

14400 Northwest Freeway Houston, Texas 77040

RARE NORTHWEST HOUSTON

INFILL OPPORTUNITY

Institutional-Scale Asset
with Exceptional Freeway
Exposure



OFFERED AT

\$5,500,000

BUILDING AREA

38,166 SF

LOT SIZE

± 6.24 AC

US-290 FRONTAGE

427 FT



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Table of Contents



PROPERTY OVERVIEW

01	Executive Summary	3
02	Property Description	4
03	Property Highlights	5
04	Site Configuration & Land Composition	6
05	Floor Plans	7
06	Exterior Photo Gallery	9
07	Interior Photo Gallery	10



LOCATION OVERVIEW

08	Map & Aerials	13
09	Area Overview	14
10	Market Overview	15
11	Demographics	16

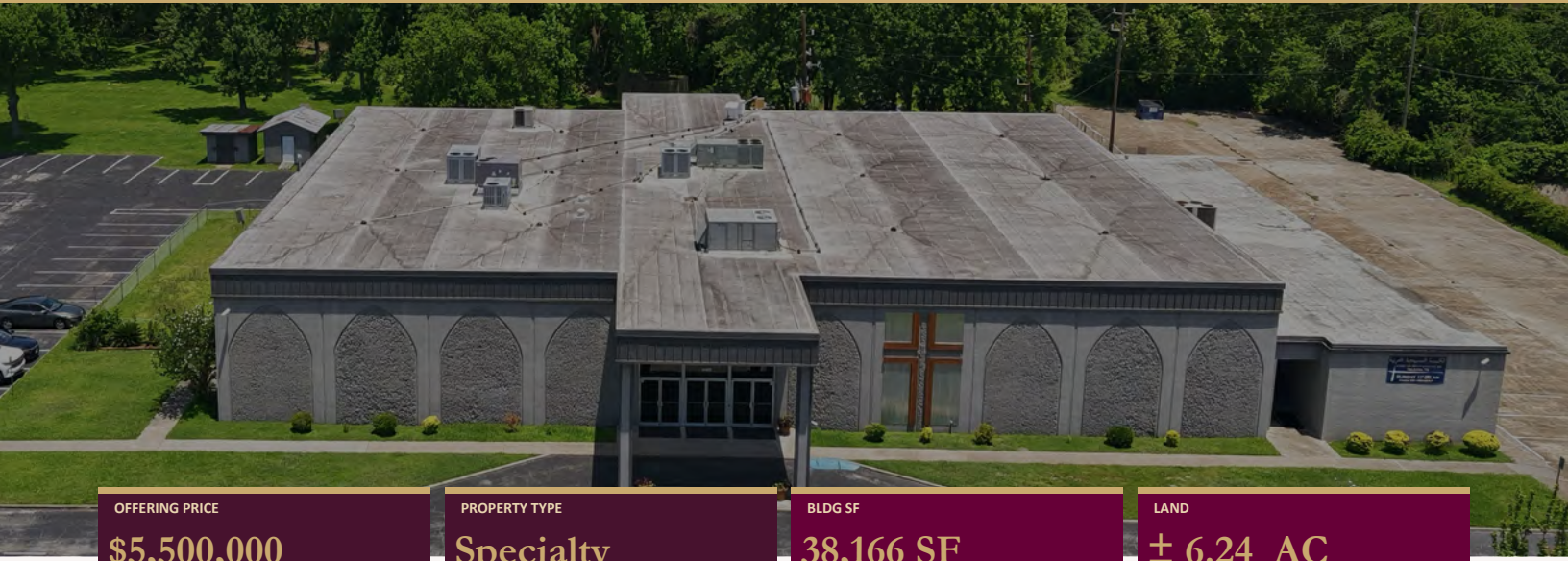


INVESTMENT OVERVIEW

12	Pricing Benchmark	17
13	Traffic Counts	18
14	Adaptive Reuse & Development Potential	19

01 Executive Summary

14400 Northwest Freeway · Houston, TX 77040



OFFERING PRICE

\$5,500,000

PROPERTY TYPE

Specialty

BLDG SF

38,166 SF

LAND

± 6.24 AC

THE OFFERING

On behalf of the ownership, we are pleased to present the exclusive opportunity to acquire 14400 Northwest Freeway, a premier institutional campus positioned along one of Houston's most critical commercial corridors. Currently utilized as a turnkey religious facility, this property represents a highly versatile asset capable of accommodating an array of high-density owner-user needs or transitioning into a major commercial redevelopment project.

THE OPPORTUNITY

Opportunities of this scale with unobstructed freeway positioning are increasingly rare in the Northwest Houston submarket. The property benefits from the unique regulatory environment of the City of Houston, where the absence of formal zoning laws opens the door to unlimited adaptive reuse strategies. Whether a buyer intends to maintain the asset's current assembly function, transition it into a charter school or sports complex, or scrape the site for a modern industrial or retail development, the underlying land value and structural envelope provide an unparalleled foundation for capital preservation and growth.

INVESTMENT THESIS

The Northwest corridor has experienced a massive population influx over the last decade, driven by master-planned suburban expansions further up the freeway. This asset sits at the critical choke point where suburban commuters transition into the urban core, offering immense visual exposure and convenient regional access. The combination of structural flexibility, robust on-site parking infrastructure, and natural boundaries makes this a defensive, high-upside acquisition for institutional users and developers alike.

