

**INVESTMENT**  
OPPORTUNITY



# COMMERCIAL VACANT LAND

2904 Greens Rd Houston, TX 77032

**ÀCRE**  
PARTNERS



# Contents

- 03** Investment Summary
- 04** Investment Highlights
- 05** Location Highlights

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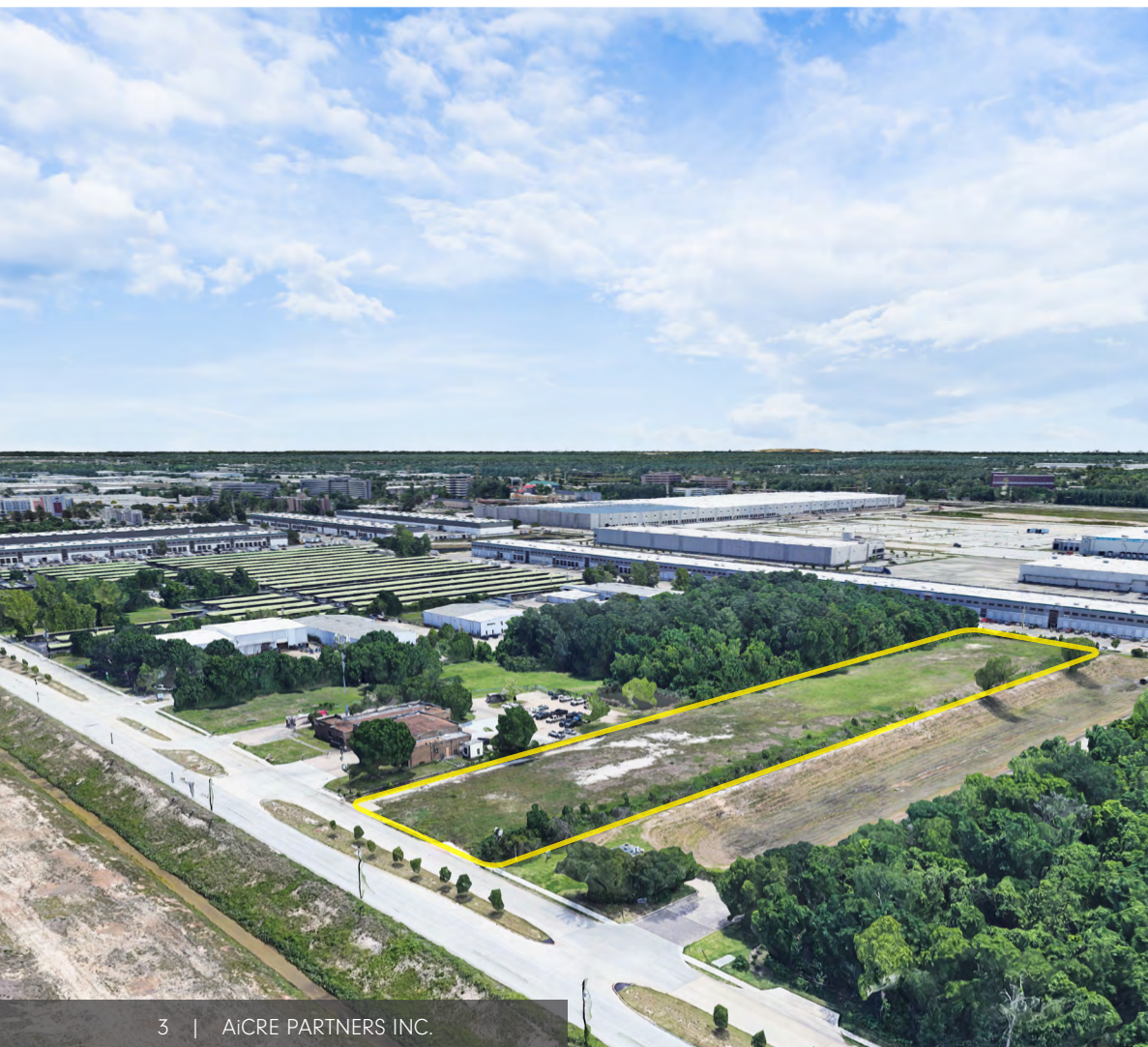
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# Investment Summary



AiCRE Partners, as exclusive investment sales advisor to the seller, is pleased to present the opportunity to acquire Greens Rd Commercial Vacant Land, a prime commercial site consisting of 4.38 acres of vacant land in Houston, TX.

