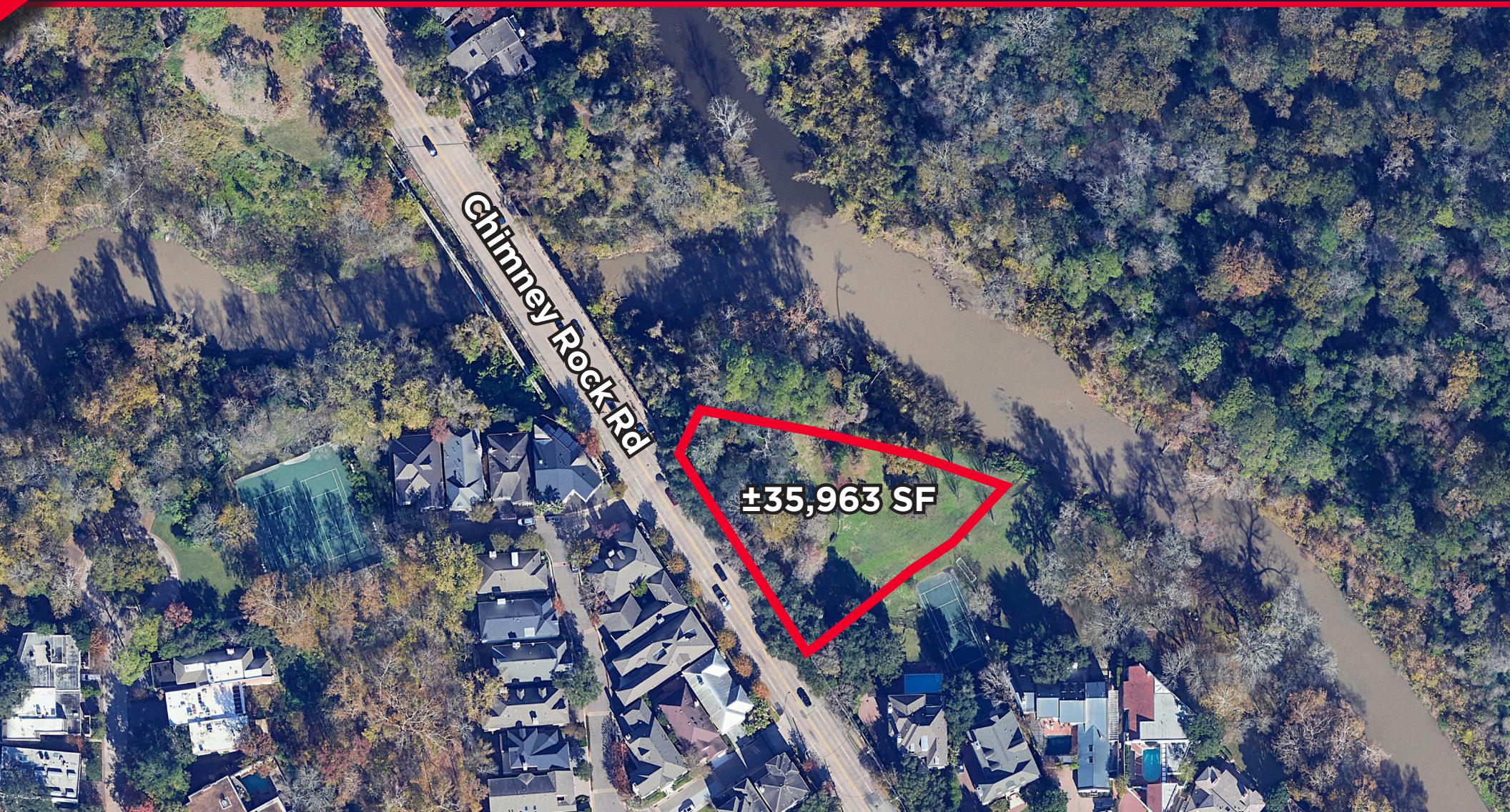


PRICED TO SELL

# CHIMNEY ROCK RD

HOUSTON, TX 77056



## KRISTEN MCDADE

Managing Director

+1 713 331 1796

[kristen.mcdade@cushwake.com](mailto:kristen.mcdade@cushwake.com)

