



**TEXAS MEDICAL CENTER**

120K Employees  
World's Largest Medical Center  
TMC<sup>3</sup> Bioresearch Campus - Under Development

**GREENWAY PLAZA**

25K Employees  
52-Acres, 10 Building Master-Planned Complex

**GALLERIA/UPTOWN**

84K Employees  
7M SF of Retail with 1,000+ Stores  
15th Largest Business District in US

Memorial Park

Marq-E Entertainment Center

The Awty International School



Delmar-Tusa Sports Complex

W 18th St

Mangum Rd

Hempstead Rd  
Karbach St

16.92 Acres

Long Point Rd

Karbach Brewing Co

±16.92 Acres

10031 HEMPSTEAD RD. HOUSTON, TX 77092

**NEWMARK**

# Rare Large Acreage Suburban-Infill Development Site

# Property Details

ADDRESS	10031 Hempstead Rd. Houston, TX 77092
SIZE	16.92 acres
UTILITIES	City of Houston
JURISDICTION	City of Houston
ZONING/RESTRICTIONS	None
FLOOD PLAIN	None
DETENTION	Required On Site
TAX RATE	2.09%
SCHOOL DISTRICT	Spring Branch ISD
ACCESS/VISIBILITY	Long Point, Hempstead Hwy
IDEAL USES	Multifamily or Townhomes
APN	0421300010160
OWNERSHIP	John S Beeson
LEGAL	TRS 26A & 26B ABST 269 J FLOWERS
NOTABLE DEVELOPMENT DETAILS	Seller to deliver site fully demolished Phase I and II available (2021)

Contact Broker for additional details

# Location Overview

## Convenience and Vibrant Lifestyle

The property is situated in the heart of Houston’s dynamic Northwest corridor, with easy access to major thoroughfares such as US-290, I-610, and I-10, ensuring quick and stress-free commutes to downtown Houston and the city’s major employment hubs.

Enjoy proximity to a wide range of shopping, dining, and entertainment venues, including the popular Heights area, Uptown Park, and The Galleria. Explore local favorites like Karbach Brewing Co. or enjoy a variety of international cuisines along Long Point Road and Shepherd Drive.

For outdoor relaxation and recreation, the location is close to scenic parks such as Memorial Park, Jaycee Park, and White Oak Bayou Greenway, all offering ample opportunities for jogging, biking, picnics, and family gatherings. In addition, the area is served by multiple fitness centers and golf courses, catering to a healthy, active lifestyle.

Healthcare is easily accessible, with world-class medical facilities such as Memorial Hermann Greater Heights Hospital and Houston Methodist Hospital nearby. The neighborhood is also close to prominent schools, community centers, and cultural attractions, making it ideal for families and professionals alike.

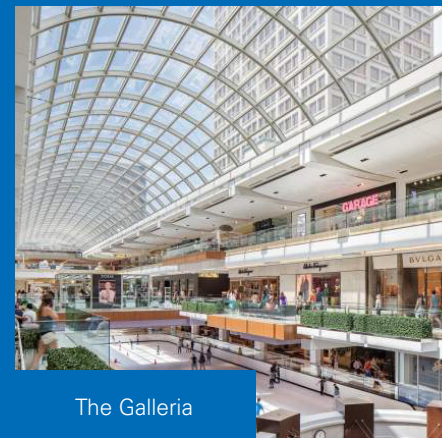
10031 Hempstead Rd. is the perfect option for those seeking a central location that balances urban accessibility with residential comfort. Whether prioritizing convenience, entertainment, or community amenities, this site offers an exceptional quality of life in one of Houston’s most connected neighborhoods.



