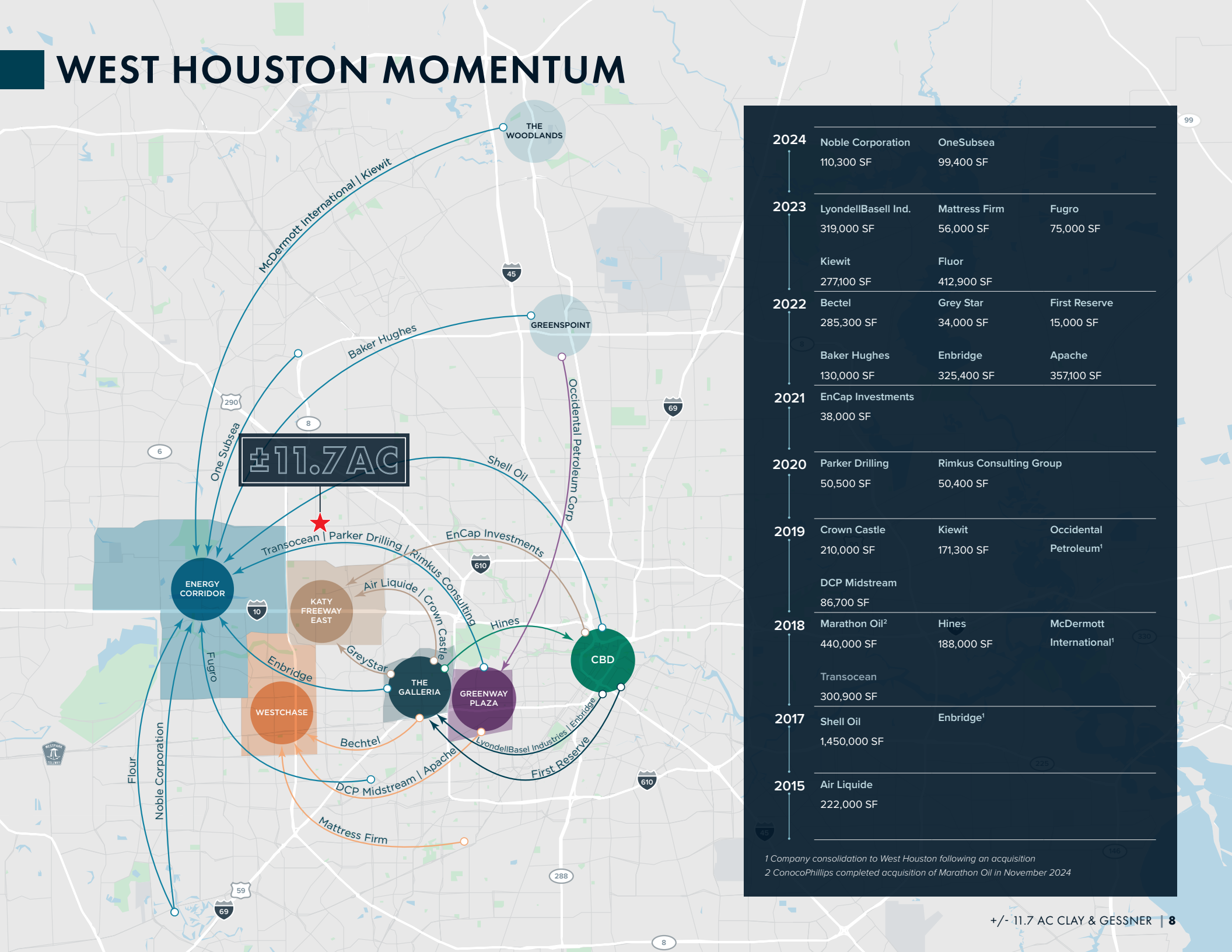
Nestled along Clay Road and Gessner Road between Beltway 8, I-10, and Highway 290, the Property offers an exceptional investment opportunity in a highly accessible location. The developable land is strategically positioned near some of Houston's most coveted neighborhoods, providing potential residents with an enviable lifestyle.

