

**GROUND LEASE OR JV OPPORTUNITY**

# 10101 HOMESTEAD RD

HOUSTON, TX 77016



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CORTINAS  
Commercial  
Real Estate

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## HOMESTEAD RD

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# THE OFFERING

10101

**HOMESTEAD RD**

SECTION

01

# THE OFFERING

**Cortinas CRE** is pleased to exclusively present a **±0.38-acre hard corner ground lease or JV opportunity located at 10101 Homestead Rd. in Houston, Texas.** Positioned along a highly traveled corridor with approximately 21,343 vehicles per day, the site offers excellent visibility, accessibility, and exposure for a variety of retail and commercial uses.

Strategically located within an established Houston trade area, the property benefits from strong surrounding residential density and convenient access to major thoroughfares. The site's prominent positioning along Homestead Rd. provides excellent frontage and visibility, making it well suited for a quick-service restaurant (QSR), coffee concept, drive-thru user, convenience-oriented retailer, or other high-traffic retail use.

Purposefully offered as a ground lease or JV, this opportunity provides national, regional, and local operators with the ability to establish a highly visible presence in an established infill market without the need to acquire the underlying land. With approximately 21,343 VPD, strong neighborhood connectivity, and prominent street exposure, 10101 Homestead Rd. presents an attractive opportunity for an operator seeking a convenient, high-visibility Houston location.



## Land Size

±.38 Acres or 16,552.8 SF  
Per HCAD



## High Visibility

±21,343 VPD Crossing at the  
intersection of Homestead and  
Parker Rd



## Price Guidance

Negotiable

SECTION 02

# PROPERTY DETAILS

SECTION

10101

**HOMESTEAD RD**

02

# PROPERTY DETAILS

|                                        |                                                                               |                             |                                                       |
|----------------------------------------|-------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------|
| <b>Address</b><br>(Link to Directions) | 10101 Homestead Rd,<br>Houston, TX 77016                                      | <b>Tax Rate</b>             | 2.12522%                                              |
| <b>Offering Type</b>                   | Ground Lease or JV                                                            | <b>Property Tax Account</b> | 083-654-000-0801                                      |
| <b>Price Guidance</b>                  | Negotiable                                                                    | <b>Utilities</b>            | COH                                                   |
| <b>Lease Structure</b>                 | Absolute NNN                                                                  | <b>VPD</b>                  | ±21,343 @ Intersection of<br>Homestead Rd & Parker Rd |
| <b>Land Size</b>                       | Total ±.38 AC or 16,552.8 SF*<br>Hardcorner Lot<br>(Homestead Rd & Parker Rd) | <b>Zoning</b>               | No Zoning                                             |

## PROPERTY HIGHLIGHTS



**Land Size**  
±.38 AC or  
16,552.8 SF\*



**Zoning**  
No Zoning



**Utilities**  
City of Houston



**Property Tax Rate**  
2.12522%



**Topography**  
Zone X



**Price Guidance**  
Please Email

## DEMOGRAPHICS

|                           | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------|----------|----------|----------|
| <b>Population</b>         | 10,998   | 69,122   | 187,044  |
| <b>Average HH Income</b>  | \$62,620 | \$59,169 | \$62,182 |
| <b>Daytime Population</b> | 7,336    | 55,467   | 164,691  |

