

**BUILDING FOR LEASE - GROUND LEASE/BUILD TO SUIT**



**HIGHLIGHTS**

- Hard corner Beltway 8 and Greenspoint
- Lighted Intersection
- Great ingress, egress
- Next to LoneStar College
- Near George Bush Intercontinental Airport
- Located in Opportunity Zone
- Prime location for ground-up development
- Build to Suit or Ground Lease

**SIZE**

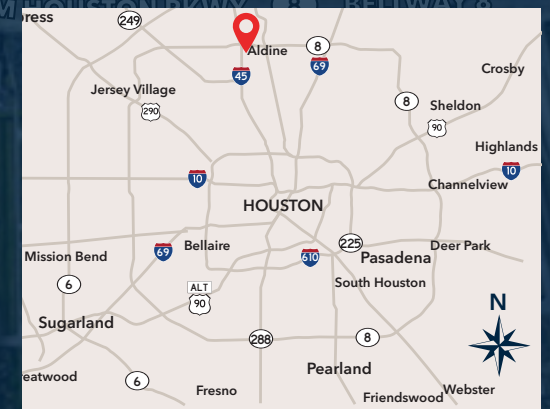
- Land: 2.1 AC
- Building A (Existing): 15,731
- Building B (Existing): 5,120

**PROPOSED BUILDING**

LANDLORD TO DEMOLISH EXISTING BUILDING & BUILD NEW BUILDING UP TO 6,000 SF. SEE PAGE 4.

**AVAILABLE**

**IDEAL GAS STATION / CONVENIENCE STORE/FAST FOOD SITE  
DRIVE-THRU – OPPORTUNITY ZONE**



# NORTHPOINT SQUARE

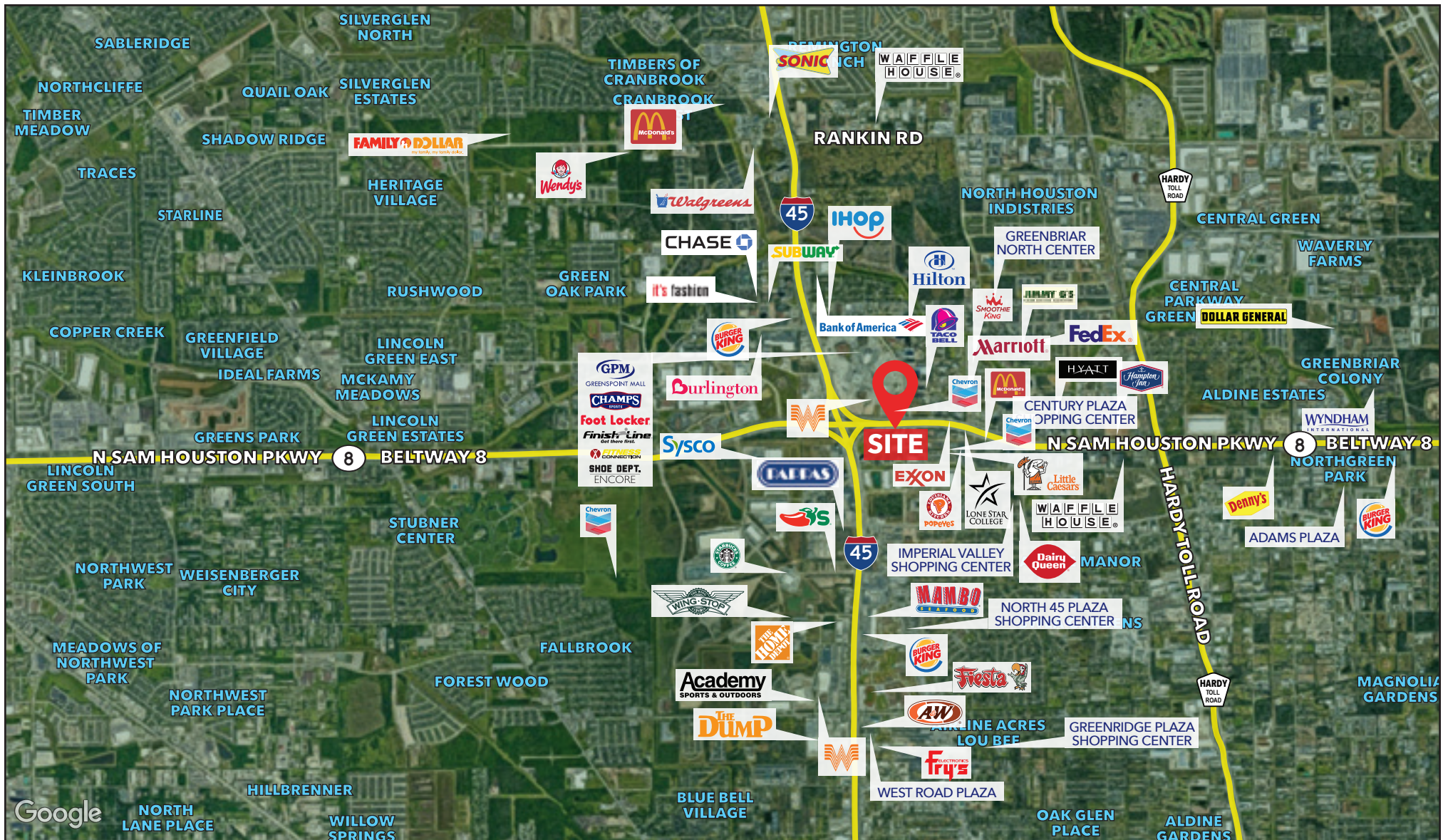
198 N Sam Houston Parkway East  
Houston, TX 77060  
SWC Beltway 8 & Greenspoint Dr