COST-EFFECTIVE REDEVELOPMENT POTENTIAL

Open-Span Engineering: The 38,166 SF structure is primarily open-span, significantly limiting the cost of demolition and interior retrofitting. This structural flexibility creates endless options for an incoming user or developer to easily reconfigure the spatial layout for new institutional, retail, or industrial showroom uses.

02 Property Description

14400 Northwest Freeway · Houston, TX 77040



Building Size	38,166
Lot Size	± 6.24 AC
Subtype	Specialty — Religious Facility
Building Class	C
Year Built	1975 (Major Expansion in 1985)
Stories	2
Construction	Steel-frame
Eave Heights	24 ft & 16 ft
Tax Status	Currently exempt
Parking Spaces	254 · 8.8 / 1,000
Parking Surface	104 concrete · 150 asphalt
ADA Spaces	6
Parking Area	49,200 SF
Cumulative Rate	\$2.3221 per \$100 AV (2025)
Parcel Numbers	0451630000116 & 0451620010006

UTILITIES & LOGISTICS

The site currently operates on an independent well and septic system, though public municipal utilities run along the corridor. The campus includes several auxiliary storage buildings and a fenced playground area.

PHYSICAL & STRUCTURAL ARCHITECTURE

The improvements consist of a 38,166 square foot commercial structure constructed primarily of heavy steel-frame fabrication. The building envelope is clad in commercial-grade metallic sandwich panels, offering excellent structural integrity and low-maintenance longevity. Originally built in 1975 to accommodate large crowds, the facility underwent a major architectural expansion in 1985 to scale its footprint to its current configuration.

INTERIOR SPATIAL BREAKDOWN

The interior layout is optimized for high-volume circulation and multi-functional operations:

Assembly Space: Features a massive main sanctuary/auditorium engineered with 24-foot and 16-foot eave heights. The structural design allows for column-free clear spans, providing completely unobstructed sightlines.

Support & Common Areas: The entrance features an expansive foyer and dedicated reception zone, which flows into large gathering halls, significant circulation corridors, and a built-in coffee bar/common area.

Educational & Administrative Wing: A dedicated portion of the facility contains multiple private classrooms, administrative offices, conference rooms, and centralized multi-stall restrooms.

SITE BOUNDARIES & ENGINEERING

The property sits on a fully developable parcel configured with the following precise linear boundaries:

US 290 Frontage	427+ FT northeast access road
Western Boundary	702.76 feet deep
Eastern Boundary	544.09 feet deep
Northern Boundary	548.34 feet wide, terminated naturally by Cole Creek

03 Property Highlights

14400 Northwest Freeway · Houston, TX 77040

PRIME CORRIDOR EXPOSURE

427+ linear feet of direct frontage along US-290, providing exceptional visibility and exposure along one of Houston's primary transportation corridors.

HIGH PARKING CAPACITY

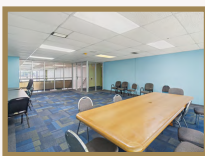
254 surface parking spaces provide an outstanding ratio of approximately 8.8 spaces per 1,000 SF, supporting office, medical, educational, hospitality, and redevelopment uses without the need for structured parking.

DUAL ASSEMBLY FACILITIES



550+ seat main sanctuary and 100+ seat secondary assembly space designed for worship, large groups gathering or training.

MULTIPLE AMENITIES



Classrooms, offices, conference rooms, commercial kitchen, breakrooms, secure fenced playground and flexible gathering areas.

EXCEPTIONAL LAND-TO-BUILDING RATIO

The property's 7.12:1 land-to-building ratio provides a substantial parking field, future expansion potential, and redevelopment flexibility rarely found along the US-290 corridor.

HIGH-PROFILE SIGNAGE

A landmark ±60-foot architectural spire and illuminated three-panel marquee provide exceptional visibility along the high-traffic US-290 corridor.



COVERED ARRIVAL AREAS

Front and rear porte-cochères (600 SF and 504 SF) provide covered drop-off and pickup access at both entries.



04 Site Configuration & Land Composition

14400 Northwest Freeway · Houston, TX 77040



MULTI-PARCEL SITE

The Property comprises two tax parcels totaling ±6.24 acres. In addition to the existing improvements, the site includes a separately parceled ±2.22-acre tract that provides additional land area and operational flexibility.

PARCEL DESIGNATION	HCAD ACCOUNT #	LEGAL DESCRIPTION	SIZE
■ IMPROVED PARCEL	045-163-0000-11	Institutional Building & Parking Area	± 175,051 SF
■ ADDITIONAL PARCEL	045-162-001-0006	Excess Land Area	± 96,568 SF
TOTAL SIZE AREA			± 6.24 AC

The combination of institutional improvements, excess land area, and exceptional freeway visibility is uncommon among comparable institutional properties.

