

111 NORTHPINES DR

KINGWOOD, TX

FORMER HARLEY DAVIDSON DEALERSHIP – ±7.136 ACRES – INCLUDES ±35,540 SF BUILDING
AVAILABLE FOR SALE OR FOR LEASE

UPDATED PRICING



KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO
Brokerage Specialist
T: +1 346 396 4008
melissa.elizondo@cushwake.com







Logos for businesses located near the top left of the map:

- LUPE TORTILLA
- CHASE
- Tropical Smoothie Cafe
- Starbucks
- H-E-B

Logos for businesses located near the top right of the map:

- Great Clips
- PNC
- AT&T
- Panera
- Kroger
- Chick-fil-A
- BREWINGZ
- CareNow Urgent Care

Logos for businesses located in the middle right of the map:

- Cracker Barrel
- WHATABURGER
- THE LEARNING EXPERIENCE
- HAWTHORN SUITES BY WYNDHAM
- SONIC
- TACO BELL
- SHOWBIZ CINEMAS

Logos for businesses located in the middle left of the map:

- FIRST FINANCIAL BANK
- Luby's
- THE UNION KITCHEN
- Los Cocos MEXICAN CAFE
- IHOP
- TEXAS

Logos for businesses located near the bottom right of the map:

- petco
- verizon
- Randalls
- CARRABBA'S ITALIAN GRILL
- JOS. A. BANK

Sorters Rd

Northpark Dr

Northpark Dr

Northpark Dr

Sorters Rd

Lonestar College Kingwood

Kingwood Dr

HCA Houston Healthcare Kingwood

Kingwood Dr

Kingwood Dr

59

59

59



2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

DEMOGRAPHICS

(within 3 miles of 111 Northpines Dr.)



54,942

2025 Total Population



\$117,526

2025 Average Household Income



\$340,442

2025 Average Home Value

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



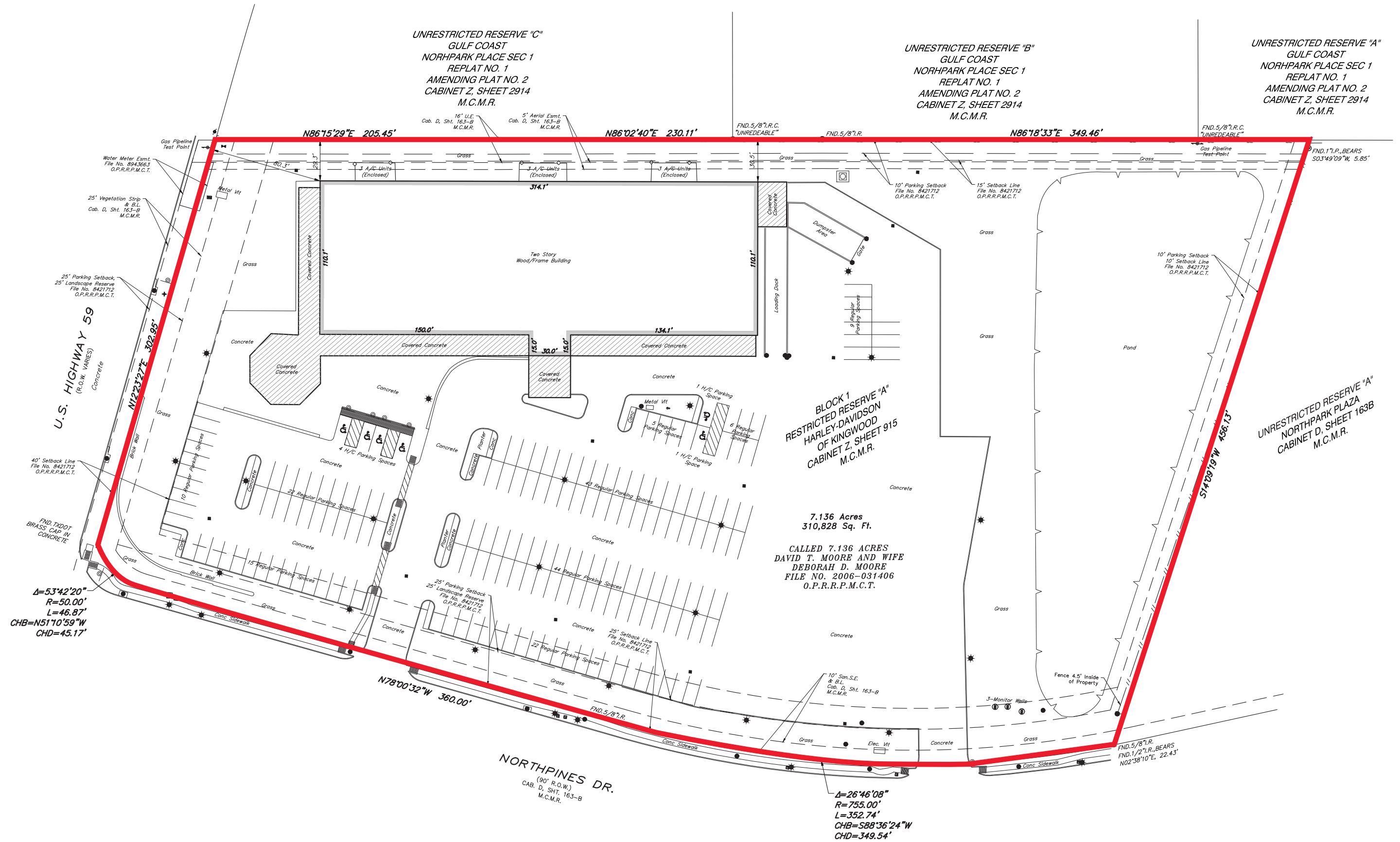
WORLD'S LARGEST MEDICAL CENTER



NASA



CLUTCH CITY







The subject property, 111 Northpines Dr. is a +/- 7.136 acre tract of land which includes a +/- 35,540 sf building, a former Harley Davidson dealership in Kingwood, TX. The property has approximately 338' of frontage along Hwy 59 feeder road and approximately 688' along Northpines Dr. Two curb cuts along Northpines Dr which is a boulevard road and the primary entry to the property. The site is in close proximity to the new HEB anchored retail center as well as several other adjacent retail centers, multi-family and established residential. Detention is in place. Site is paved with an estimated 161 parking spaces as well as additional paved unstriped area (test track). Built in 2008, the spacious building is in excellent condition, has several "outdoor covered areas" that lends themselves to outdoor activities such as dining, etc. the east end of the building has a dock-high loading bay and additional roll up doors as well.

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UPDATED PRICING - CONTACT BROKERS

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