SECTION 03

# AREA MAP

SECTION

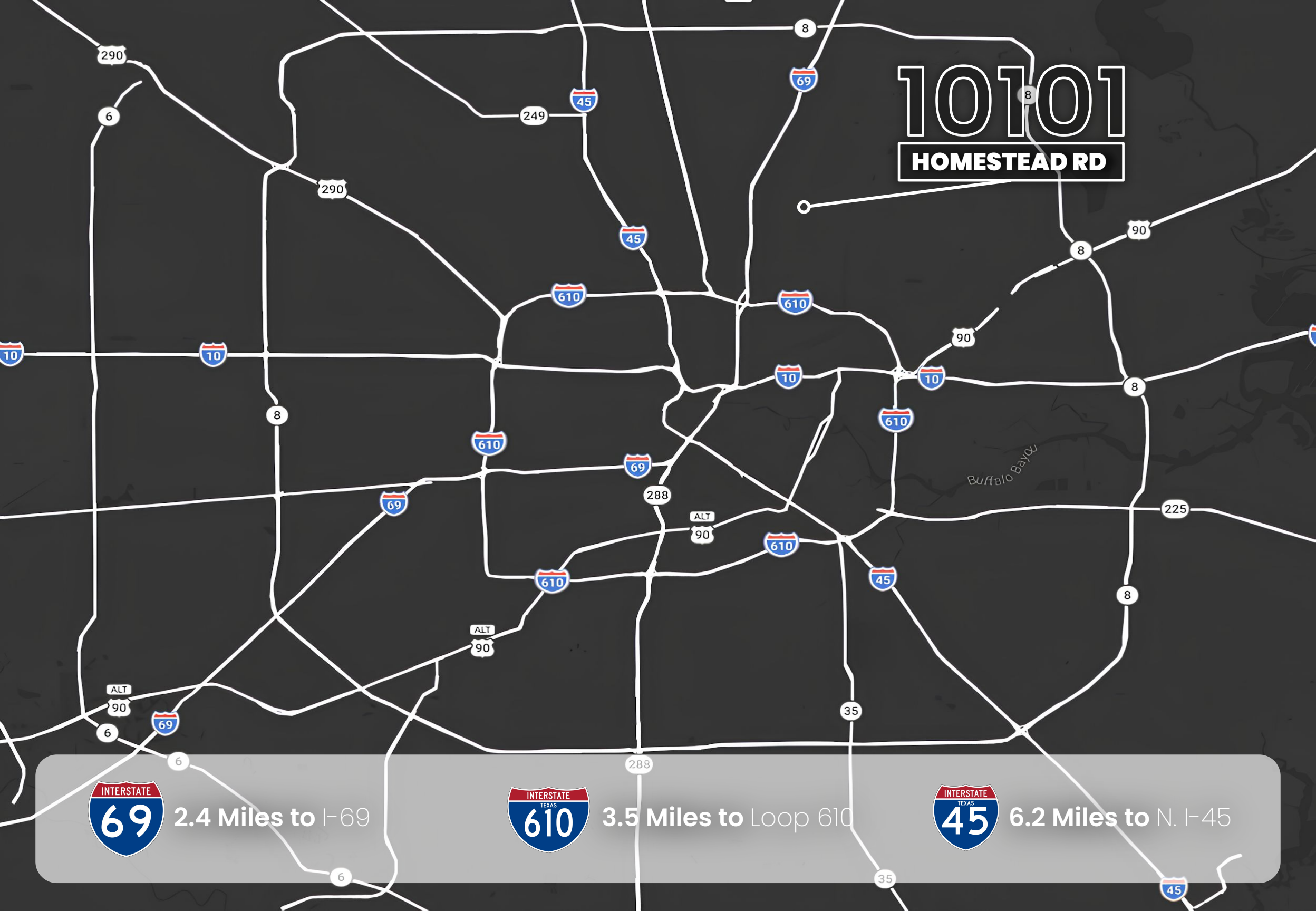
10101

HOMESTEAD RD

03

# 10101

**HOMESTEAD RD**



2.4 Miles to I-69



3.5 Miles to Loop 610



6.2 Miles to N. I-45

**PROPERTY** OUTLINE

10101

**HOMESTEAD RD**

SECTION

04



Parker Rd

E7,600 VPD

Homestead Rd

E13,743 VPD

144'

119'

141'

118'



Homestead Rd → 13,743 VPD

← Parker Rd 7,600 VPD



Homestead Rd → **±13,743 VPD**

Parker Rd → **±7,600 VPD**





← Parker Rd → ±7,600 VPD

An aerial photograph of a street intersection. The street is labeled 'Parker Rd' with arrows pointing left and right. The volume of traffic is indicated as '±7,600 VPD'. The street is a two-lane road with a center turn lane. The intersection is with Homestead Rd.

← Homestead Rd → ±13,743 VPD

An aerial photograph of a street intersection. The street is labeled 'Homestead Rd' with arrows pointing left and right. The volume of traffic is indicated as '±13,743 VPD'. The street is a two-lane road with a center turn lane. The intersection is with Parker Rd.

# 10101

## HOMESTEAD RD

## Links Below

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[Consumer Protection Notice](#)

[Information About  
Brokerage Services](#)

[cortinascre.com](http://cortinascre.com)

[View Listing Website](#)

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