

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



**AVAILABLE**

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

## HIGHLIGHTS

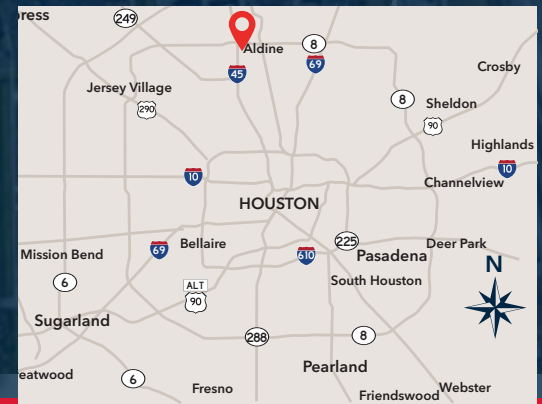
- ACCESS I-45 & BELTWAY 8 IN ALL DIRECTIONS
- Hard corner Beltway 8 and Greenspoint
- Next to Lonestar College
- Near George Bush Intercontinental Airport
- Located in Opportunity Zone
- Premier redevelopment/development site
- Nearby Greenspoint Mall, slated for major mixed use redevelopment

## SIZE

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

## PROPOSED DEVELOPMENT

- Landlord to demolish existing building ("Existing Building A") & construct <6,000 SF building ("Proposed Building A"). Ideal for C-STORE/C-STORE & FAST FOOD RESTAURANT WITH DRIVE THRU.
- Addition of DRIVE THRU to second existing 5,000+ SF building ("Existing Building B").





# NORTHPOINT SQUARE

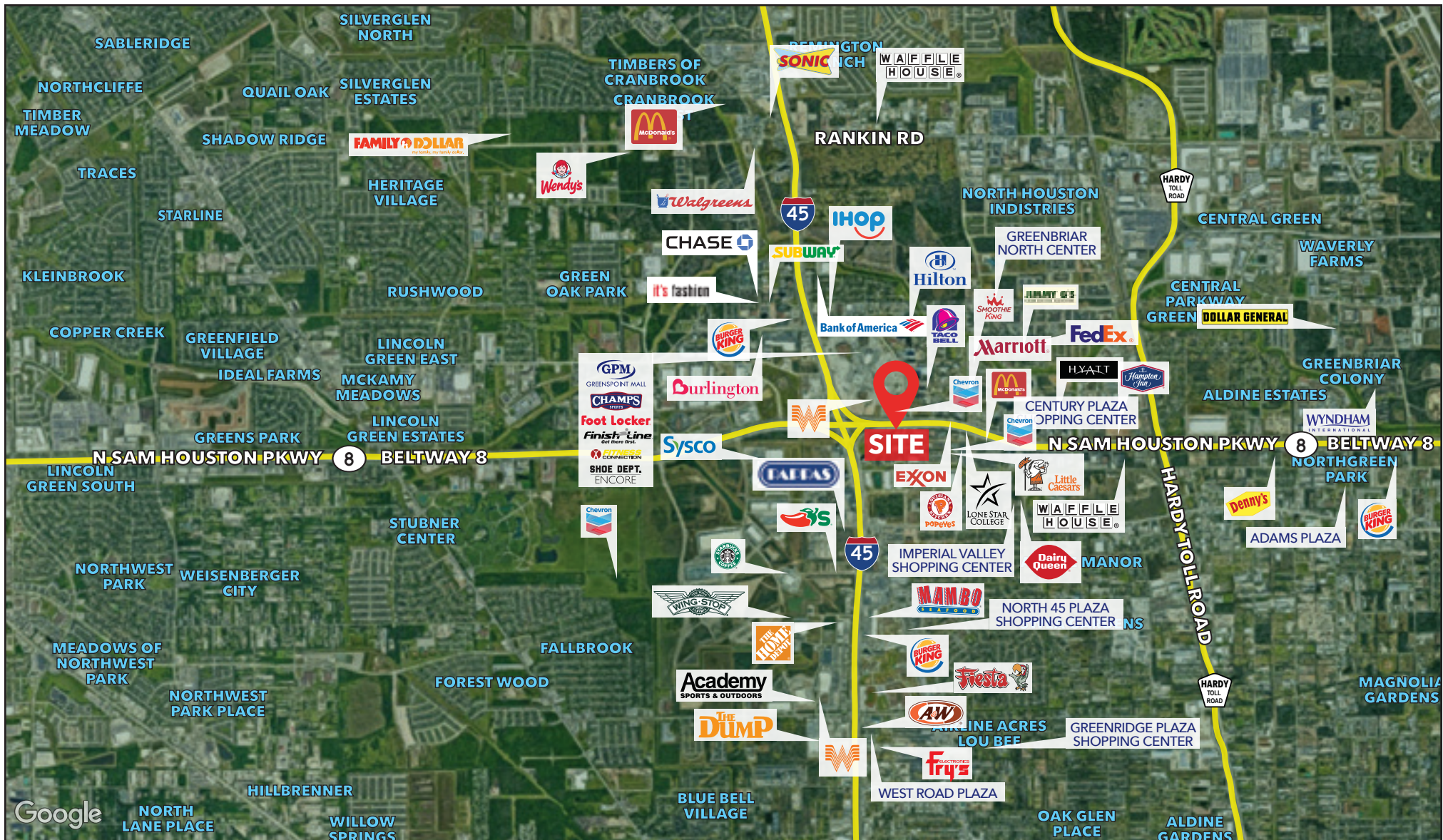
198 N Sam Houston Parkway East  
Houston, TX 77060  
SWC Beltway 8 & Greenspoint Dr