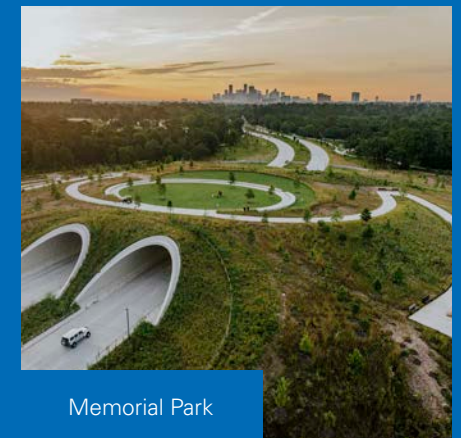
Uptown Park



Texas Medical Center



The Galleria



Memorial Park

### 10 minute drive

Jaycee Park | Karbach Brewing Co | White Oak Bayou Greenway | Memorial Hermann Greater Heights Hospital

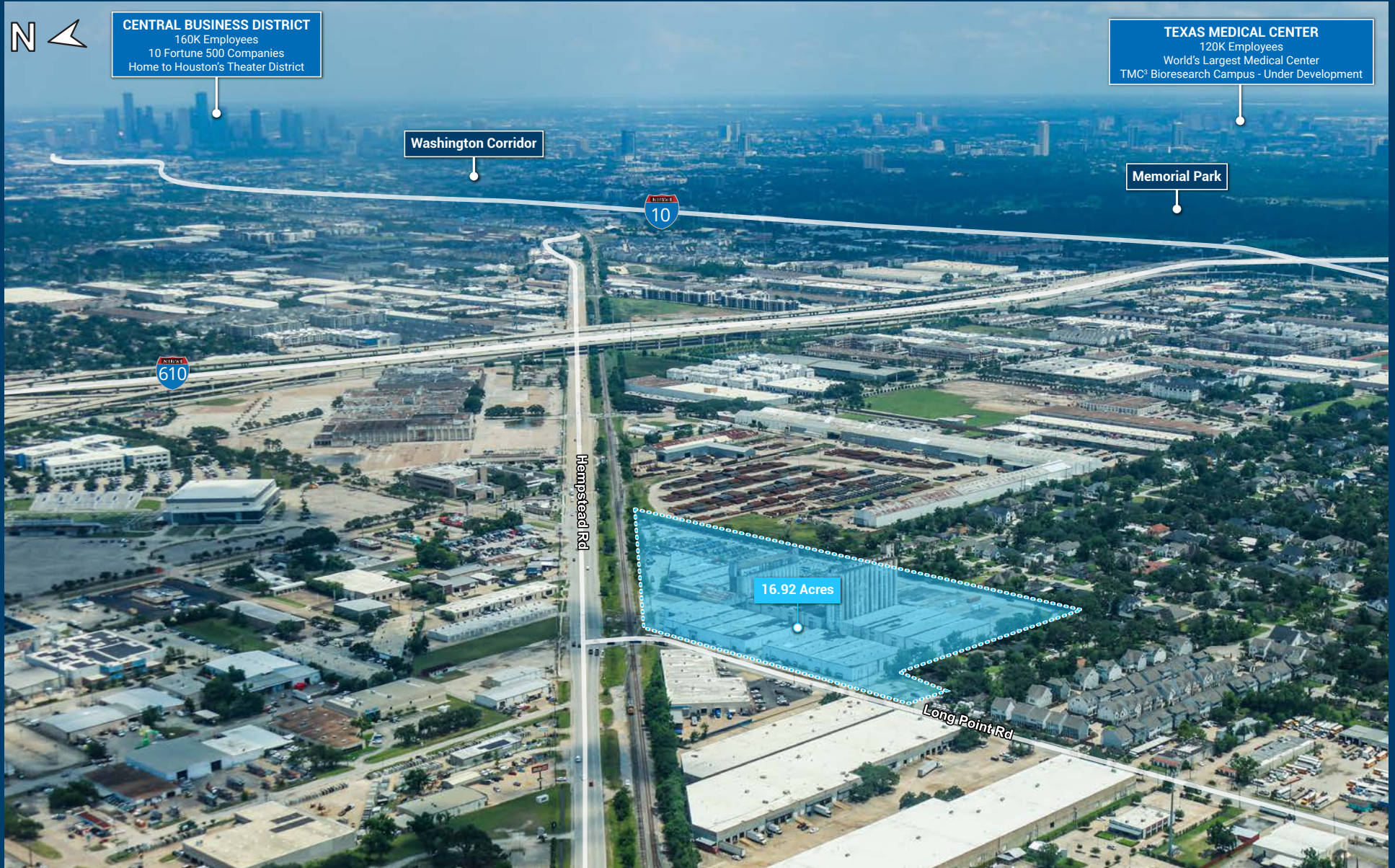
### 20 minute drive

Memorial Park | Uptown Park | The Galleria | Houston Methodist Hospital | heights Mercantile | Houston Museum District | Texas Medical Center