## MATTHEW DAVIS

Senior Director

+1 713 331 1798

[matthew.davis@cushwake.com](mailto:matthew.davis@cushwake.com)

## MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

[melissa.elizondo@cushwake.com](mailto:melissa.elizondo@cushwake.com)

2026

# GREATER HOUSTON MARKETPLACE

## WHY HOUSTON:

**6.8M**

Residents in the City of Houston

**25**

Fortune 500 Companies

**4th**

Largest U.S. City

**#2** Fastest growing MSA in the U.S.

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

+ 3,360,800 Jobs in Houston MSA

**#3**

among US Metro Areas in Fortune 500 Headquarters

**#5**

in the US in Fortune 1000 headquarters

**55M sq ft**

of Class A space

**160k**

Business establishments



ENERGY CAPITAL  
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST  
MEDICAL CENTER



NASA

## DEMOGRAPHICS

(within 5 miles of Chimney Rock Rd, Houston, TX 77056)



**\$498,879**

2025 Total Population



**\$152,452**

2025 Average Household Income



**\$543,948**

2025 Average Home Value

## MAJOR LEAGUE SPORTS TEAMS



## GLOBAL TRADE CITY

**1st**

in Foreign Waterborne Tonnage

**1st**

in Gulf Coast Container Port

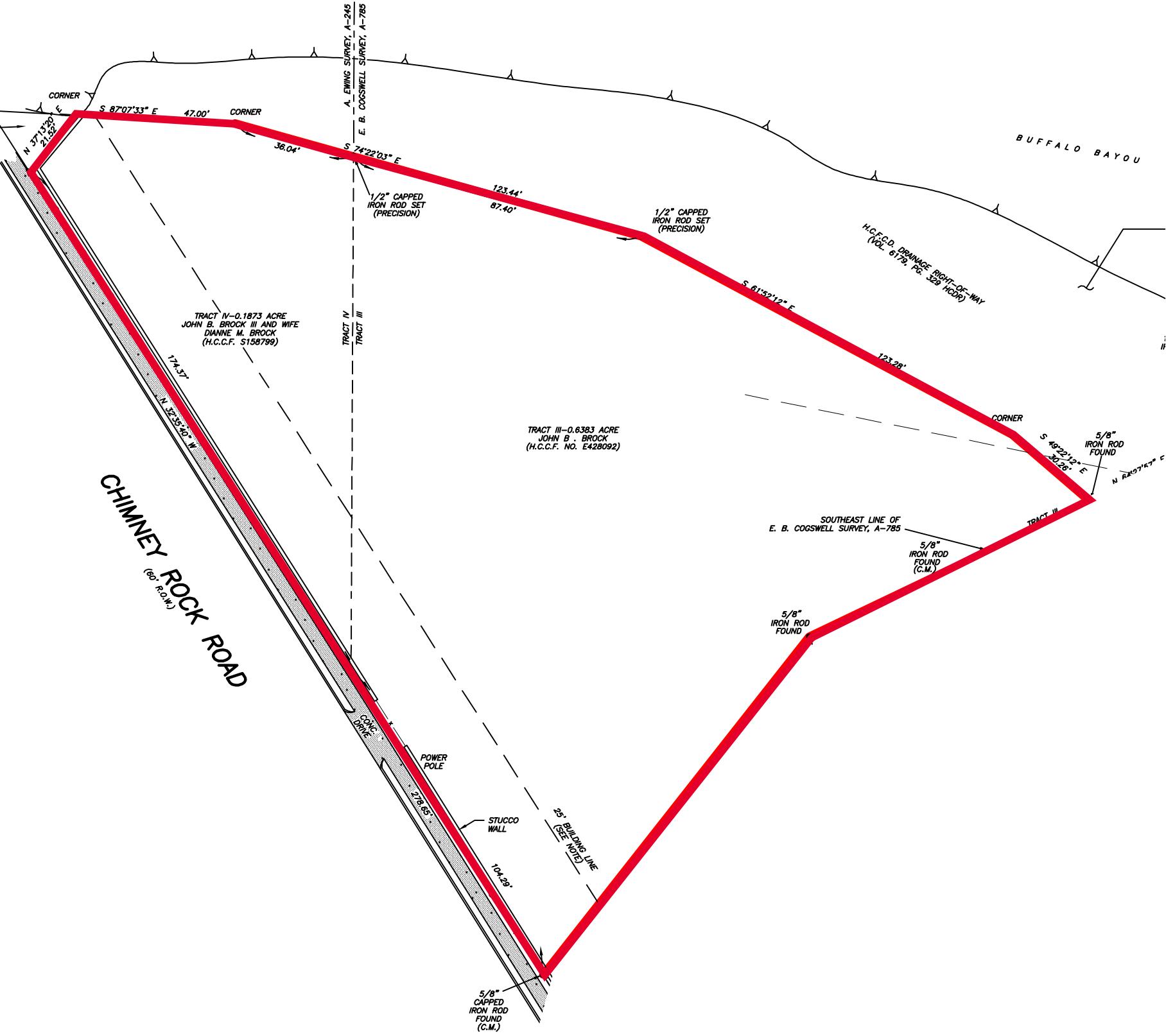
**1st**

in Import and Export

**73**

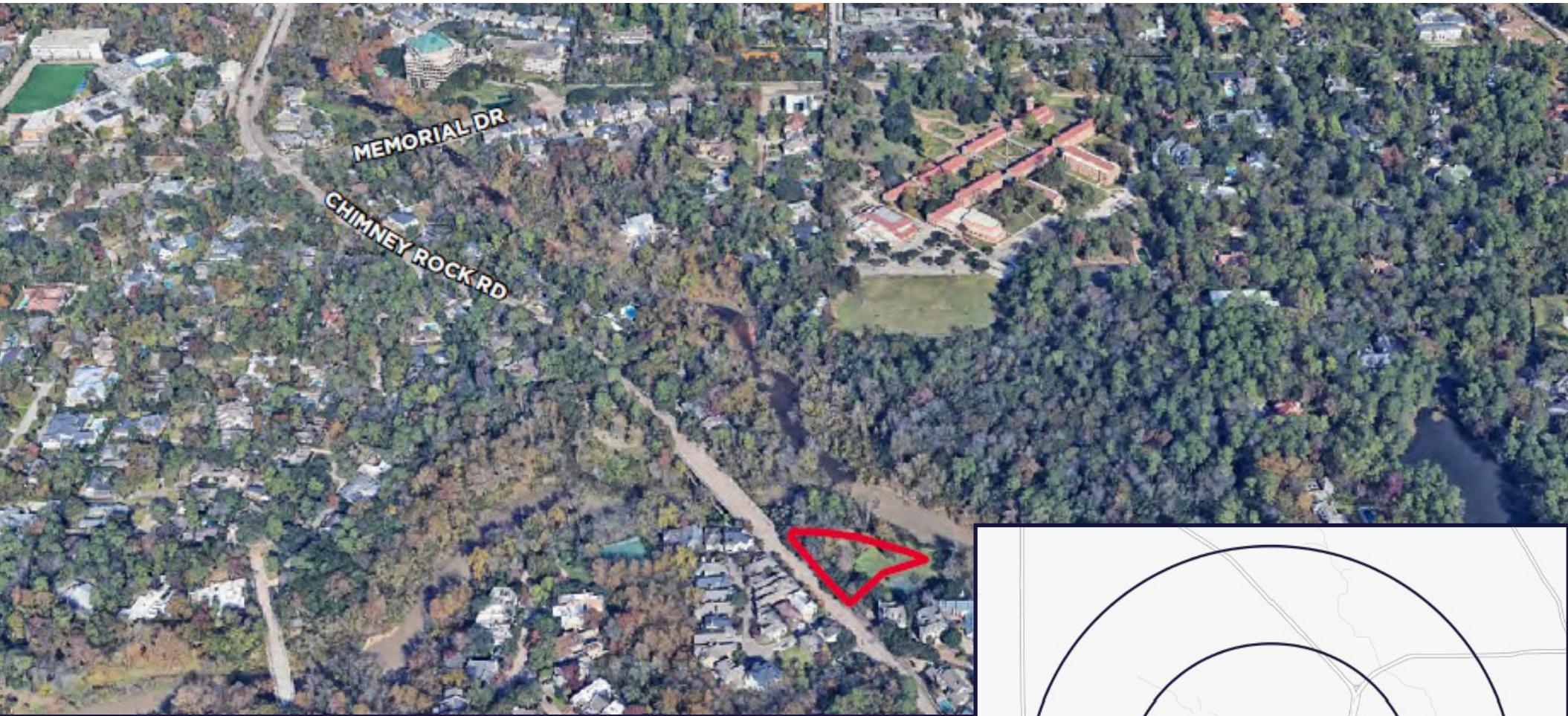
Foreign Owned Firms

CLUTCH CITY



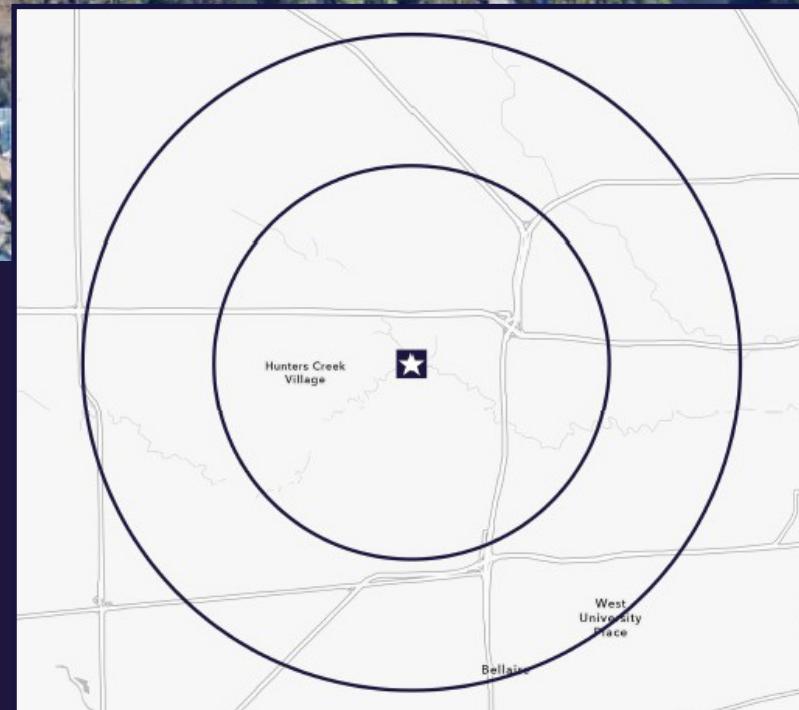
# CHIMNEY ROCK RD

## HOUSTON, TX 77056



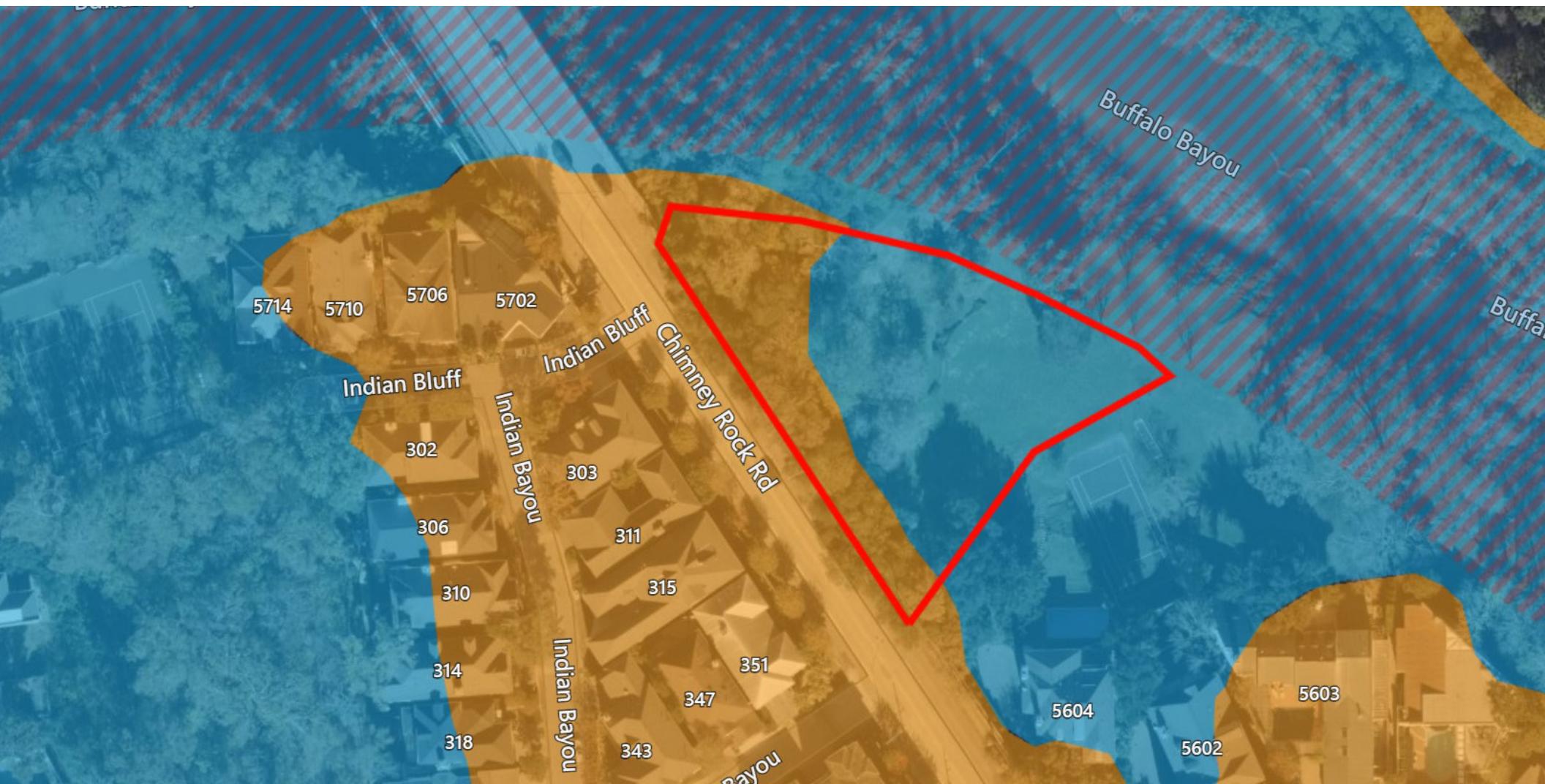
## PROPERTY HIGHLIGHTS

- ±278' of frontage on Chimney Rock Rd
- No known restrictions for redevelopment
- Located within the 100 and 500-year floodplain
- Zoning to Spring Branch ISD: Hunters Creek Elementary, Spring Branch Middle School, Memorial High School
- Within 2 miles of Duchesne Academy, Awty International School, and Second Baptist School
- Responsive to all offers



# CHIMNEY ROCK RD

## HOUSTON, TX 77056



### KRISTEN MCDADE

Managing Director

+1 713 331 1796

[kristen.mcdade@cushwake.com](mailto:kristen.mcdade@cushwake.com)

### MATTHEW DAVIS

Senior Director

+1 713 331 1798

[matthew.davis@cushwake.com](mailto:matthew.davis@cushwake.com)

### MELISSA ELIZONDO

Brokerage Specialist

+1 346 396 4008

[melissa.elizondo@cushwake.com](mailto:melissa.elizondo@cushwake.com)

©2026 Cushman and Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.