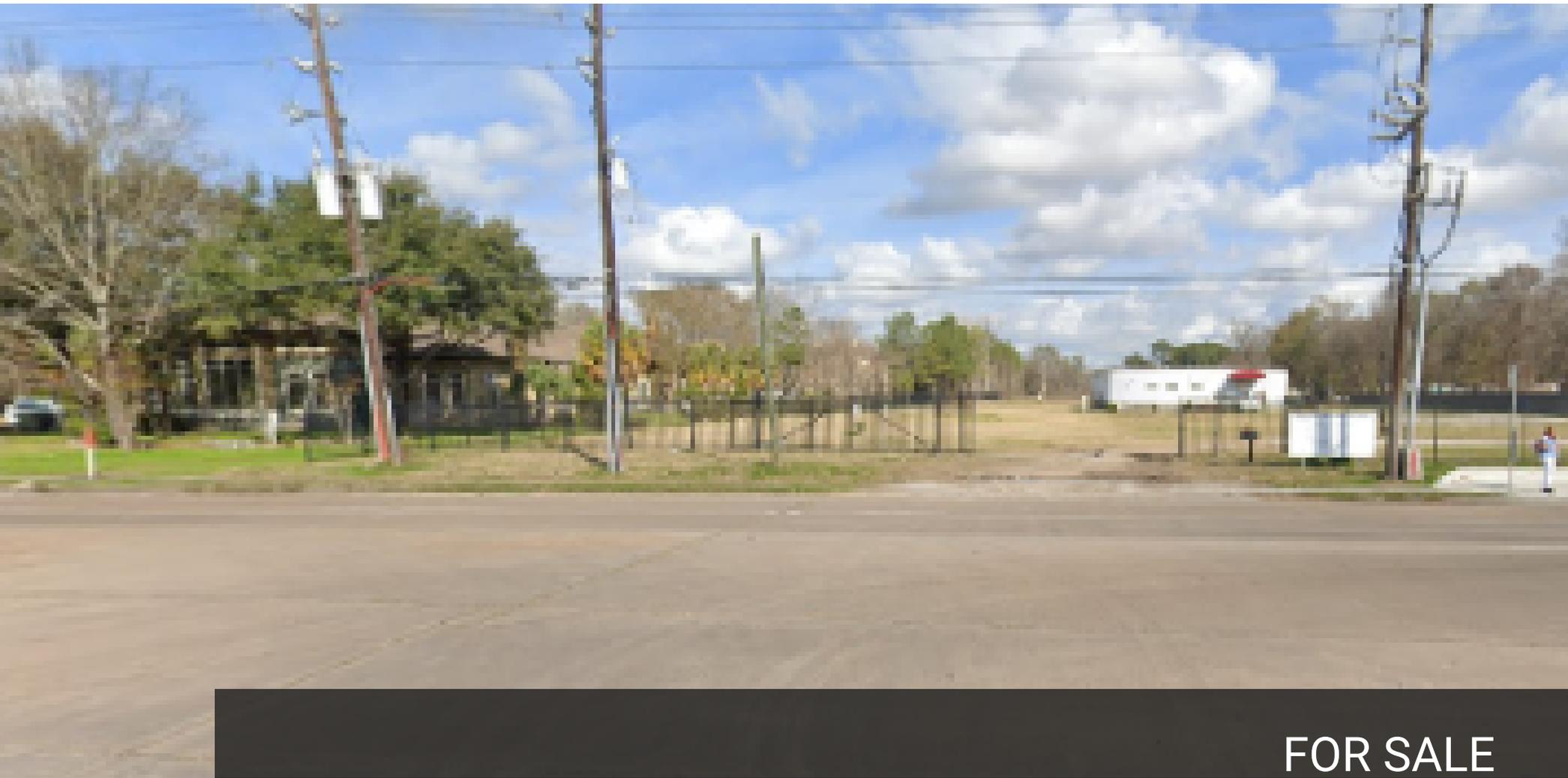


LAND FOR SALE OR LEASE

9.37 ACRES OF LAND ON 822 W GREEN RD

822 WEST GREENS ROAD, HOUSTON, TX 77060



FOR SALE

KW COMMERCIAL TEXAS
1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

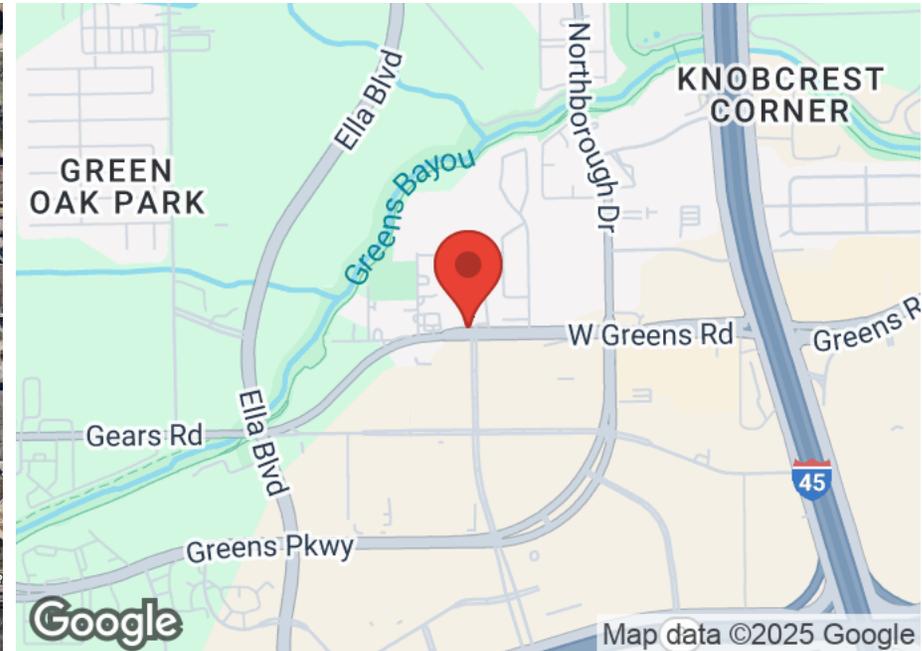
PRESENTED BY:

ASH NOORANI
O: (832) 455-6486
ash@cbanrealestate.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

822 WEST GREENS ROAD



OFFERING SUMMARY

PRICE:	\$2,857,100
LOT SIZE:	9.37 acres
PRICE PSF:	\$7.00
LEASE OPTION:	\$0.35 PSF
ACCESS:	EASEMENT and FRONTAGE
APN:	420160000021

PROPERTY OVERVIEW

KW Commercial proudly presents 9.37 acres of unrestricted land, offered at \$7 per square foot, with a lease option available for the rear 5 acres.

This tract offers flexible development potential, including uses such as RV parks, multifamily, mobile home communities, industrial, or a variety of commercial projects. The seller is open to granting an easement and is committed to working with the buyer for a seamless transition. Lease option has easement access by the owner.

Prime location with excellent access to I-45 and George Bush Intercontinental Airport, surrounded by residential homes and apartment complexes. The area features a dense population of over 12,000 within a one-mile radius and high visibility with nearly 13,000 vehicles per day on Greens Road.

This is a rare opportunity to acquire highly flexible land in a fast-growing corridor. Contact us today for more information or to schedule a site tour.

PROPERTY HIGHLIGHTS

- 13,000 VPD
- Less than 20 minutes from Bush Intercontinental Airport
- Population of 12,000 in a 1 mile radius
- Easy access to I-45
- Utilities and water are available

