



OFFERING MEMORANDUM | SEPTEMBER 2026

Westheimer Parkway

Katy, Texas 77494 / Land assemblage & development opportunity



19.1582

TOTAL ACRES

834,531

APPROX. LAND SF

5

PARCELS

Hotel & entertainment • Restaurant garden • Medical offices • Retail

View from west toward east. AI-generated concept; not an approved plan. Proposed access: Westheimer Parkway only.

A setting for what comes next.

Five parcels in the Westheimer Parkway / Greenbusch Road area of Katy, Texas.

19.1582

TOTAL ACRES

834,531

APPROX. LAND SF

5

PARCELS

A 19.1582-acre assemblage provides the setting for a range of potential development approaches. This memorandum pairs the recorded parcel information with a hospitality-led vision, a restaurant garden, medical / professional offices and a neighborhood retail concept.

THE PROPERTY

LOCATION

Katy, Texas 77494

RECORDED OWNERS

Boukheir Elie A & Judy L¹

SURVEY

G W Cartwright, Abstract 0149

EXISTING IMPROVEMENTS

CAD records include 1958 and 1960

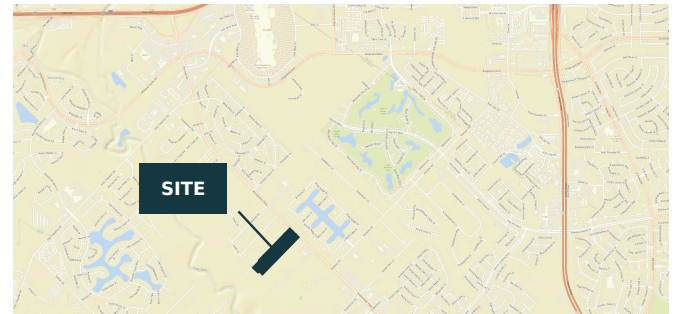
AG NOTATION

Listed on four of the five parcels

OFFERING PRICE

To be provided

KATY AREA LOCATION



The existing dirt easement between the site and neighboring homes serves the rear properties. All proposed development access is from Westheimer Parkway only.

READING THE CONCEPTS

Each option illustrates a different approach to the same assemblage. The images do not establish a cumulative program, permitted use or achievable density.

¹ R41852 lists Boukheir Elie & Judy L. Records and source notes appear on pages 4 and 11. Area-map credits appear on page 11.

The five-parcel assemblage.

Existing dirt easement retained for rear properties. Proposed project access: Westheimer Parkway only.



MAP / CAD REFERENCE	PROPERTY ADDRESS	ACRES
1 R41852	26311 Westheimer Pkwy	0.8338
2 R192054	Westheimer Pkwy	0.8338
3 R41863	26303 Westheimer Pkwy	6.5170
4 R195625	2302 Greenbusch Rd, Rear	8.7790
5 R376843	Greenbusch Rd	2.1946

Parcels: FBCAD GIS, September 1, 2026. Aerial: Esri, Vantor, Earthstar Geographics and GIS User Community. Boundaries approximate; not a survey. Imagery may predate current conditions. Easement description and access intent supplied for this marketing update; limits and driveway approvals to be confirmed.

Recorded property details.

19.1582 acres in total. CAD reference numbers link to the corresponding property records.

01 R41852 26311 Westheimer Pkwy Property no. 0149-00-070-0000-914 0149 G W CARTWRIGHT, TRACT 70 (Pt), (TR12B), ACRES 0.8338	0.8338 AC Year built: 1958 AG: none listed
02 R192054 Westheimer Pkwy Property no. 0149-00-070-2000-914 0149 G W CARTWRIGHT, TRACT 70 (Pt) (Tr 12B), ACRES 0.8338	0.8338 AC Year built: not listed AG: listed
03 R41863 26303 Westheimer Pkwy Property no. 0149-00-077-0000-914 0149 G W CARTWRIGHT, TRACT 77 (Pt), ACRES 6.517	6.5170 AC Year built: 1960 AG: listed
04 R195625 2302 Greenbusch Rd, Rear Property no. 0149-00-070-3000-914 0149 G W CARTWRIGHT, TRACT 10 (Pt), ACRES 8.779, Tract 1	8.7790 AC Year built: not listed AG: listed
05 R376843 Greenbusch Rd Property no. 0149-00-070-1003-914 0149 G W CARTWRIGHT, TRACT 70 (Pt), ACRES 2.1946, (Tract 2 Pt)	2.1946 AC Year built: not listed AG: listed

Tax units listed for all five parcels: D01, G01, R41, S13, CAD. Owners: Boukheir Elie A & Judy L, except R41852, which lists Boukheir Elie & Judy L. Source: FBCAD GIS, September 1, 2026.

Hotel + entertainment.

A hospitality-led concept with dining, gathering spaces and landscaped amenities.



View from west toward east. AI-generated concept; not an approved plan. Proposed access: Westheimer Parkway only.

A place to stay and gather.

The concept combines a hotel building with restaurants, an outdoor plaza and an event lawn. A landscaped water feature and pedestrian paths create a connected guest experience.

ILLUSTRATED PROGRAM

Hotel arrival from internal circulation
Dining terraces and café spaces
Outdoor lawn and modest pavilion
Vehicle access from Westheimer only

Room count, operator interest and development capacity have not been established.

Restaurant garden.

A dining-focused alternative arranged around shaded patios, gardens and a shared outdoor setting.