The community benefits from its proximity to an array of convenient amenities. Multiple grocery options, including H-E-B, ALDI, Kroger, Costco, and Sam's Club, are within close proximity. Just 2.9 miles south, Memorial District Park hosts a diverse selection of dining establishments, featuring local favorites such as Mia's Table, Hando, The Blind Goat, and Feges BBQ.

The Property's location offers a plethora of exceptional demographics including: a daytime employee count of over 217,000 people. There is a total population of over 275,000 people and an average household income exceeding \$121,000 within a 5-mile square radius.



WEST HOUSTON MOMENTUM



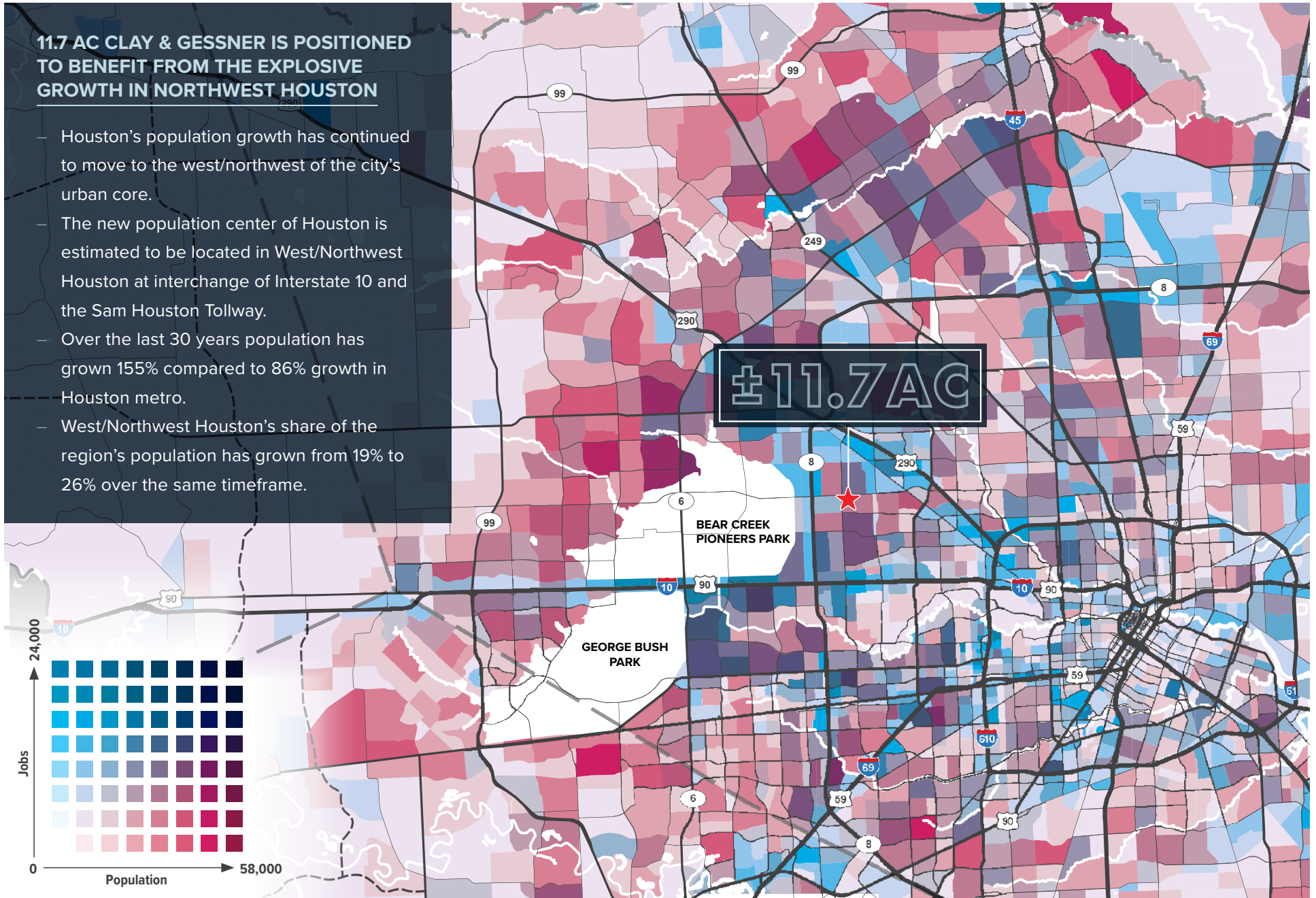
2024	Noble Corporation 110,300 SF	OneSubsea 99,400 SF	
2023	LyondellBasell Ind. 319,000 SF	Mattress Firm 56,000 SF	Fugro 75,000 SF
	Kiewit 277,100 SF	Fluor 412,900 SF	
2022	Bectel 285,300 SF	Grey Star 34,000 SF	First Reserve 15,000 SF
	Baker Hughes 130,000 SF	Enbridge 325,400 SF	Apache 357,100 SF
2021	EnCap Investments 38,000 SF		
2020	Parker Drilling 50,500 SF	Rimkus Consulting Group 50,400 SF	
2019	Crown Castle 210,000 SF	Kiewit 171,300 SF	Occidental Petroleum ¹
	DCP Midstream 86,700 SF		
2018	Marathon Oil ² 440,000 SF	Hines 188,000 SF	McDermott International ¹
	Transocean 300,900 SF		
2017	Shell Oil 1,450,000 SF	Enbridge ¹	
2015	Air Liquide 222,000 SF		