## LEASING INFORMATION

Kate Davis

✉ [kdavis@davisholdingslp.com](mailto:kdavis@davisholdingslp.com) 🌐 [davisholdingslp.com](http://davisholdingslp.com)

☎ **713.659.3131, ext. 111**



Google

# DAVIS

## HOLDINGS

# NORTHPOINT SQUARE

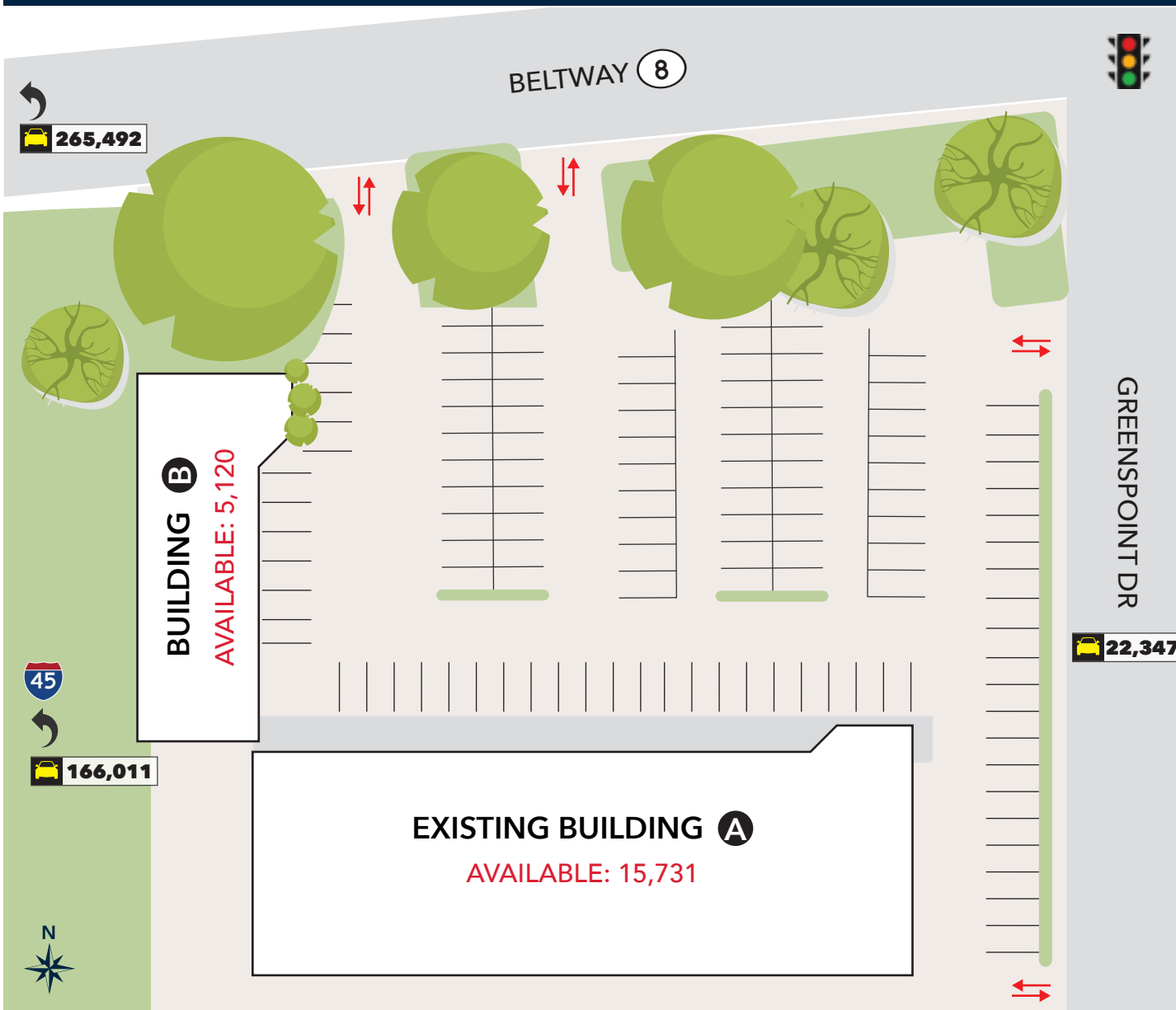
198 N Sam Houston Parkway East  
Houston, TX 77060  
SWC Beltway 8 & Greenspoint Dr

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

## LEASING INFORMATION

Kate Davis

📞 713.659.3131, ext. 111



## SITE PLAN: EXISTING BUILDINGS

### FRONTAGE

- 233' on Beltway 8 (with 2 curb cuts)
- 210' on Greenspoint Dr (with 2 curb cuts)

### TOTAL GLA

- Building A (Existing): 15,731
- Building B (Existing): 5,120

### DEMOGRAPHICS

#### 2020 TOTAL POPULATION

- 1 Mile ..... 20,171
- 3 Mile ..... 57,011
- 5 Mile ..... 270,707

#### 2020 AVERAGE HH INCOME

- 1 Mile ..... \$34,658
- 3 Mile ..... \$35,382
- 5 Mile ..... \$51,784

#### EMPLOYED POPULATION

- 1 Mile ..... 14,278
- 3 Mile ..... 40,189
- 5 Mile ..... 196,556

This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.