The subject property boasts an exceptional location in the thriving Central Green Business Park, a hub of rapid growth. It is strategically positioned near IAH-Bush Airport, offering immediate access to major transportation routes, including The Hardy Toll Road, Beltway 8, Interstate 45, and US-59. Additionally, John F. Kennedy Boulevard connects to key roadways like North Sam Houston Parkway and The Hardy Toll Road, both of which see some of the highest vehicle traffic in Houston.



**\$2,290,000**  
LIST PRICE



**\$12**  
PRICE PER SF



**4.38**  
ACRES



# Investment Highlights

- » Within close proximity to major intersection John F Kennedy Blvd & Greens Rd
- » The site is centrally located in a bustling industrial corridor, offering excellent visibility and accessibility. It benefits from a surrounding workforce of over 84,000 employees and a population of 184,470 residents within a 5-mile radius.

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<b>Zoning</b>	Commercial
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<b>APN</b>	067-091-002-0037
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<b>Land Area</b>	4.38 Acres (190,792 SF)
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<b>Use</b>	Ideal for outside storage yard or distribution warehouse
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George Bush  
Intercontinental  
Airport

Toll Rd

COMMERCIAL  
VACANT LAND



ALPINE POWER SYSTEMS  
CARGO WORLD

BAKER'S CRATING SERVICES  
MogerMedia

UPS

ABBY'S CATERING

AXIS GLOBAL LOGISTICS

QSTT



LUMIVERT  
RWSMITH

Greens Rd

aramark



SPRINGHILL SUITES  
Marriott

COURTYARD  
by Marriott



SHERATON  
EST. 1937

Comfort  
SUITES

LA QUINTA  
by Wyndham

Hilton  
HOTELS & RESORTS

RAMADA  
BY WYNDHAM

MODERN SERVE  
QUALITY YOU CAN COUNT ON

LEWA  
Creating Fluid Solutions

PREC GLASSINI

FWS  
FORMWORK SERVICES & SUPPLY

ROTOFLOW  
An Air Products Business

TNI  
Tri-National, Inc.

PRO CARGO

ASD  
ASD Lighting Corp.