LOCATION & HIGHLIGHTS

822 WEST GREENS ROAD

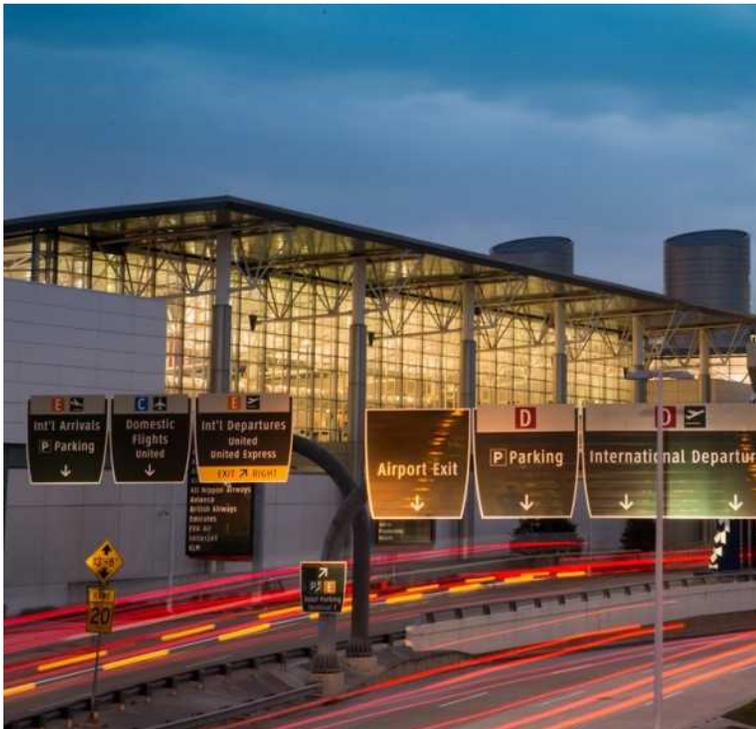


LOCATION INFORMATION

Building Name: 9.37 acres land 822 W Green rd
Street Address: 822 West Green rd.
City, State, Zip: Houston, TX, 77060
County: Harris
Cross Streets: Greens crossing Blvd.

LOCATION OVERVIEW

Discover an exceptional 9.37-acre development opportunity, strategically located near George Bush Intercontinental Airport and offering easy access to I45. With a collaborative owner providing easement and a thriving surrounding community, this prime real estate, boasting strong demographics and traffic, is your canvas for success.