View from west toward east. AI-generated concept; not an approved plan. Proposed access: Westheimer Parkway only.

Food, landscape and gathering.

Small restaurant buildings frame an inviting garden promenade. Pergolas, lawn areas and outdoor seating create a range of places for lunch, dinner and informal events.

ILLUSTRATED PROGRAM

Restaurant and café buildings
Patios beneath trees and pergolas
Central garden walk and event lawn
Internal parking from Westheimer only

Restaurant mix, seating capacity and operating arrangements remain to be determined.

Medical + wellness offices.

A professional-office alternative with a calm landscape and convenient arrival experience.



View from west toward east. AI-generated concept; not an approved plan. Proposed access: Westheimer Parkway only.

A quieter campus approach.

The rendering explores medical / professional offices with covered arrivals, walkable gardens and landscaped courtyards. It illustrates a possible outpatient and wellness setting.

ILLUSTRATED PROGRAM

Modest multi-building office campus
Covered arrivals on internal drives
Garden seating and shaded courtyards
Vehicle access from Westheimer only

This is a design concept; no medical tenants, licenses or approved medical use are represented.

Retail + everyday services.

An inward-facing retail alternative with shared parking reached from Westheimer Parkway.



View from west toward east. AI-generated concept; not an approved plan. Proposed access: Westheimer Parkway only.

An approachable retail setting.

Low-rise retail buildings could accommodate shops, cafés and services around internal walks and parking. A planted boundary separates the development from the existing dirt easement serving the rear properties.

ILLUSTRATED PROGRAM

Storefronts and café / service spaces
Walkways and landscape pockets
Shared interior parking areas
Green space and water feature

Tenant mix, leasable area and achievable parking counts have not been established.

Access from Westheimer.

All proposed project access is from Westheimer Parkway. The dirt easement continues to serve rear properties.



Actual GIS aerial, north up. Easement description and access strategy supplied for this marketing update.

Existing dirt access easement

The dirt road between the site and neighboring homes provides existing access to the back properties. It is retained for that purpose and is not advertised as a project entrance.

PROPOSED DEVELOPMENT ACCESS

Westheimer Parkway only
Internal circulation within the project
No proposed project connection to the dirt easement

Driveway design, agency approvals and surveyed easement limits remain to be confirmed.

Define the program with evidence.

The following items remain open before any concept can become a development plan.

01

Title, survey & assembly

Confirm ownership, legal descriptions, boundaries, easements and the configuration of all five parcels with current title and survey materials.

02

Use & approvals

Confirm the governing jurisdiction, applicable use rules, restrictions and the approval path for hospitality, dining, medical offices or retail.

03

Roads & circulation

Design all proposed project driveways from Westheimer Parkway. Retain the dirt easement for rear-property access and confirm its surveyed limits and recorded rights.

04

Civil design & utilities

Establish service availability and capacity, drainage requirements, flood conditions, detention needs, grading and civil-engineering constraints.

05

Existing site conditions

Review existing buildings, occupancy, environmental conditions and any demolition or reuse needs. The property is not represented as entirely vacant.

06

Commercial program & taxes

Test market demand, operator / tenant interest, program size and development costs. Confirm agricultural valuation status and relevant tax implications with advisers.

No engineering, zoning opinion, market study, operating statement or financial projection is included in this memorandum.

How to read this memorandum.

Prepared September 2, 2026. Property data retrieved September 1, 2026.

PROPERTY RECORDS

Parcel identifiers, acreages, legal descriptions, ownership, year-built entries and AG notations are drawn from the supplied records and the [FBCAD public GIS parcel layer](#). See the [FBCAD GIS data page](#) for the source organization. Acreage totals 19.1582; conversion at 43,560 square feet per acre yields approximately 834,531 land square feet.

MAPS & ACCESS

Parcels: FBCAD GIS, September 1, 2026. Aerial: Esri, Vantor, Earthstar Geographics and GIS User Community. Boundaries approximate; not a survey. Imagery may predate current conditions. Easement description and access intent supplied for this marketing update; limits and driveway approvals to be confirmed. The dirt easement serves rear properties and is not offered as project access. All proposed project access is from Westheimer Parkway. Aerial imagery is unaltered; the road annotation is not a surveyed easement boundary.

AREA-MAP ATTRIBUTION

Area map: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors and the GIS User Community.

CONCEPT RENDERINGS

All concept views are composed from west toward east. Buildings, landscaping, parking, water features and amenities are hypothetical, AI-generated visualizations. These alternative concepts are not additive, engineered layouts, entitlement representations or verified yields. The GIS aerial shows existing conditions; it remains north up.

OFFERING INFORMATION

Marketing contact: Denise Crawford, WH Real Estate, 281-382-3553; 1325 Main Street, Suite 104, Katy, Texas 77494. Asking price, transaction terms and financial projections have not been supplied. No tax-assessed value is represented as an asking price.

DIRECT PROPERTY RECORDS

R41852	R192054	R41863	R195625	R376843
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Explore the possibilities.

19.1582 acres / Five parcels / Westheimer Parkway, Katy, Texas



View from west toward east. AI-generated concept; not an approved plan. Proposed access: Westheimer Parkway only.



Denise Crawford
281-382-3553

WH Real Estate

1325 Main Street, Suite 104
Katy, Texas 77494

ASKING PRICE

For property information, contact Denise Crawford at WH Real Estate. Asking price remains to be provided.