



FORMER TWO-STORY 99 CENT BOX AT I-45 AND W GREENS RD FOR SALE OR LEASE



For Sale or Lease Former 99 Cent Only Store

251 W Greens Rd, Houston, Texas 77067

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LOCATION

**251 W Greens Rd,
Houston, Texas 77067**



AVAILABLE

16,200 SF (First Floor)
16,200 SF (Second Floor)
Pad Site Available



RATE

Please Call For Pricing



CEILING HEIGHT

19'.5"



TRAFFIC COUNTS (KALIBRATE 2025)

19,127 CPD **327,619 CPD**
W Greens Rd Interstate-45



2024 DEMOGRAPHIC SNAPSHOT

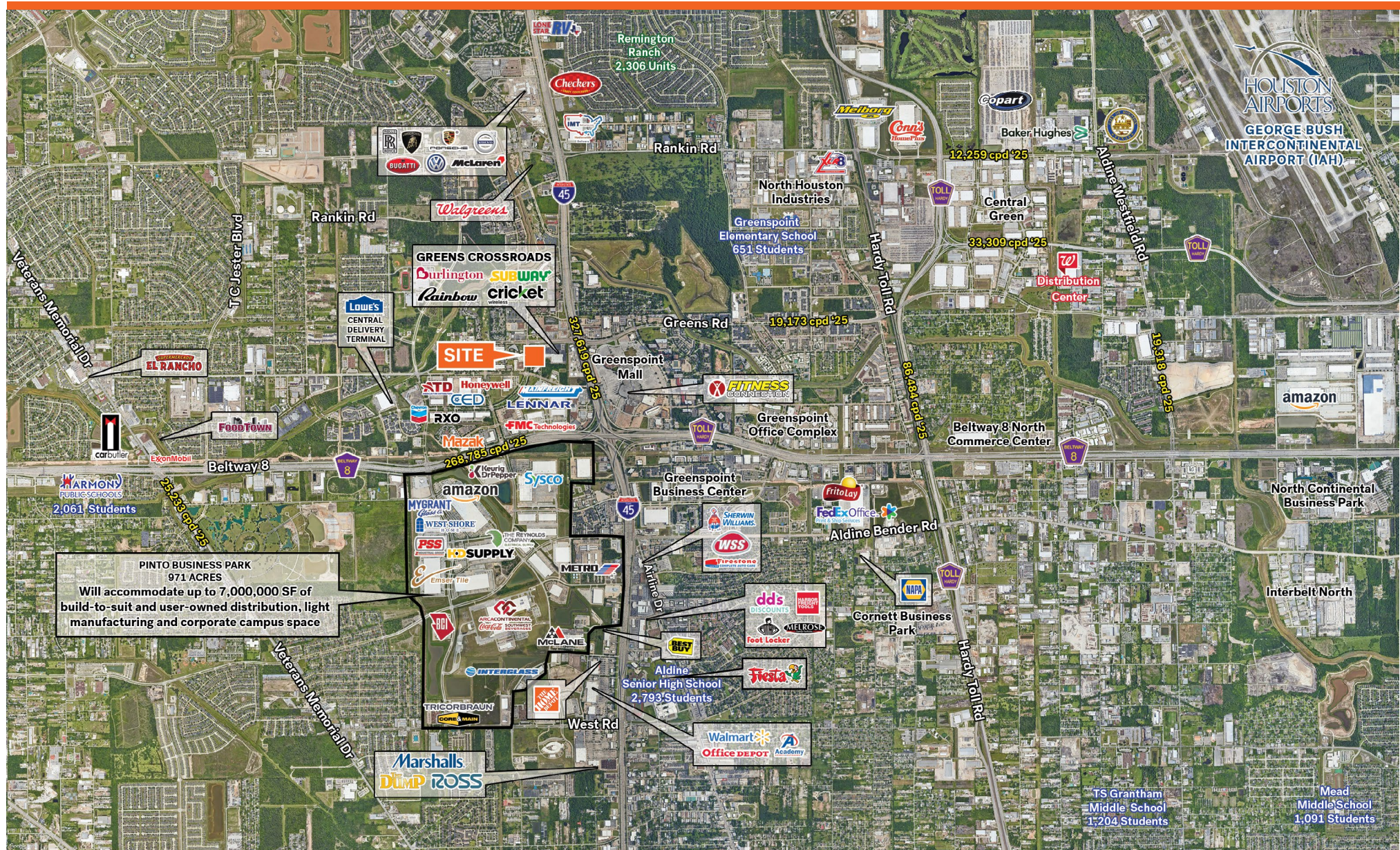
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	9,812	127,074	291,649
ADULT DAYTIME POP.	15,312	157,251	324,971
AVG HH INCOME	\$37,628	\$58,586	\$64,691