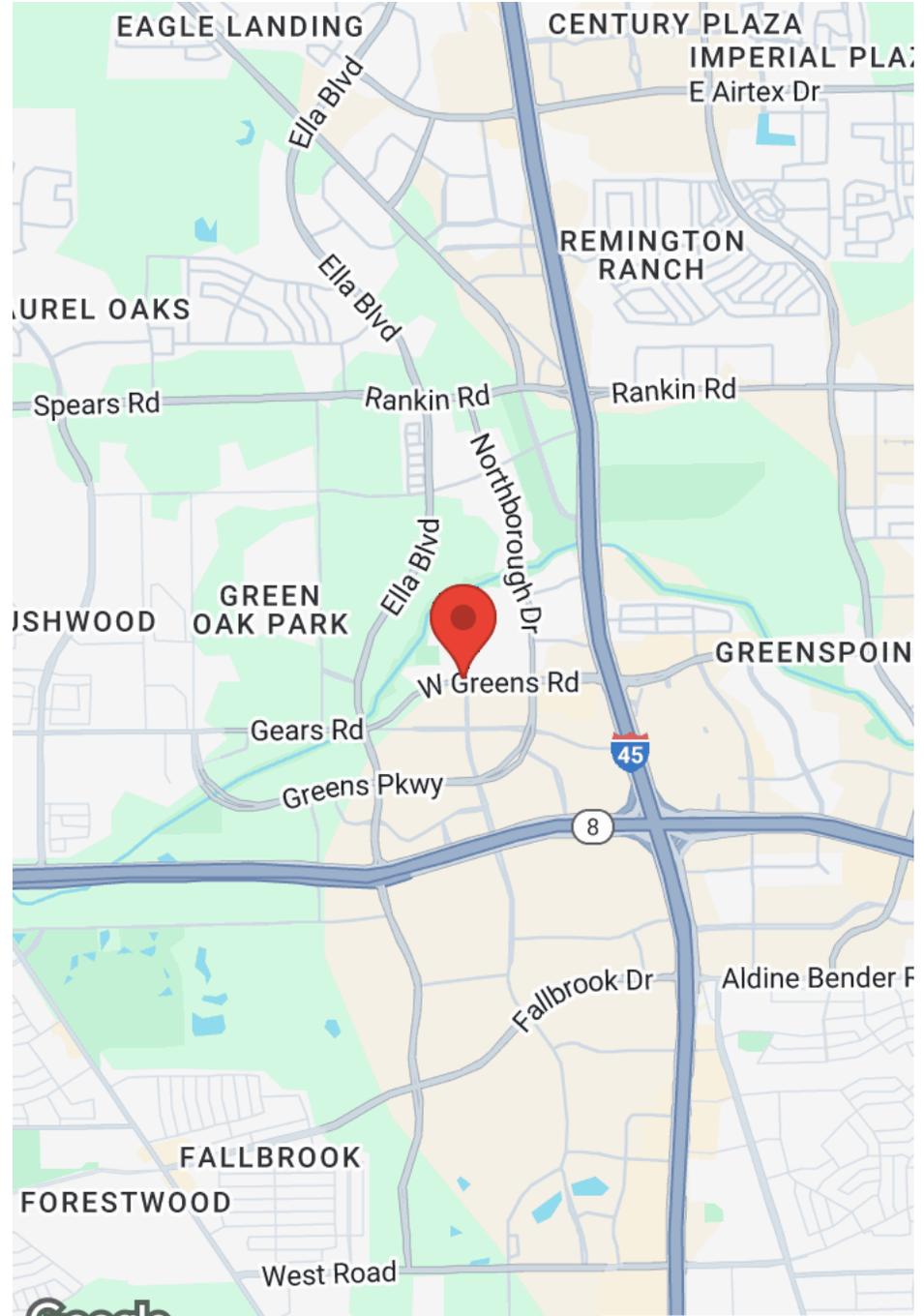