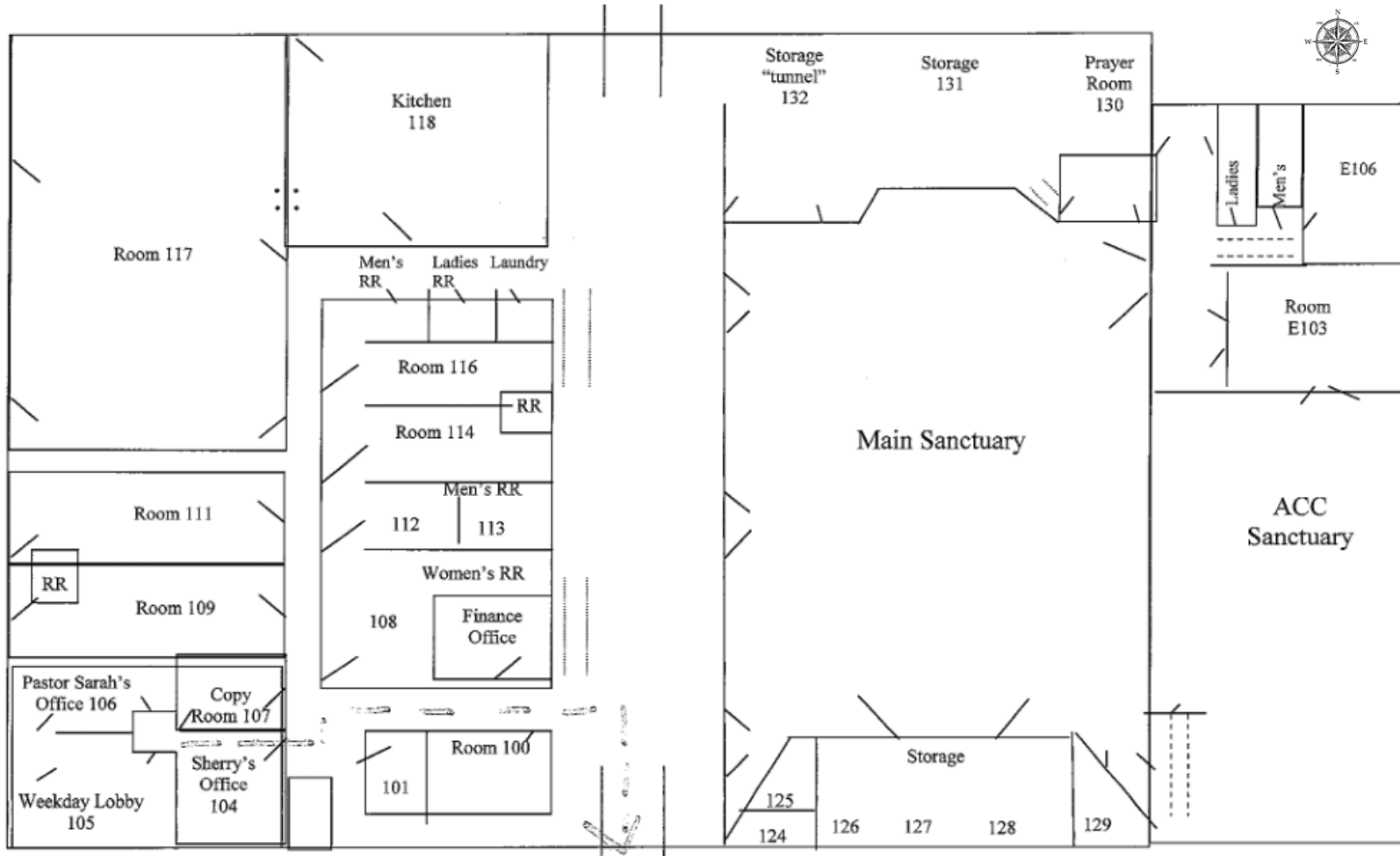
Floodplain and floodway conditions affecting portions of the Property should be independently verified by prospective purchasers.

05 Floor Plans

14400 Northwest Freeway · Houston, TX 77040

FIRST FLOOR PLAN

Main Sanctuary · Kitchen · Offices · Classrooms · ACC Sanctuary · Storage



Main Sanctuary

550+ -seat auditorium with stage area, the primary assembly space of the campus

ACC Sanctuary

Secondary east wing chapel seating approximately 100+ attendees

Kitchen (Rm 118)

Full commercial kitchen with adjacent serving and storage areas

Classrooms

Rooms 100–117 along the main hallway, suitable for education, meetings, or offices

Administrative

Pastor's office, finance office, copy room, and weekday lobby (Rms 104–107)