# DAVIS

## HOLDINGS

# NORTHPOINT SQUARE

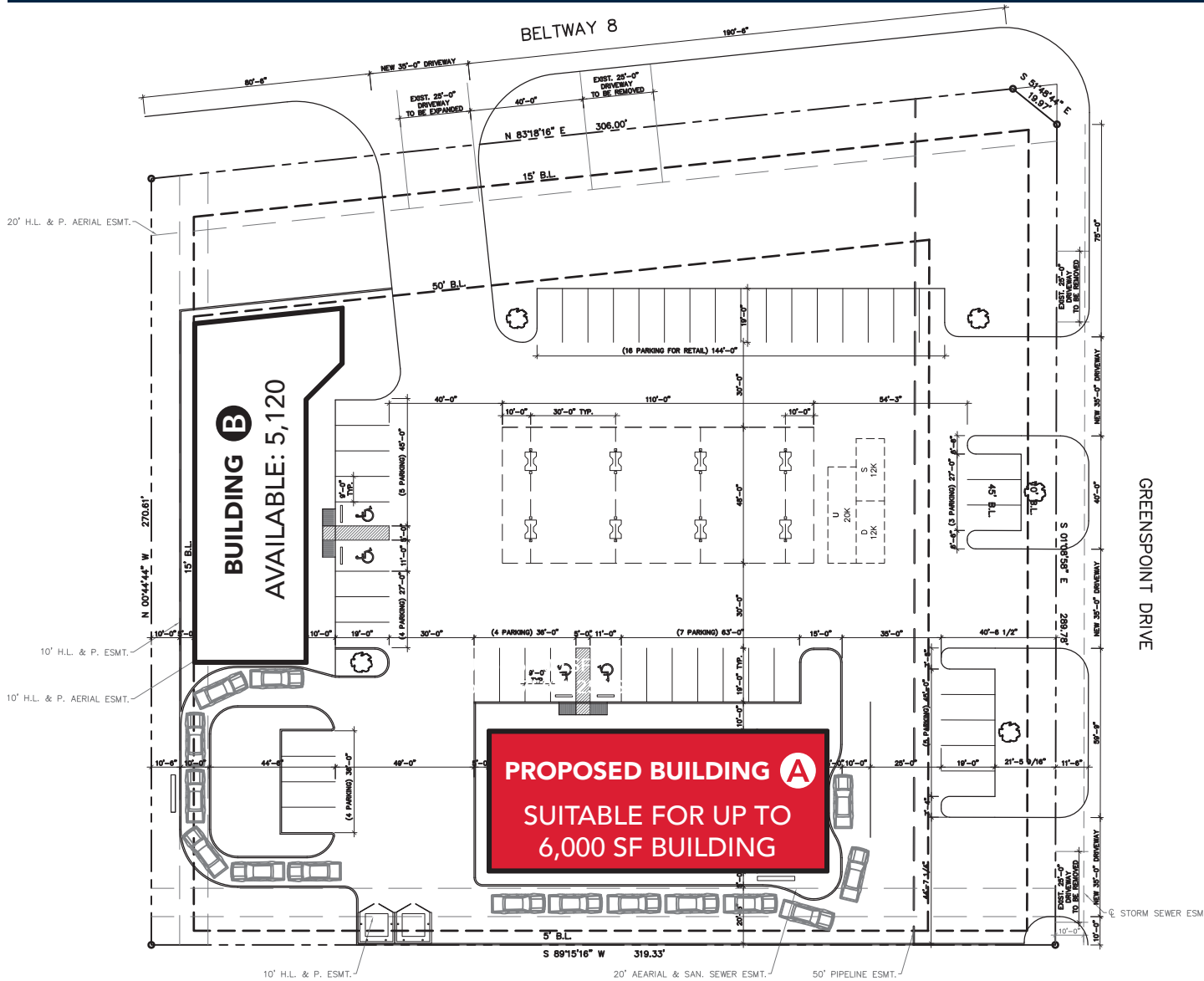
198 N Sam Houston Parkway East  
Houston, TX 77060  
SWC Beltway 8 & Greenspoint Dr

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

### LEASING INFORMATION

Kate Davis

📞 713.659.3131, ext. 111



## PROPOSED BUILDING A COMPLETE REDEVELOPMENT

### DRIVE-THRU OPPORTUNITY ZONE

### SUITABLE FOR UP TO 6,000 SF BUILDING

### EXISTING BUILDING B TO REMAIN

### PARKING RATIO 5.81/1,000 SF

2.1298 ACRES  
92,775 SQ. FT.

This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.