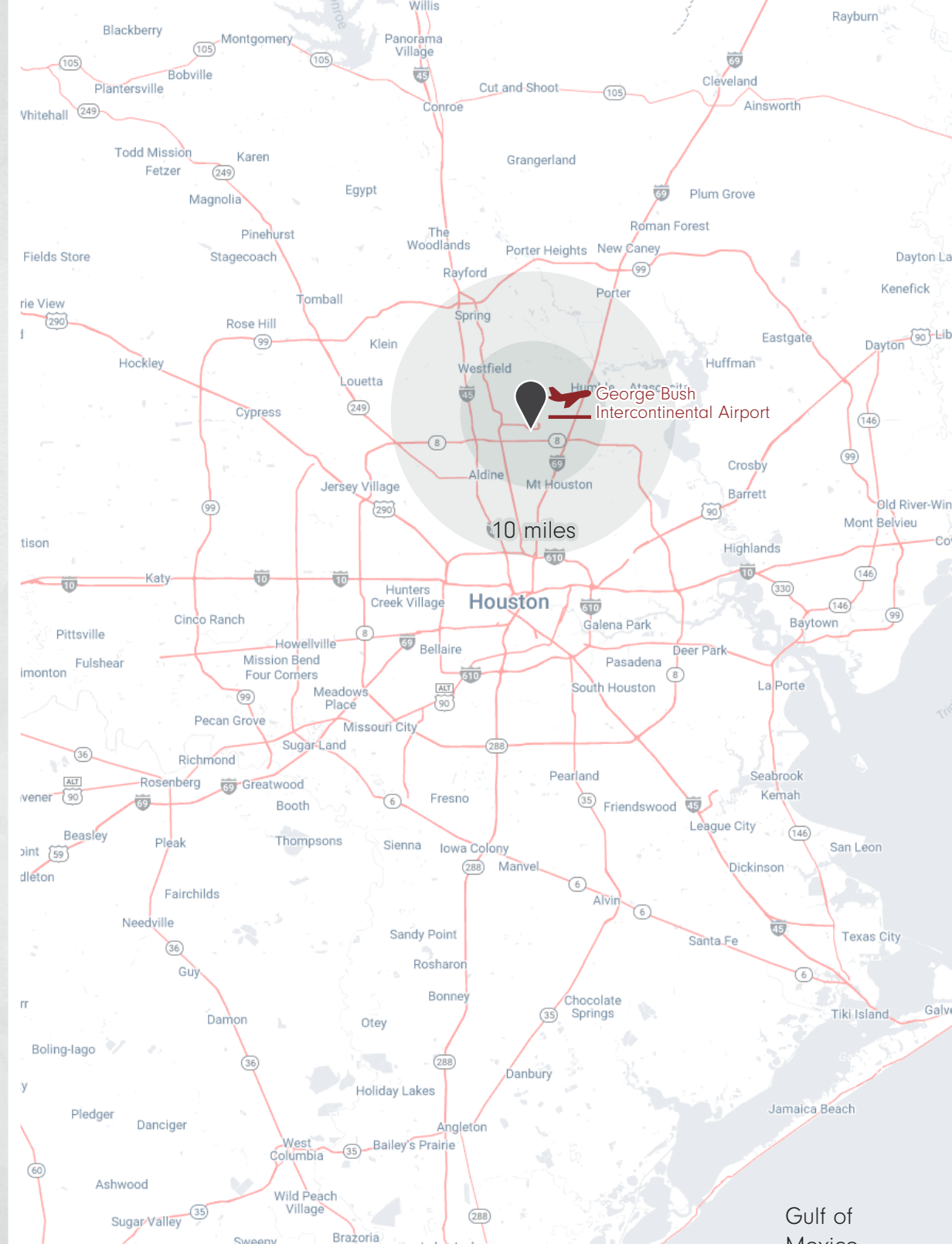
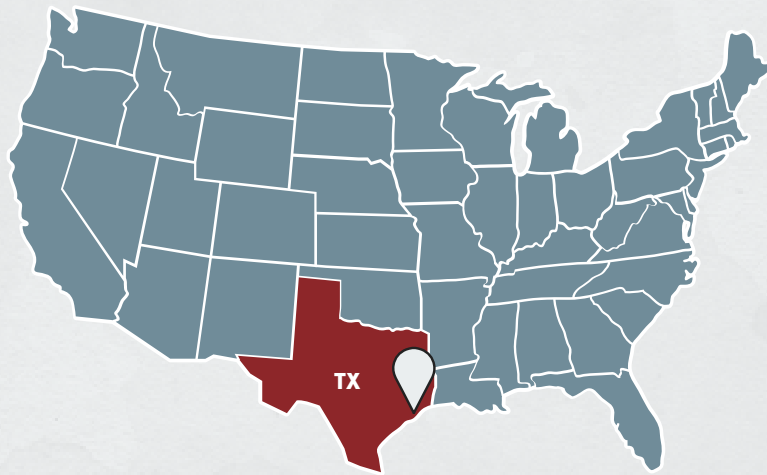
amazon  
WAREHOUSE 1AH3

CLM  
EQUIPMENT



# Location

## Highlights



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