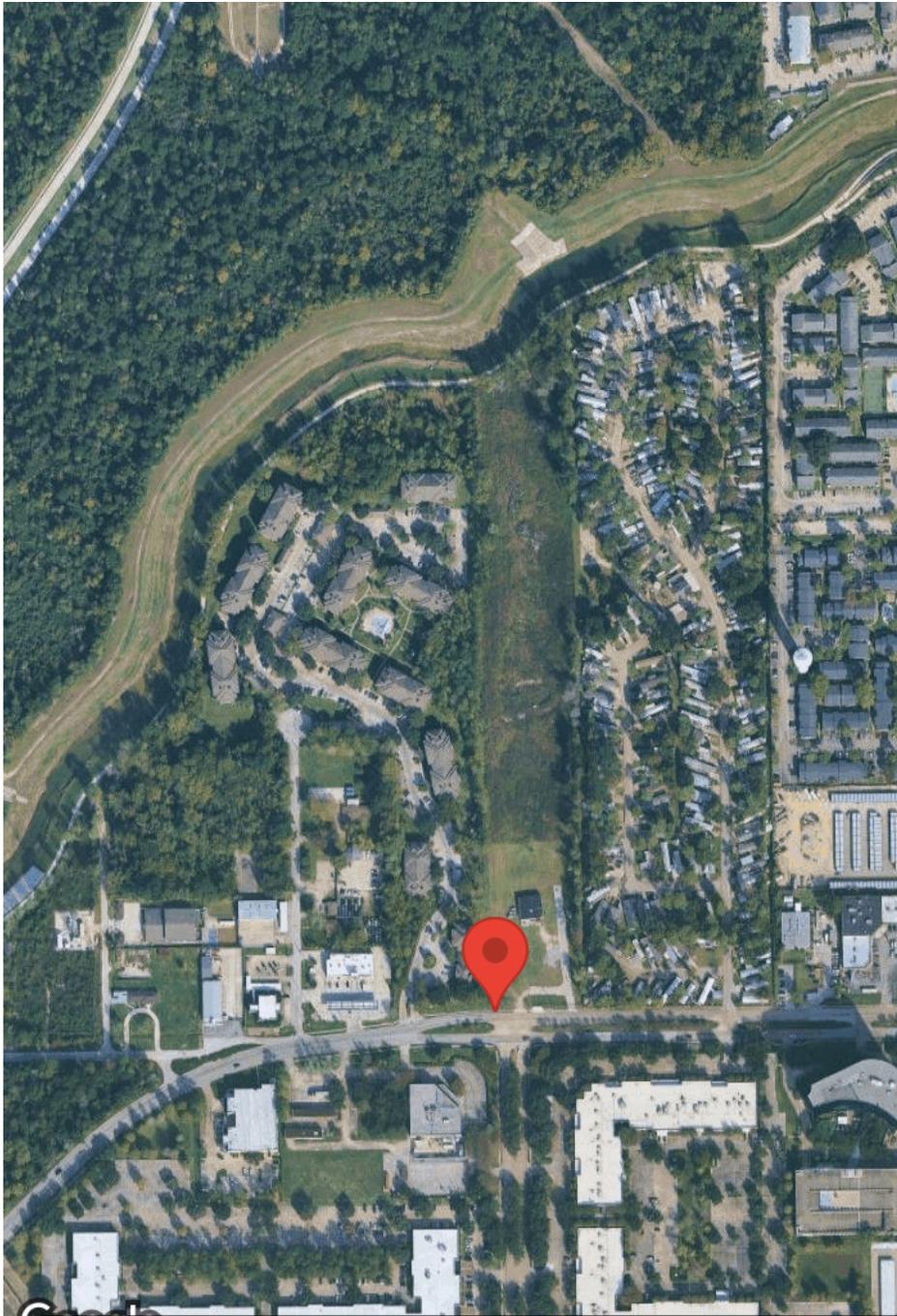