### 30+ minute drive

Houston George Bush Intercontinental Airport | William P. Hobby Airport | NASA Johnson Space Center | Katy Mills Outlet Mall | Smart Financial Centre at Sugar Land

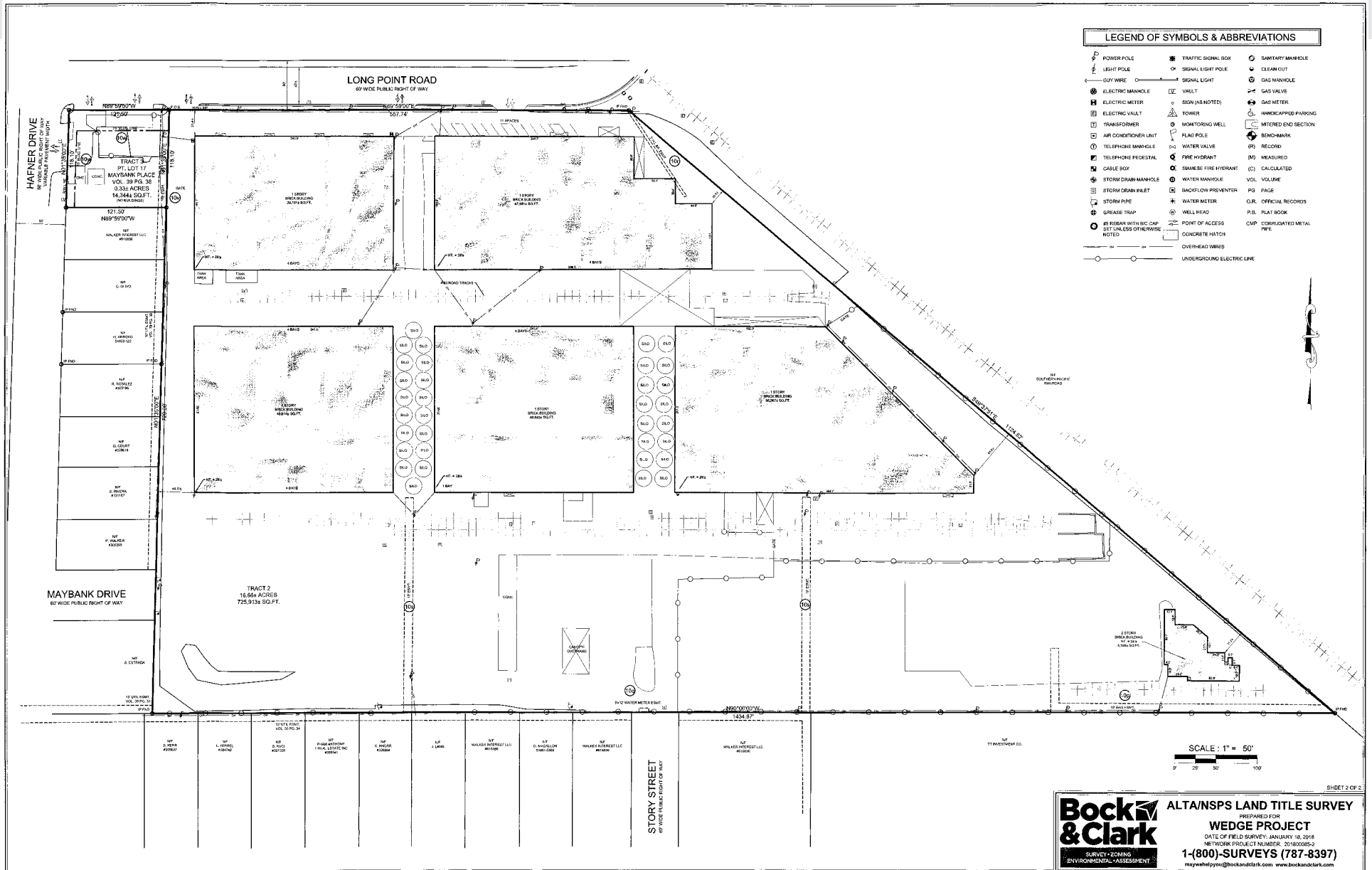
# Aerial View



# Aerial View



# Property Survey



# Site Layout



# Houston Highlights

## Market Overview

As the nation's fourth-largest city, Houston hosts one of the world's youngest, fastest-growing and most diverse populations, shaping a unique cultural identity and lifestyle. For decades, Houston has led in innovations across energy, aerospace and life sciences. Science and engineering drive the economy, with the region now emerging as a hub for high-tech companies, entrepreneurship and top talent.