Restrooms

Multiple men's and women's restrooms distributed throughout the floor

Support

Storage rooms (125–132), prayer room (130), and laundry facility

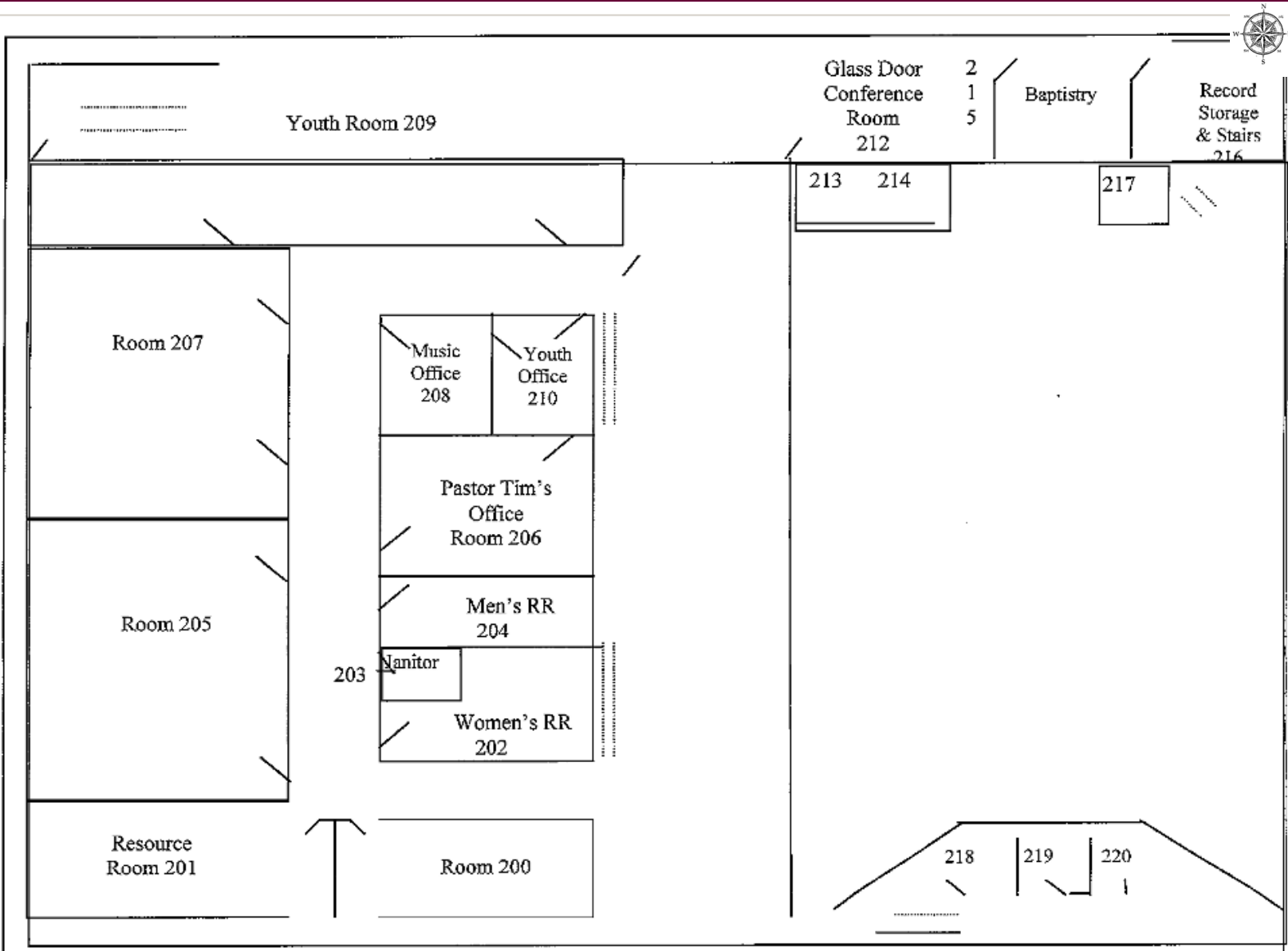
* Floor plans are approximate and for illustrative purposes only. Prospective buyers should independently verify all dimensions.

05 Floor Plans

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SECOND FLOOR PLAN

Youth Rooms · Conference · Baptistry · Offices · Classrooms · Resource Room



Youth Room (Rm 209)

Large open room ideal for youth programs, assembly, or flexible group use

Conference (Rm 212)

Glass-door conference room with adjacent smaller meeting rooms (213–214)

Baptistry

Full baptistry facility with supporting prep areas

Offices

Pastor's office (206), music office (208), youth office (210) — administrative suite

Classrooms

Rooms 200–207 along the corridor, with resource room (201)

Restrooms

Men's (204) and women's (202) restrooms with janitor closet (203)

Record Storage

Room 216 with stair access — secure document and equipment storage

* Floor plans are approximate and for illustrative purposes only. Prospective buyers should independently verify all dimensions.

06 Exterior Photo Gallery

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07 Interior Photo Gallery

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LOBBY



MAIN KITCHEN



EAST WING KITCHEN / BREAK ROOM



OFFICE



CONFERENCE ROOM



07 Interior Photo Gallery

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MAIN SANCTUARY



EAST WING SANCTUARY



07 Interior Photo Gallery

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INTERIOR CIRCULATION & ACCESSIBILITY



