KW COMMERCIAL

10161 VETERANS MEMORIAL DR. HOUSTON, TX 77038



MELANNE CARPENTER

(713) 489-9819
MELANNE@KWCOMMERCIAL.COM
(832) 720-5626
1220 AUGUSTA DRIVE HOUSTON, TX 77057

Scan here

10161 VETERANS MEMORIAL DR.

Exceptional opportunity: 9.99 acres (two non-contiguous parcels) in prime Harris County location with 478′ of frontage on Veterans Memorial Road. Approved plans and permits are in place for a high-demand semi-truck parking facility, minimizing development hurdles and maximizing your client's return on investment. Alternative industrial development is also feasible. Strategic location—1.54 miles from Beltway 8 and 2.75 miles from I-45 ensures superior accessibility and visibility. High ROI potential. Contact for exclusive details and marketing materials. Co-broker welcome.







FOR SALE | Land - 9.99 Acres NW Houston





- 9.99 Acres of Raw Land (2 parcels) on Veterans Memorial Drive
- Situated just minutes from Beltway 8 and I45
- 478' of Frontage on Veterans Memorial Drive
- Approved plans and permits for Truck Parking/Storage
- High Traffic Count - Over 19,000 vehicles per day

PROPERTY DETAILS





Lot Size:	435,164 SF - 9.99 Acres
Zoning:	C-2
Topography:	Level
Location:	Suburban
Approval:	Plan, Engineering, Maps
Frontage:	478' Veterans Mem. Dr.
Property Type:	Land
Property Subtype:	Commercial
PRICE:	$2,300,000