PROPERTY HIGHLIGHTS

- **Strategic Location:** Situated in close proximity to the George Bush Intercontinental Airport, this 9.37-acre land parcel presents a prime development opportunity in a highly sought-after area.
- **Collaborative Ownership for Lease Option:** The property owner's willingness to provide an easement and collaborate with the new owner underscores a commitment to ensuring a smooth transition and successful development process.
- **Convenient Accessibility:** With easy access to I45, the property's strategic location enhances its appeal for various development prospects, ensuring seamless connectivity to major transportation routes.
- **Strong Demographics and Traffic:** Boasting a population of over 12,000 residents within a one-mile radius and benefiting from nearly 13,000 vehicles per day on Greens Road, the property's advantageous demographics and traffic patterns offer a robust foundation for successful ventures.
- **Thriving Surroundings:** Surrounded by a blend of residential homes and apartment complexes, the site is well-positioned to cater to diverse residential and commercial needs, making it a promising canvas for future projects.

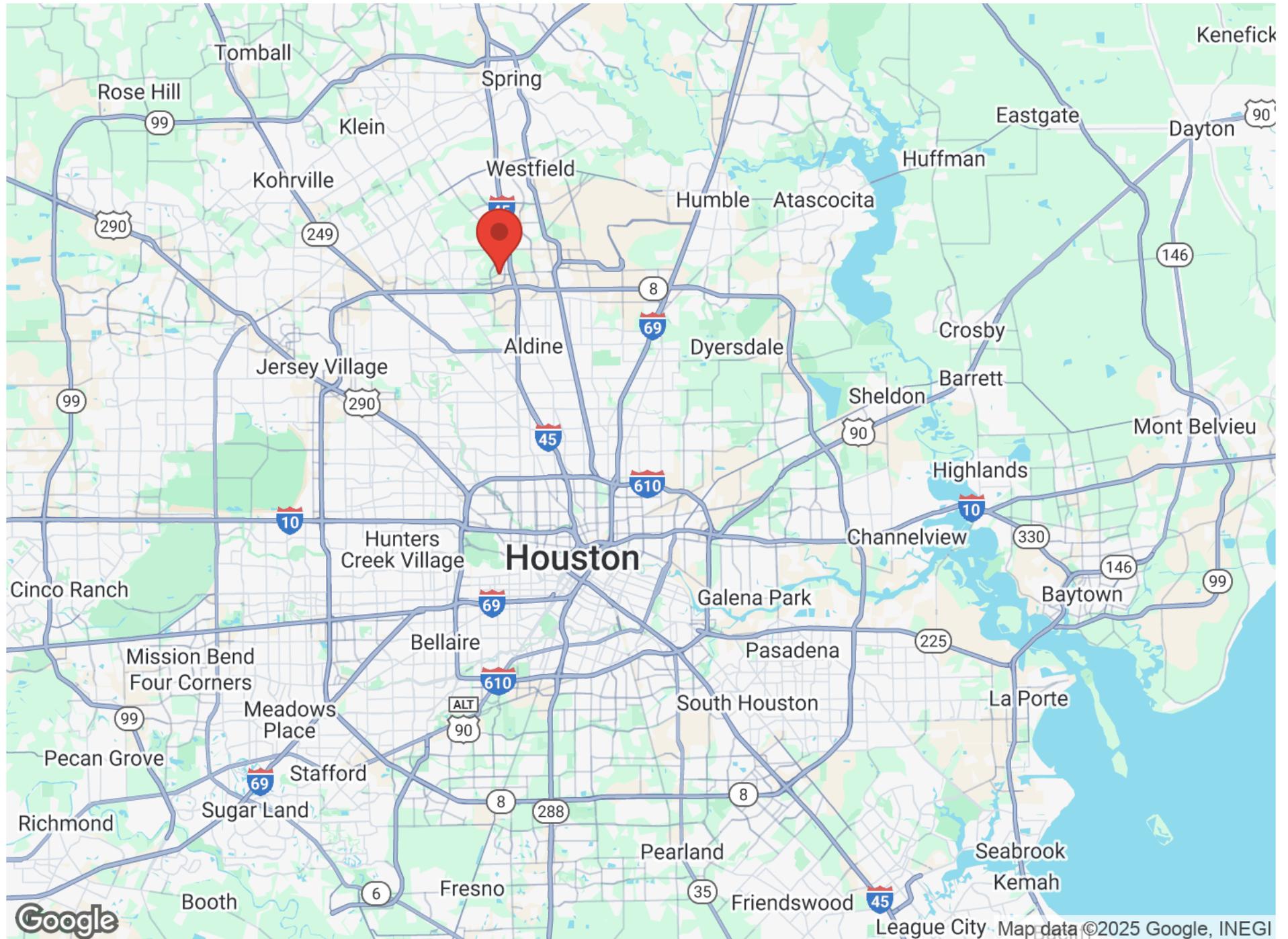
LOCATION MAPS

822 WEST GREENS ROAD



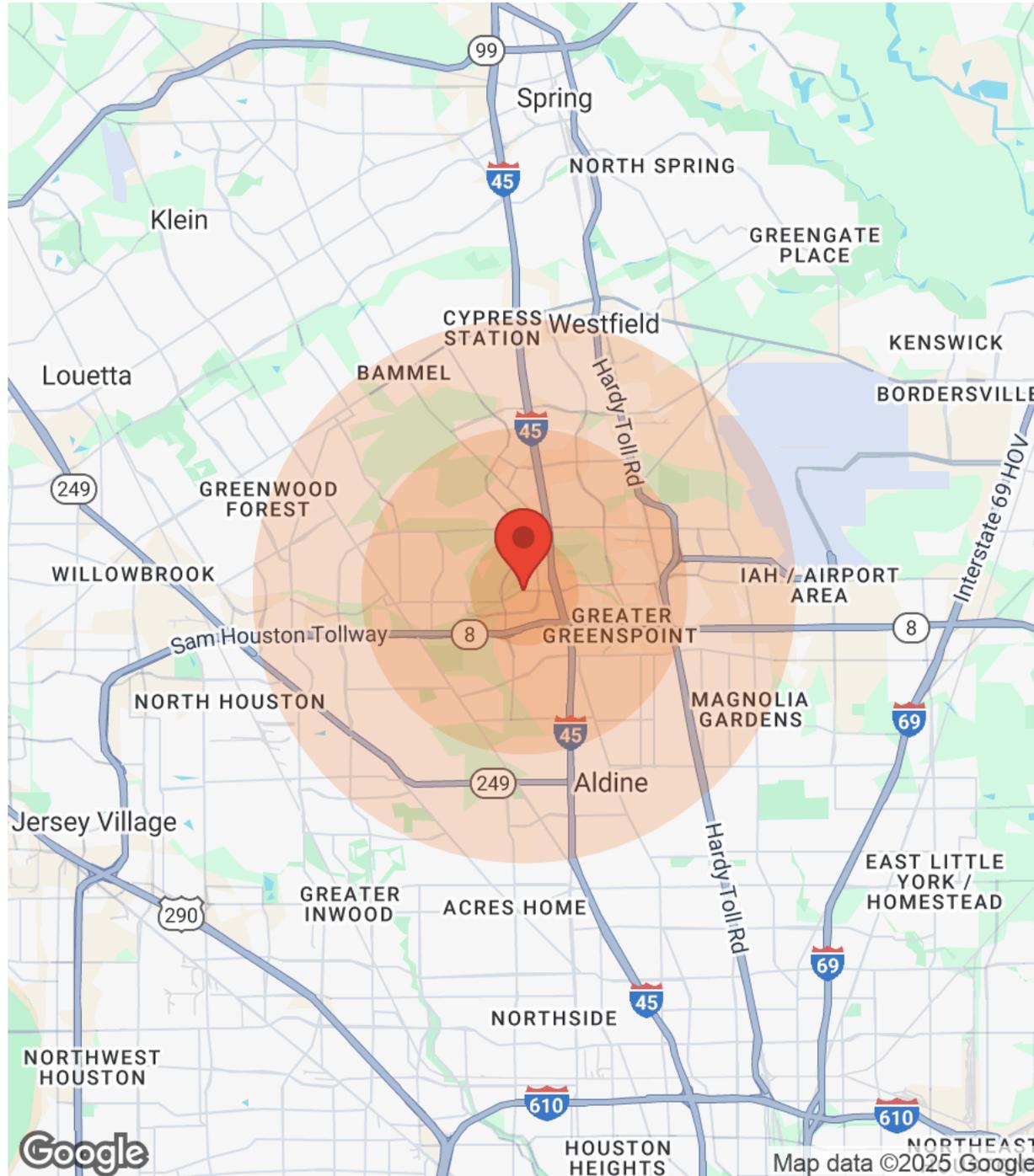
REGIONAL MAP

822 WEST GREENS ROAD



DEMOGRAPHICS

822 WEST GREENS ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,181	66,388	152,380