COMMON AREAS & COLLABORATION SPACES



CLASSROOMS



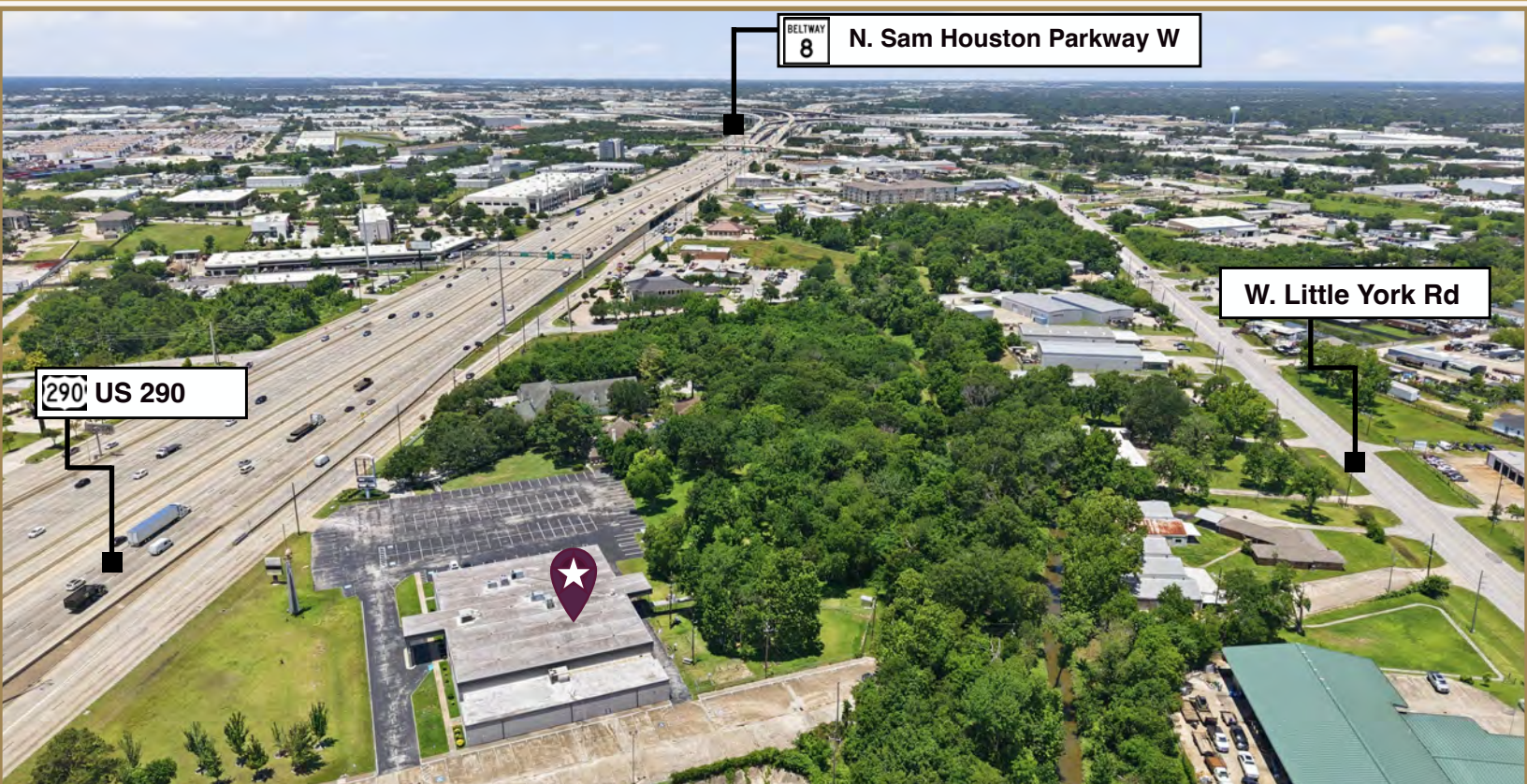
08 Map & Aerials

14400 Northwest Freeway · Houston, TX 77040



09 Area Overview

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NORTHWEST HOUSTON CORRIDOR

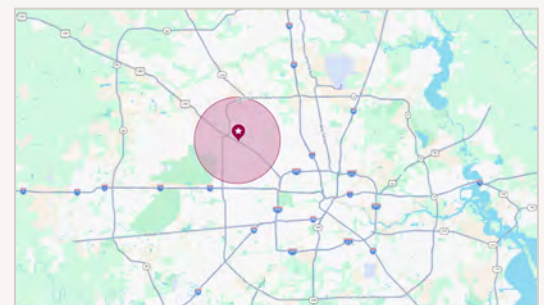
Located along the US-290 Northwest Corridor within Houston's established Brookhollow business district, the property benefits from exceptional visibility, regional connectivity, and access to major employment, retail, and residential centers.

GROWTH & DEMAND

The Northwest Corridor continues to attract significant commercial, healthcare, industrial, and residential investment, supporting long-term growth and demand throughout the region.

REGIONAL CONNECTIVITY

Positioned between Beltway 8 and Loop 610, the site offers direct access to I-10, 1-45, SH-249, Downtown Houston, and George Bush Intercontinental Airport.



5-Mile Trade Area Map

NORTHWEST HOUSTON CORRIDOR

One of Houston's Most Established Commercial & Logistics Hubs

2026 Q1 - INDUSTRIAL NORTHWEST

1.4 M SF

New Logistics Development

7.3 M SF

Under Construction

~1.0 M SF

Net Absorption

2.35 M SF

Leasing Activity

DEVELOPMENT MOMENTUM

The Northwest submarket currently leads the region with more than 7.3 million square feet under construction, while 1.4 million square feet of new logistics projects broke ground during Q1 2026, reinforcing long-term investor confidence in the corridor.

STRATEGIC LOGISTICS CONNECTIVITY

Anchored by the convergence of US-290 and Beltway 8, the corridor provides efficient access throughout the Houston MSA. Direct connectivity to Loop 610, SH-249, Port Houston, and George Bush Intercontinental Airport positions Northwest Houston as one of the region's most strategically connected logistics hubs.

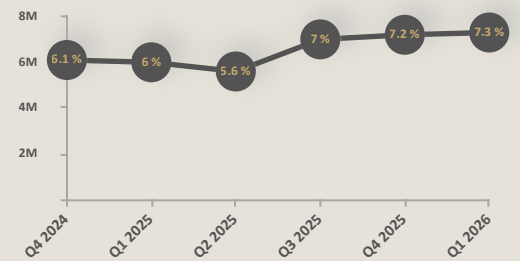
MAJOR CORPORATE & DISTRIBUTION ANCHORS

The corridor continues to attract institutional investment and large-scale occupiers seeking infill access and regional distribution capabilities. Houston's expanding role as a national logistics gateway supports ongoing demand for industrial, flex, and distribution space throughout the Northwest submarket.