¹ Company consolidation to West Houston following an acquisition
² ConocoPhillips completed acquisition of Marathon Oil in November 2024

NORTHWEST HOUSTON GROWTH

11.7 AC CLAY & GESSNER IS POSITIONED TO BENEFIT FROM THE EXPLOSIVE GROWTH IN NORTHWEST HOUSTON

- Houston's population growth has continued to move to the west/northwest of the city's urban core.
- The new population center of Houston is estimated to be located in West/Northwest Houston at interchange of Interstate 10 and the Sam Houston Tollway.
- Over the last 30 years population has grown 155% compared to 86% growth in Houston metro.
- West/Northwest Houston's share of the region's population has grown from 19% to 26% over the same timeframe.



ENERGY CORRIDOR



subsea 7

wood.

hargrove

TGS

SASOL

audubon

Technip



MURPHY OIL CORPORATION

BW ENERGY

CROWN CASTLE



Baker Hughes

COTERRA

Air Liquide

FUGRO ConocoPhillips
FLUOR DIAMOND OFFSHORE
MCDERMOTT MODEC
TEN TECHNIP ENERGIES S&B Engineers and Constructors

BECHTEL APA Corporation
SAMSUNG highradius

slb

GULF STATES TOYOTA
CITGO Sysco slb
Dow Transocean

NOV

Chevron

ABB

Jacobs

EMERSON

±11.7 AC

Houston's Energy Corridor submarkets - Katy Freeway East, Katy Freeway West, and Westchase - total 47.1M SF of office inventory and comprise the 12th largest office submarket cluster in the U.S. The area has seen significant growth in the last 12-18 months, and is currently the #1 office leasing submarket in the nation.

Conveniently located along Interstate 10, the Energy Corridor offers excellent connectivity to major business districts like Downtown Houston and the Galleria.

Over the past few years, the area has undergone substantial development, boasting a range of local amenities, including high-quality mixed-use centers.

CENTRAL

#1

3.7M SF

12TH

Business District of West Houston

Leasing Submarket in the Nation

Leased in the Last 12 Months

Largest Office Submarket in the US

THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people from 2023 to 2024

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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