Female	5,880	66,049	150,998
Total Population	12,061	132,437	302,478

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,465	37,212	82,856
Ages 15-24	1,938	21,260	48,277
Ages 25-54	5,198	54,698	123,782
Ages 55-64	872	10,777	26,397
Ages 65+	588	8,490	21,166

Race	1 Mile	3 Miles	5 Miles
White	3,419	43,165	111,314
Black	5,532	47,701	93,280
Am In/AK Nat	26	495	1,176
Hawaiian	N/A	26	72
Hispanic	6,084	77,043	176,921
Multi-Racial	6,084	72,830	165,074

Income	1 Mile	3 Miles	5 Miles
Median	\$21,310	\$35,016	\$41,400
< \$15,000	1,517	7,006	13,692
\$15,000-\$24,999	954	7,151	13,653
\$25,000-\$34,999	1,020	6,463	13,443
\$35,000-\$49,999	572	7,507	16,144
\$50,000-\$74,999	374	6,946	16,910
\$75,000-\$99,999	45	3,907	9,944
\$100,000-\$149,999	6	1,832	6,289
\$150,000-\$199,999	11	485	1,467
> \$200,000	N/A	139	648

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,555	46,750	101,844
Occupied	4,418	40,166	89,456
Owner Occupied	415	15,645	44,549
Renter Occupied	4,003	24,521	44,907
Vacant	1,137	6,584	12,388



Map data ©2025 Google

PROFESSIONAL BIO

822 WEST GREENS ROAD



ASH NOORANI



KW commercial Texas
1220 Augusta Drive, suite 300
Houston, TX 77057
O: (832) 455-6486
ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

822 WEST GREENS ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486
ash@cbanrealestate.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.