AREA RETAILERS

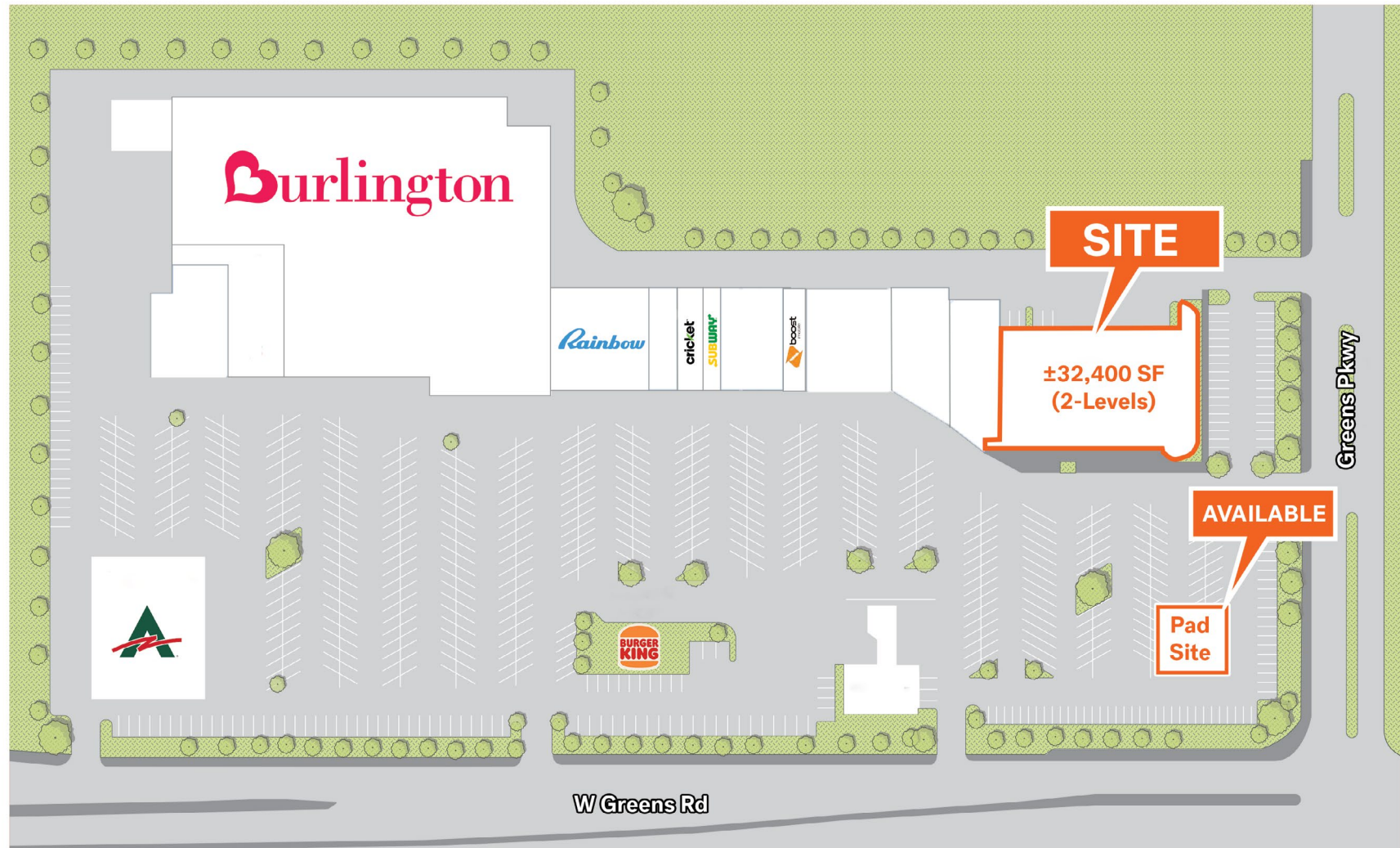
Burlington, Family Dollar, Fitness Connection,
ACE Cash Express, Metro by T Mobile, Cricket
Wireless, Subway, Burger King, Total by
Verizon, Church's Texas Chicken, IHOP