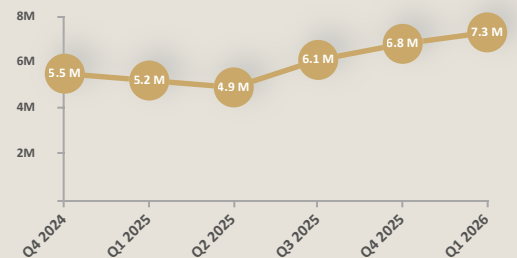
Sources: CoStar Group, Inc, Texas Department of Transportation (TxDOT), Port Houston Authority

NORTHWEST CORRIDOR INDUSTRIAL TRENDS

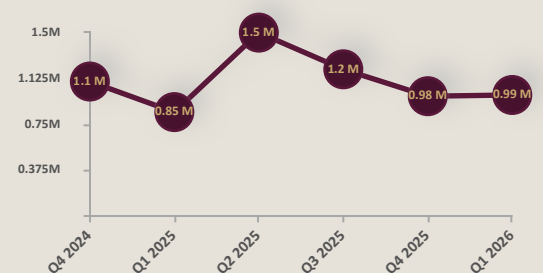
Vacancy Rate (%)



Under Construction SF



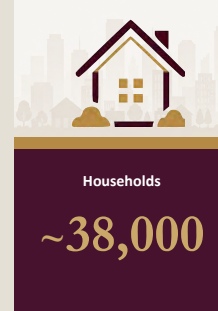
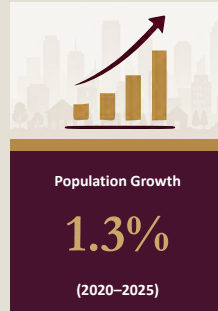
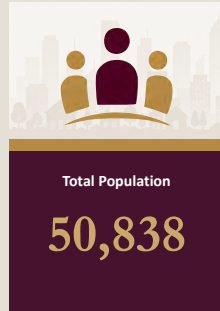
Net Absorption SF



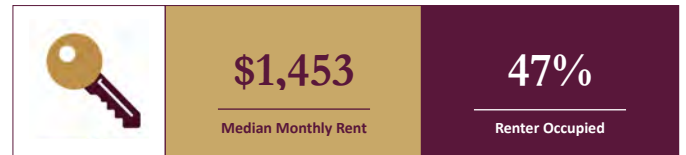
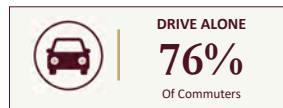
11 Demographics

14400 Northwest Freeway · Houston, TX 77040

Demographics for 77040



Sources: U.S. Census Bureau ACS 2024, Claritas, Census Reporter, City-Data.com, IncomeByZipCode.com

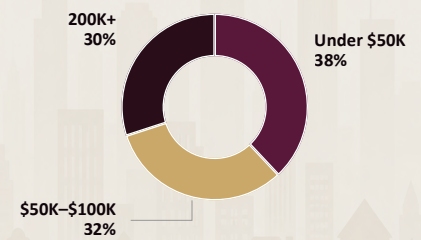


MEDIAN HOUSEHOLD INCOME

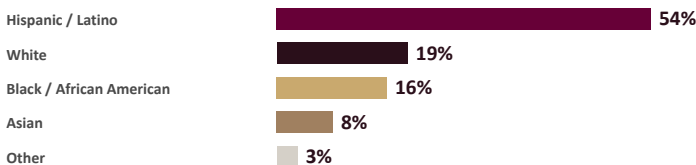


Avg: \$89,753 | Family: \$74,597 | Non-Family: \$49,126

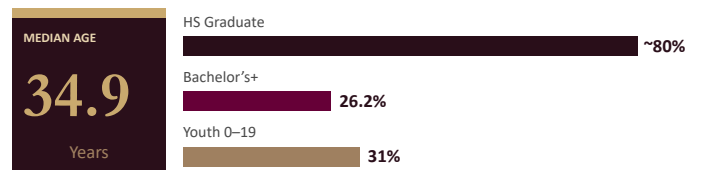
INCOME DISTRIBUTION



RACE & ETHNICITY



MEDIAN AGE & EDUCATION



12 Pricing Benchmark

14400 Northwest Freeway · Houston, TX 77040

SALE PRICE PER SF — CLOSED COMPARABLES

Benchmarked against verified closed sales of comparable religious / institutional facilities across Greater Houston, as documented in an independent third-party appraisal (Gary Brown & Associates, effective May 6, 2026). Closed church sales are scarce, so the comparable set spans the metro and reflects actual recorded transaction prices.