### Strong, Diverse Economy

4th Largest U.S. City

3.4M Jobs

\$513B Gross Domestic Product

### Global City

90+ Foreign Consulates

2 International Airports

#1 U.S. Exporting Port

### Home To:

World's Largest Medical Center

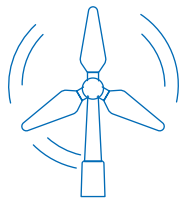
NASA's Johnson Space Center and Houston Spaceport

24 Fortune 500 Headquarters

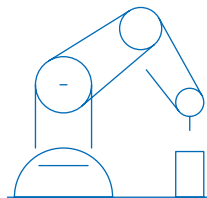
BEST CITY FOR FOREIGN MULTINATIONALS TO DO BUSINESS<sup>1</sup>

MOST DIVERSE MAJOR CITY IN AMERICA<sup>2</sup>

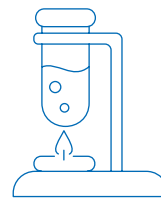
## Industry Convergence



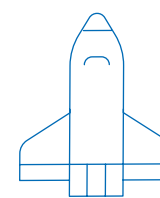
Energy 2.0



Advanced Manufacturing



Life Sciences



Aerospace

### Business Climate

LOW COST OF LIVING

NO PERSONAL & CORPORATE INCOME TAX

DIVERSE ECONOMIC BASE

### Population

7.5M

Residents

~1.5%

Annual Population Growth Rate

Sources: <sup>1</sup> PWC Emerging Trends in Real estate, <sup>2</sup> Wallethub.com

# Disclaimer

## **PROPERTY MARKETING**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## **OFFERING MEMORANDUM**

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (August 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

# Information About Brokerage Services

2.10.25

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

**BROKER FIRM NAME**

Southwest Residential Partners, Inc.  
 LICENSE NO.  
 456477  
 EMAIL  
 aimee.hawthorne@nmrk.com  
 PHONE  
 713-425-5430

**DESIGNATED BROKER'S NAME**  
 David Mitchell  
 LICENSE NO.  
 499823  
 EMAIL  
 david.mitchell@nmrk.com  
 PHONE  
 713-425-5421

**MEMORIAL CITY DISTRICT**  
48K Employees  
Eleven Class A Office Towers

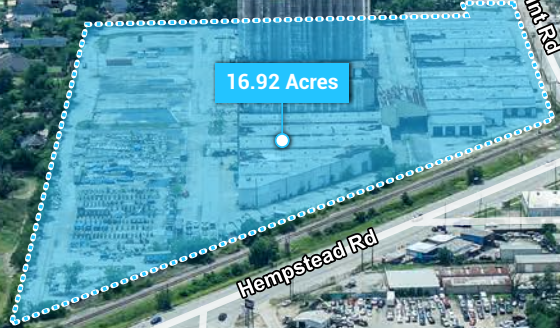


**ENERGY CORRIDOR**  
94K Employees  
2.9M SF of Retail  
20.3M SF of Office Space

Freed Park

Housman Elementary School

First Baptist Academy- Warrior Field



16.92 Acres

Long Point Rd

Karbach St

Hempstead Rd

Mangum Rd

W-18th St

Delmar-Tusa Sports Complex

**Dillon Mills**  
t 713-300-7956  
dillon.mills@nmrk.com

**Chet Manning**  
t 713-300-7976  
chet.manning@nmrk.com

**Meredith Cullen**  
t 713-444-7979  
meredith.cullen@nmrk.com

**David Claros**  
t 713-851-8033  
david.claros@nmrk.com