## LEASING INFORMATION

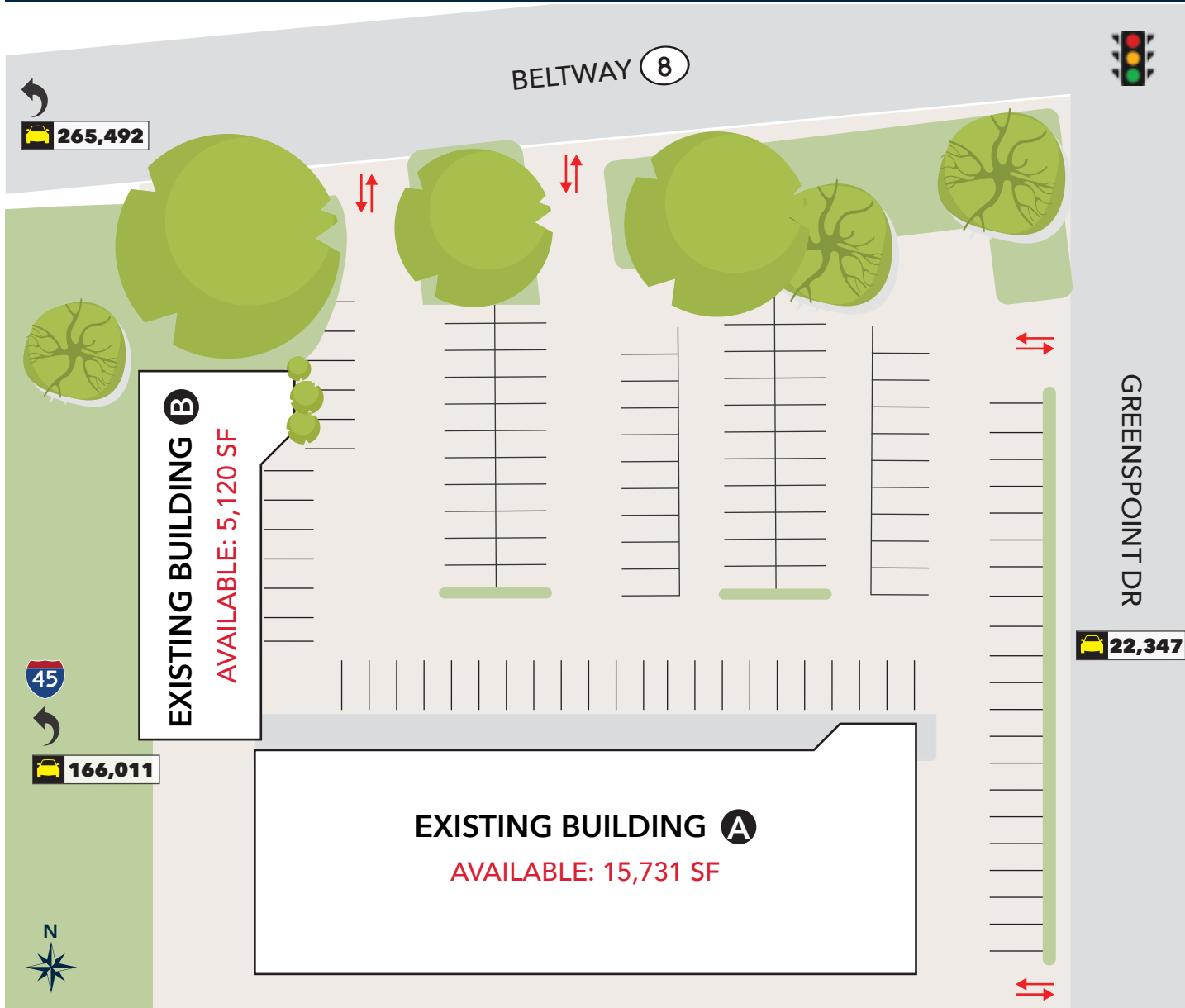
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## SITE PLAN: EXISTING BUILDINGS

