

For Sale



## Y Shops At Greenhouse

2422 Greenhouse Rd.  
Houston, Texas 77084



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)





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### Executive Summary

Sale Price	\$9,340,900.00
Cap Rate	6%
NOI	\$560,454.00
Building Size	26,210 SF
Lot Size	2.98 acres
Year Built	2018



### Property Highlights

- Booming West Houston Sub-Market just North of I-10
- National Credit Tenant Anchored Center by Dollar Tree (39% GLA)
- Stable Tenant Base with Growing Local Population



### Demographics

Population (2024)	1 mi. - 18,377
	3 mi. - 111,425
	5 mi. - 281,623

Average HHI	1 mi. - \$87,293
	3 mi. - \$123,089
	5 mi. - \$121,064

Traffic Counts	Greenhouse Rd: 34,649 vpd
	Saums Rd: 9,476 vpd



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*Hue*  
378 Units

  
TERRITORY  
at greenhouse  
378 Units

**SITE**





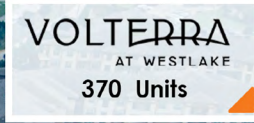
Texas Children's  
Hospital  
HOUSTON  
**Methodist**  
LEADING MEDICINE



**GREENHOUSE**  
350 Units



**CORTLAND**  
INKWELL GREENHOUSE  
301 Units



**VOLTERRA**  
AT WESTLAKE  
370 Units



**TERRITORY**  
at greenhouse  
288 Units



**Hue**  
378 Units

Greenhouse Rd