LOW	MEDIAN	AVG	HIGH	SUBJECT
\$143	\$190	\$203	\$282	\$144

COMPARABLE CHURCH / INSTITUTIONAL SALES — CLOSED

Property	Submarket	Sold	Bldg SF	Sale Price	\$/SF
201 E 9th St	Houston Heights · 77007	Mar 2024	30,292	\$5,400,000	\$178
14341 Lee Rd	N Houston · 77032	May 2024	9,480	\$1,800,000	\$190
23915 Hwy 59 N	Kingwood	Nov 2024	61,613	\$8,800,000	\$143
1350 N Mason Rd	Katy · 77449	Aug 2024	14,350	\$3,200,000	\$223
1202 N Millbend Dr	Spring	Jul 2025	17,024	\$4,800,000	\$282
14400 Northwest Fwy	NW Houston · 77040	—	38,166	\$5,500,000*	\$144

KEY DIFFERENTIATORS

- Unlike most comparable sales, the Property includes ±6.24 acres across two tax parcels, including a separately parceled ±2.22-acre tract that may be sold, ground leased, or retained as additional land area.
- The Property benefits from approximately 427 feet of direct US-290 frontage, exposure to more than 210,000 vehicles per day, and a 60-foot architectural spire with illuminated marquee signage —visibility attributes not typically reflected in church sale metrics.

WHAT SETS THIS PROPERTY APART

± 6.24 AC

Total site across two tax parcels

± 2.22 AC

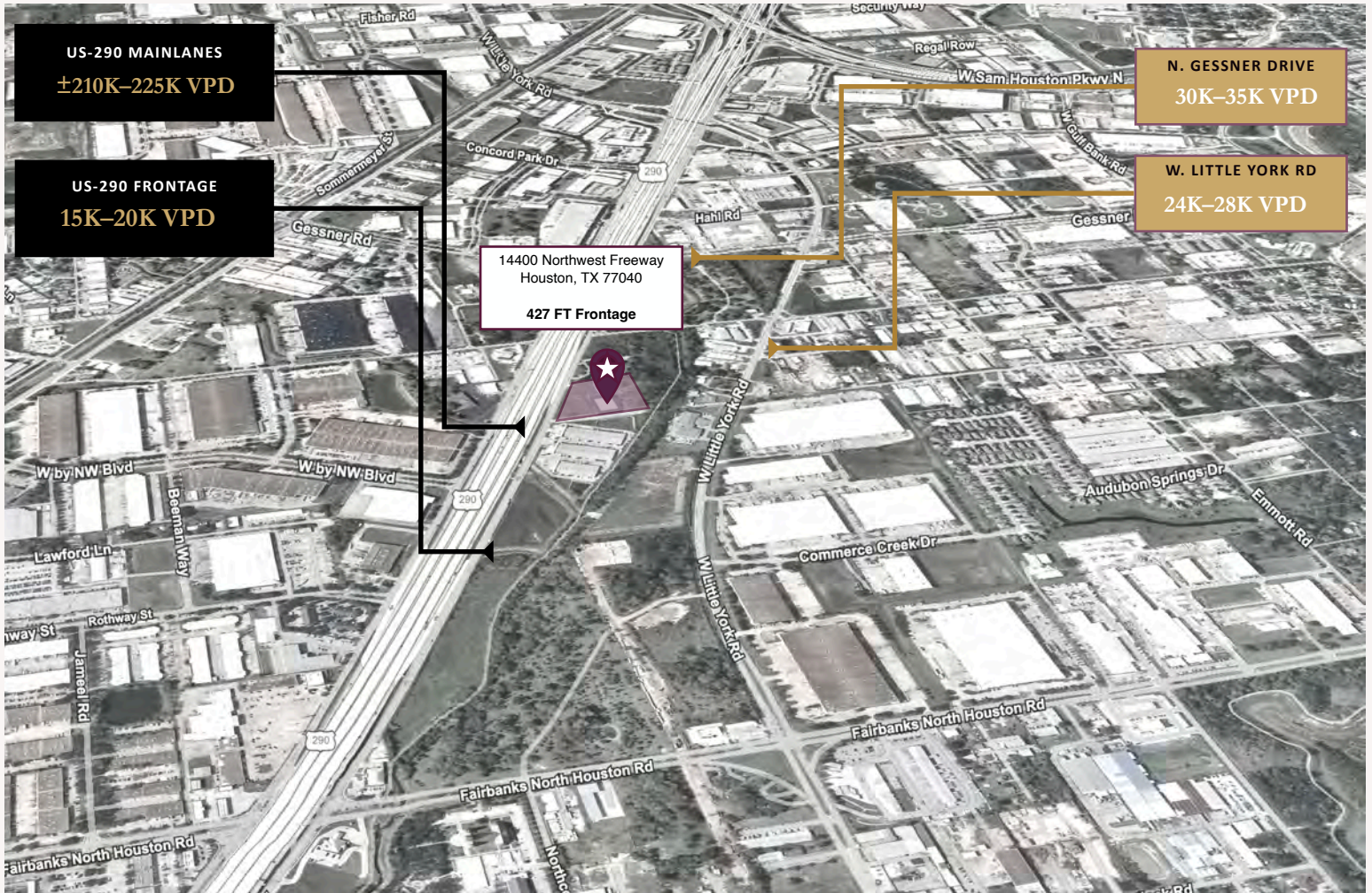
Additional land area on separate tax parcel

427+ LF

Direct US-290 frontage · 200,000+ VPD exposure

13 Traffic Counts

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COMBINED DAILY EXPOSURE

Positioned along the US-290 corridor, the property benefits from combined daily exposure of more than 200,000 vehicles per day on the US-290 Main lanes plus frontage road and cross-street volumes that enhance visibility and accessibility.