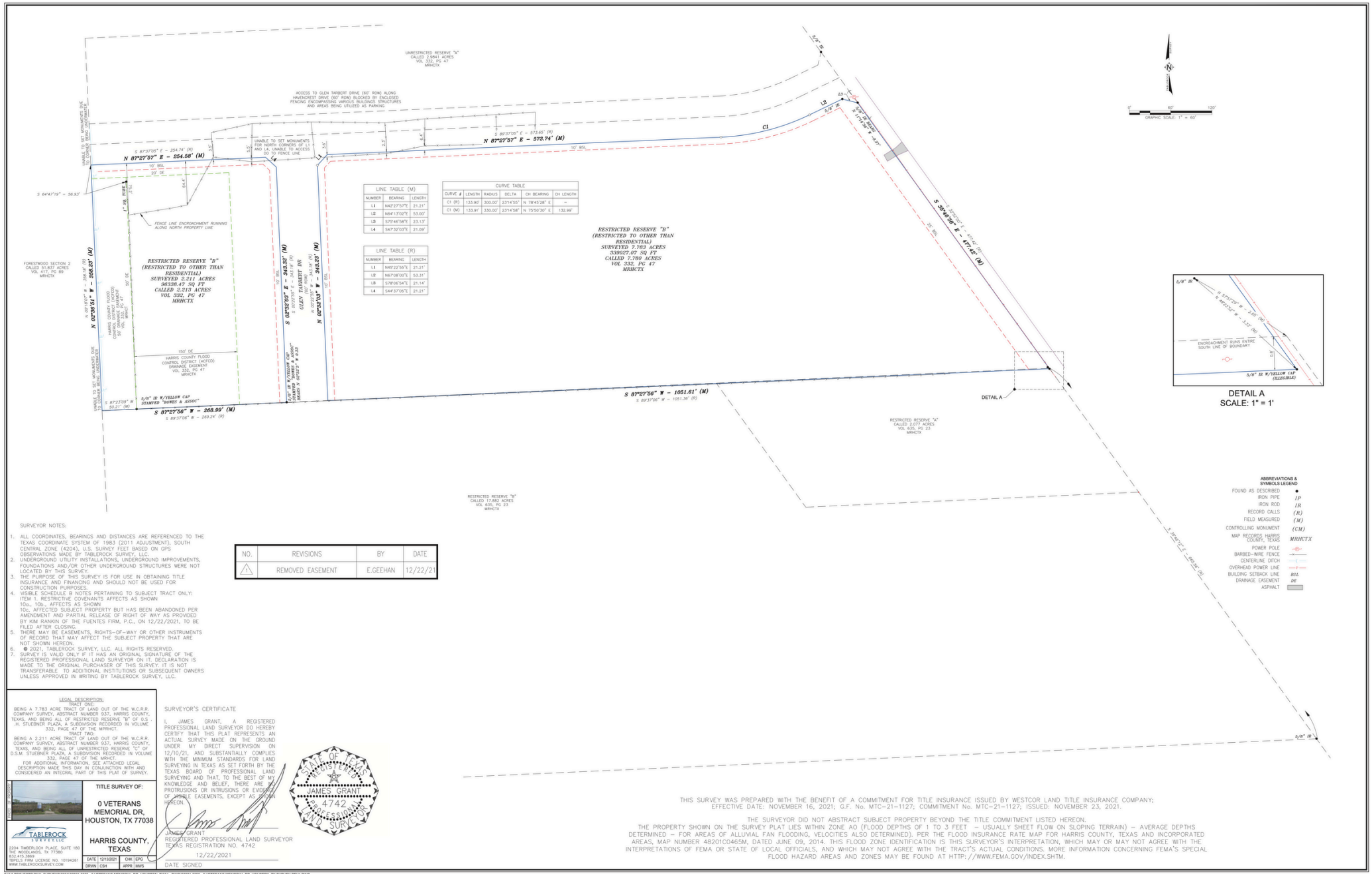
LOCATION

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SURVEY

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SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
   ITEM 1. RESTRICTIVE COVENANTS AFFECTS AS SHOWN
   10a., 10b., AFFECTS AS SHOWN
   10c. AFFECTED SUBJECT PROPERTY BUT HAS BEEN ABANDONED PER AMENDMENT AND PARTIAL RELEASE OF RIGHT OF WAY AS PROVIDED BY KIM RANKIN OF THE FUENTES FIRM, P.C., ON 12/22/2021, TO BE FILED AFTER CLOSING.
5. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
6. © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
7. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

NO.	REVISIONS	BY	DATE
1	REMOVED EASEMENT	E.GEEHAN	12/22/21

ABBREVIATIONS & SYMBOLS LEGEND

FOUND AS DESCRIBED	●
IRON PIPE	(P
IRON ROD	IR
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
MAP RECORDS HARRIS COUNTY, TEXAS	MRHCTX
POWER POLE	
BARBED-WIRE FENCE	
CENTERLINE DITCH	
OVERHEAD POWER LINE	
BUILDING SETBACK LINE	BSL
DRAINAGE EASEMENT	DE
ASPHALT	

LEGAL DESCRIPTION:
TRACT ONE:
BEING A 7.783 ACRE TRACT OF LAND OUT OF THE W.C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 937, HARRIS COUNTY, TEXAS, AND BEING ALL OF RESTRICTED RESERVE "B" OF O.S. H. STUEBNER PLAZA, A SUBDIVISION RECORDED IN VOLUME 332, PAGE 47 OF THE MPRHCT.
TRACT TWO:
BEING A 2.211 ACRE TRACT OF LAND OUT OF THE W.C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 937, HARRIS COUNTY, TEXAS, AND BEING ALL OF UNRESTRICTED RESERVE "C" OF D.S.M. STUEBNER PLAZA, A SUBDIVISION RECORDED IN VOLUME 332, PAGE 47 OF THE MPRHCT.
FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE THIS DAY IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF SURVEY.

TITLE SURVEY OF:

0 VETERANS MEMORIAL DR, HOUSTON, TX 77038

HARRIS COUNTY, TEXAS

TABLEROCK SURVEY LLC
2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.767.7805
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

DATE	12/13/2021	CHK	EPG
DRWN	CSH	APPR	MWS

SURVEYOR'S CERTIFICATE

I, JAMES GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 12/10/21, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
JAMES GRANT
4742
PROFESSIONAL
LAND SURVEYOR

JAMES GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4742
12/22/2021
DATE SIGNED

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY; EFFECTIVE DATE: NOVEMBER 16, 2021; G.F. No. MTC-21-1127; COMMITMENT No. MTC-21-1127; ISSUED: NOVEMBER 23, 2021.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN ZONE AO (FLOOD DEPTHS OF 1 TO 3 FEET - USUALLY SHEET FLOW ON SLOPING TERRAIN) - AVERAGE DEPTHS DETERMINED - FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED). PER THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0465M, DATED JUNE 09, 2014. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP://WWW.FEMA.GOV/INDEX.SHTM.

PROPERTY PHOTOS

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DEMOGRAPHICS

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POPULATION (2024)

3 MILE	5 MILE	10 MILE
113,723	328,838	1,149,466

AVERAGE HOUSEHOLD INCOME (2024)

3 MILE	5 MILE	10 MILE
$60,221	$59,559	$84,713

TRAFFIC COUNT

STUEBNER AIRLINE RD	19,683 VPD
WEST RD	17,290 VPD
WEST ROAD | PLEASANTON DR E	18,068 VPD
STUEBNER AIRLINE RD | WILSHIRE PKDR SE	27,129 VPD





HOUSTON TEXAS

TREC
TEXAS REAL ESTATE COMMISSION

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.

2-10-2025
EQUAL HOUSING OPPORTUNITY

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 others, including the broker's own interests;
- 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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 opinions 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 ESTABLISH:

- 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 purposes. 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____
Buyer/Tenant/Seller/Landlord Initials Date