### 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

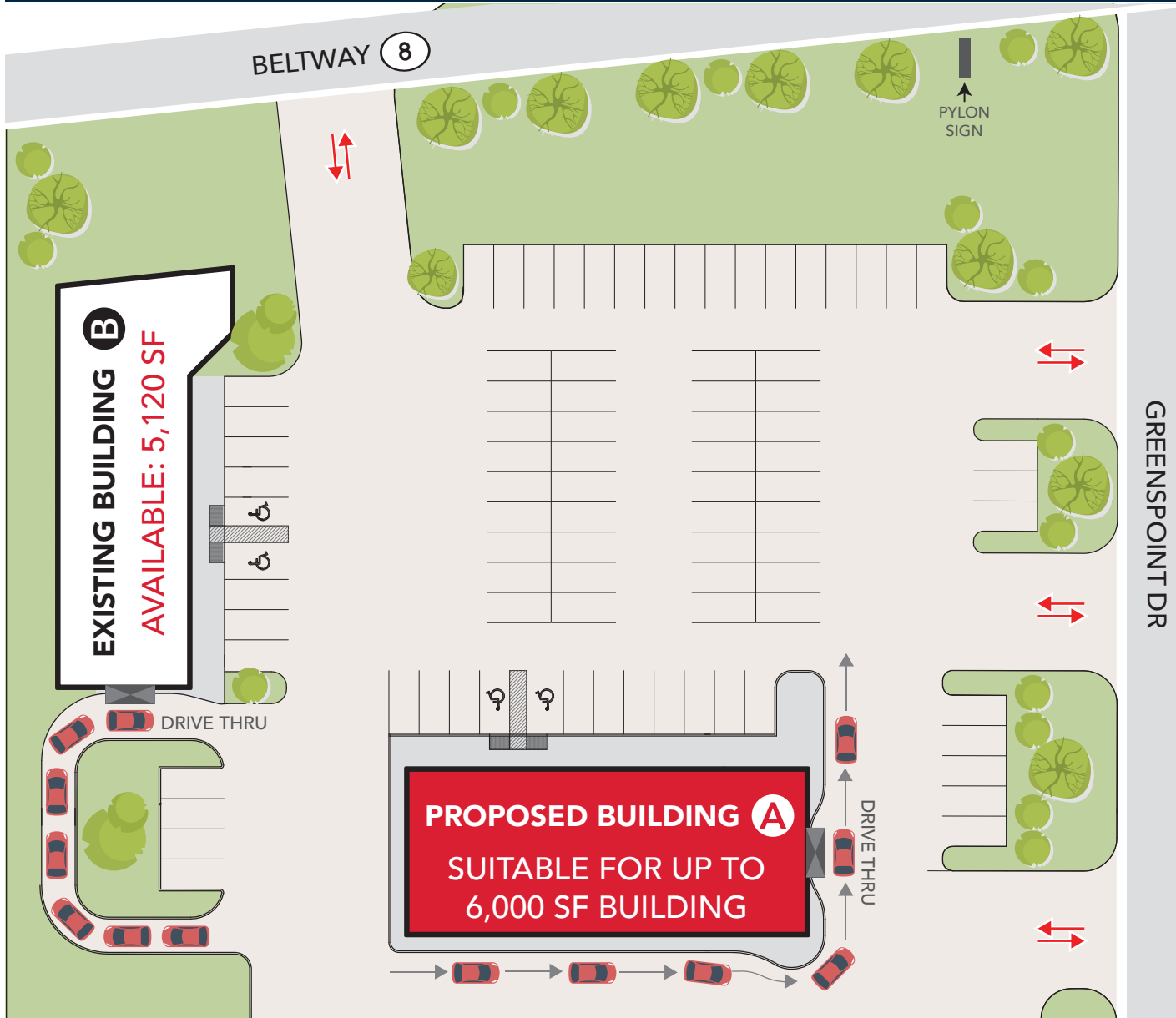
- 1 Mile ..... 20,171
- 3 Mile ..... 57,011
- 5 Mile ..... 270,707

#### 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



**LANDLORD TO  
DEMOLISH EXISTING  
BUILDING A  
&  
CONSTRUCT  
PROPOSED  
6,000 SF BUILDING  
("PROPOSED  
BUILDING A")**

**DRIVE-THRU  
OPPORTUNITY ZONE**

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

**EXISTING BUILDING B  
TO REMAIN WITH ADDED  
DRIVE THRU**

**PARKING RATIO  
5.81/1,000 SF**

## MIST REPORT PROJECTS HIGH FOOD & FUEL SALES

### PROJECTIONS\* BASED ON:

- 4,750 SF C-STORE WITH 2,500 SF FAST FOOD RESTAURANT
- 8 FUEL DISPENSERS

### FUEL VOLUME (GALLONS)

• Year 1	1,588,044
• Year 2	1,603,372
• Year 3	1,622,856

### C-STORE SALES (DOLLARS)

• Year 1	\$1,588,128
• Year 2	\$1,601,532
• Year 3	\$1,643,556

### FAST FOOD SALES (DOLLARS)

• Year 1	\$284,868
• Year 2	\$290,904
• Year 3	\$296,280

### TOTAL C-STORE & FAST FOOD SALES (DOLLARS)

• Year 1	\$1,842,996 (\$307/SF/YR)
• Year 2	\$1,892,436 (\$315/SF/YR)
• Year 3	\$1,939,836 (\$323/SF/YR)

\*MIST REPORT