±210K–225K VPD

US 290 Mainlanes



427 + FT

US 290 Frontage

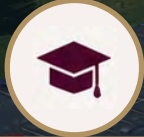
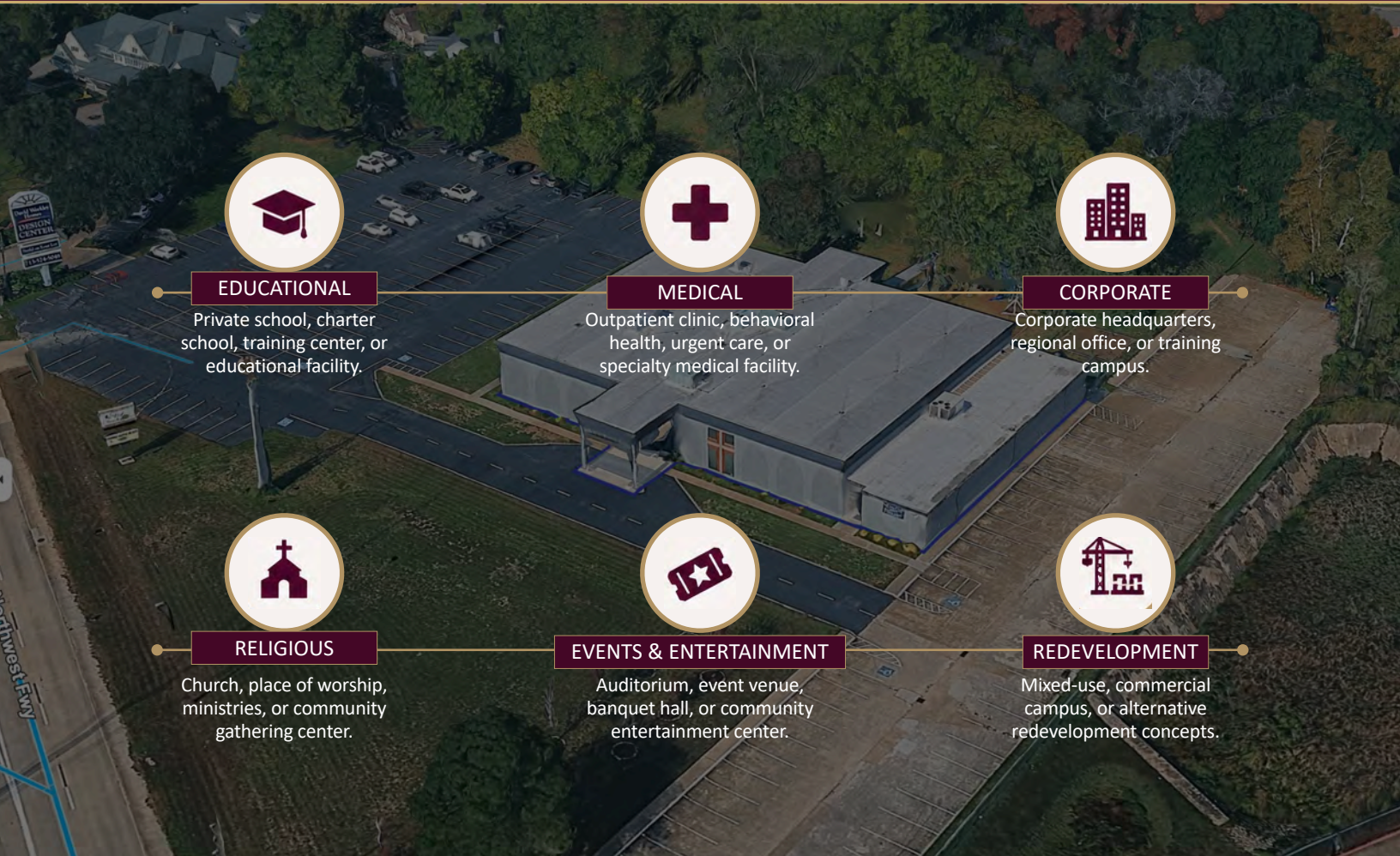


60 FT SIGNAGE

Pylon + Marquee Sign

15 Adaptive Reuse & Development Potential

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EDUCATIONAL

Private school, charter school, training center, or educational facility.



MEDICAL

Outpatient clinic, behavioral health, urgent care, or specialty medical facility.



CORPORATE

Corporate headquarters, regional office, or training campus.



RELIGIOUS

Church, place of worship, ministries, or community gathering center.



EVENTS & ENTERTAINMENT

Auditorium, event venue, banquet hall, or community entertainment center.



REDEVELOPMENT

Mixed-use, commercial campus, or alternative redevelopment concepts.



**427 + FT
FREEWAY**

US 290 Frontage



**±210K
VPD**

Traffic Exposure



**254
PARKING SPACES**

8.8 per 1000 SF



**38,166 SF
BUILDING**

Class C



**± 6.24 AC
SITE AREA**

7.12:1 Land to Building
Ratio



**NO FORMAL
ZONING**

City of Houston
Unrestricted

16 Contact Information



Dayna Sullivan, CRP · ABR · PSA

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eMail: dayna@c2close.com



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The information contained herein has been obtained from sources believed to be reliable; however,

neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of such information. All square footage, acreage, dimensions, traffic counts, demographics, flood-zone status, land-use information, valuations, financial information, projections, and other property-related data are approximate and provided for general informational purposes only.

Prospective purchasers should independently verify all information through their own due diligence investigations and consult with their legal, financial, tax, engineering, environmental, and other professional advisors as deemed necessary.

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