PROPERTY INFORMATION

- Two-Story ±32,400 SF Former 99 Cent Only Store Box on 2.48 AC of Land Available For Sale or Lease
- Site is Located West Off Of Interstate-45 on the SEC of W Greens Rd and Greens Pkwy in North Houston, Directly North of Pinto Business Park
- ±150 Spots Of On-Site Parking Available
- Store Fixtures Available: Cash Registers, Refrigeration, etc.
- Pylon Sign Available
- Loading Dock At Rear
- High Quality Brick Exterior Construction







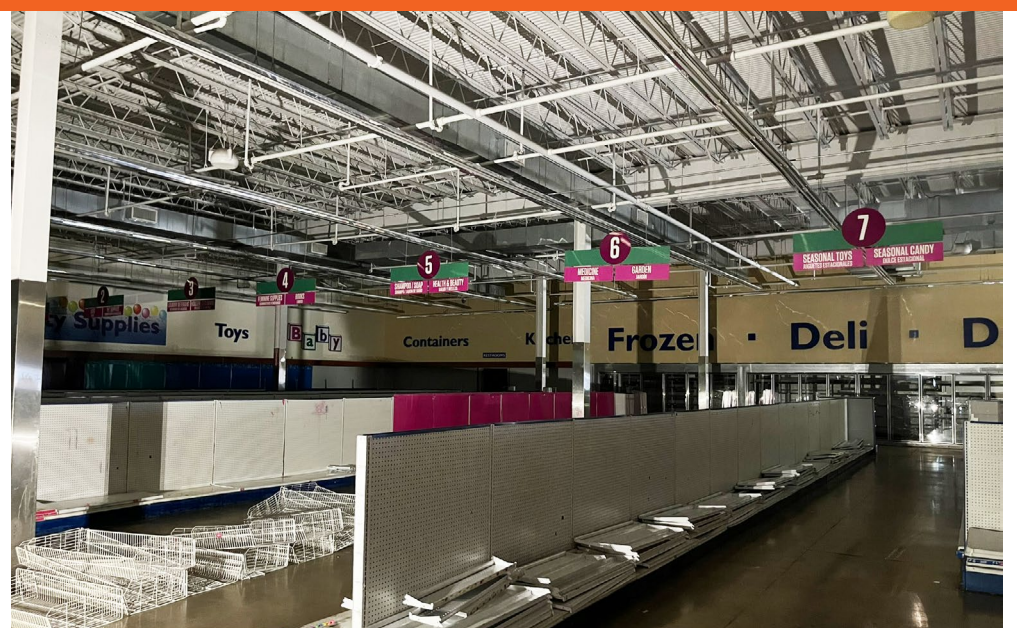


FORMER 99 CENT ONLY STORE | EXTERIOR PHOTOS





FORMER 99 CENT ONLY STORE | INTERIOR PHOTOS



**FORMER 99 CENT ONLY STORE | 2024 DEMOGRAPHICS**

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	9,812	127,074	291,649
TOTAL DAYTIME POPULATION	15,312	157,251	324,971
PROJECTED POPULATION GROWTH 2021 TO 2026	-1.53%	-0.27%	0.45%
2026 PROJECTED POPULATION	9,662	126,725	292,968
% FEMALE POPULATION	50%	51%	51%
% MALE POPULATION	50%	49%	49%
MEDIAN AGE	29.7	31.6	32.5
BUSINESS			
TOTAL EMPLOYEES	8,339	55,428	127,408
TOTAL BUSINESSES	410	2,755	6,404
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$37,628	\$58,586	\$64,691
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$30,737	\$45,699	\$50,380
ESTIMATED PER CAPITA INCOME	\$16,142	\$20,715	\$22,353
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	4,299	44,514	97,971
% HOUSING UNITS OWNER-OCCUPIED	12.00%	36.00%	47.00%
% HOUSING UNITS RENTER-OCCUPIED	76.00%	56.00%	46.00%
RACE & ETHNICITY			
% WHITE	20.46%	24.07%	24.03%
% BLACK OR AFRICAN AMERICAN	34.17%	30.59%	29.36%
% ASIAN	0.64%	3.49%	5.25%
% OTHER	44.72%	41.86%	41.36%
% HISPANIC	59.14%	60.05%	58.24%
% NON-HISPANIC	40.86%	39.95%	41.76%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY** IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner

of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809