# NORTHPARK RETAIL CENTER

300 NORTHPARK DR, KINGWOOD, TX 77339

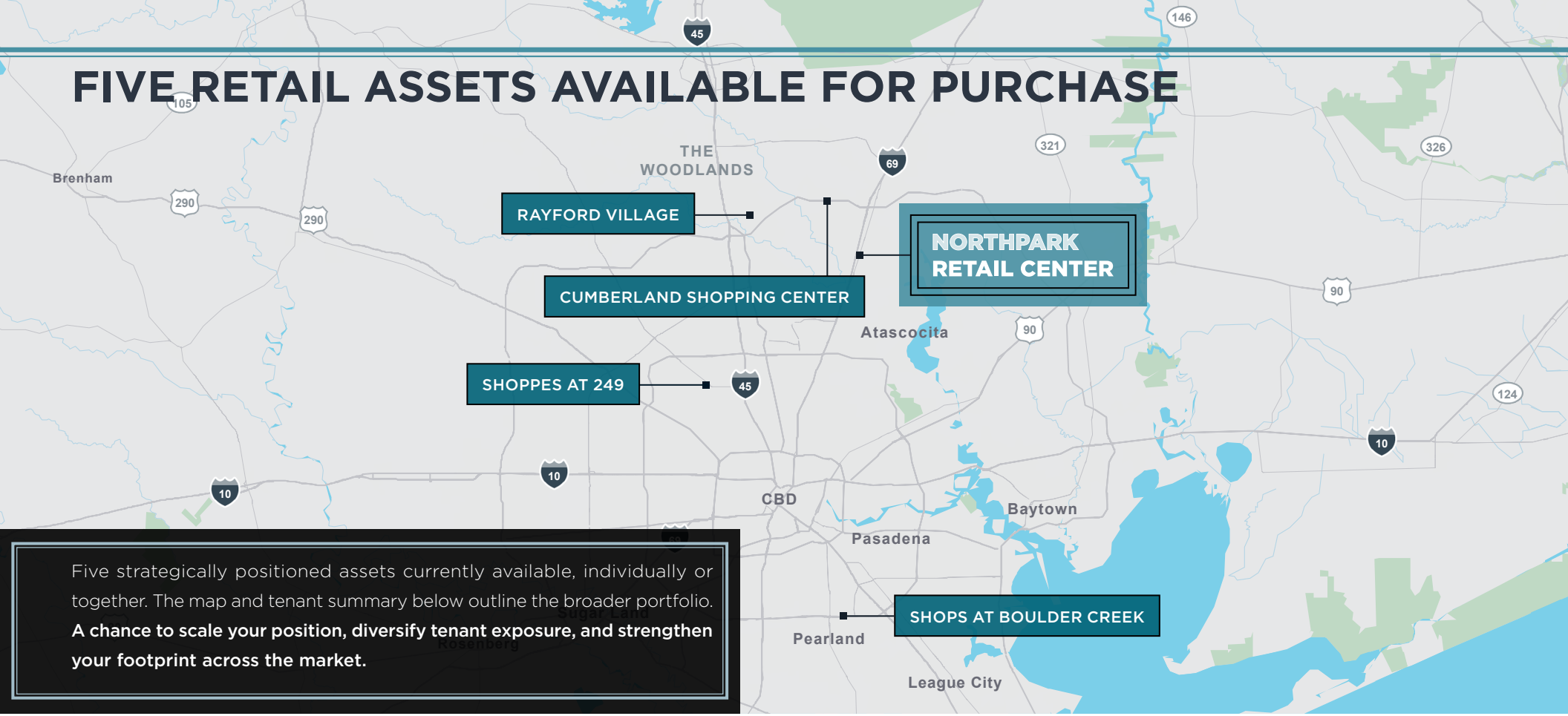



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# THE OFFERING



# FIVE RETAIL ASSETS AVAILABLE FOR PURCHASE




Five strategically positioned assets currently available, individually or together. The map and tenant summary below outline the broader portfolio. **A chance to scale your position, diversify tenant exposure, and strengthen your footprint across the market.**

| |  |  |  |  |  |
|---|---|---|---|---|---|
| | NORTHPARK RETAIL CENTER | RAYFORD VILLAGE | CUMBERLAND SHOPPING CENTER | THE SHOPPES AT 249 | SHOPS AT BOULDER CREEK |
| GLA | 19,428 SF | 19,950 SF | 16,026 SF | 32,196 SF | 31,404 SF |
| Address | 300 Northpark Dr., Kingwood, TX 77339 | 2725 & 2757 Rayford Rd, Spring, TX 77386 | 21693 FM 1314, Porter, TX 77365 | 11740 State Highway 249, Houston, TX | 8498 S Sam Houston Pkwy E, Houston, TX 77075 |
| Occupancy | 100% | 100% | 100% | 100% | 90% |
| Average Rent | $39.87 | $29.55 | $27.72 | $15.12 | $24.70 |
| Notable Tenants | CareNow, MOD Pizza, Perfect Smiles | Southern Veterinary Partners, The Dentist on Rayford, Pizza Hut | Meckka Dance Project, Diverse Community Healthcare, Domino's | Dollar Tree, Family Dollar, Smile Squad of Houston | Alliance Jiu Jitsu, Centrum Health, T Mobile |

# INVESTMENT HIGHLIGHTS

**HIGH PERFORMING RETAIL NODE**
*Joint Tenancy with*
Kroger · Chick-fil-A · Culver's

**STRATEGIC ACCESS**
*The premier Kingwood retail destination*

**STABILIZED CASH FLOW**
*100% Occupied from Day One*

**STRONG RESIDENTIAL FOUNDATION**
*20%+ Population Growth since 2020 (within 1 mile)*

**HIGH CONSUMER TRAFFIC**
*280K+ Annual Visitors*

**PREMIER TENANT PROFILE**
CareNow Urgent Care · MOD · Eye Trends



# SOUTH FACING AERIAL



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