



±148,484 SF SHOPPING CENTER • NORTH HOUSTON

Greens *Crossroads*

A ±148,484 SF shopping center at the NW corner of I-45 (311,763 VPD) and Beltway 8 (192,714 VPD) — 5 miles north of downtown Houston.

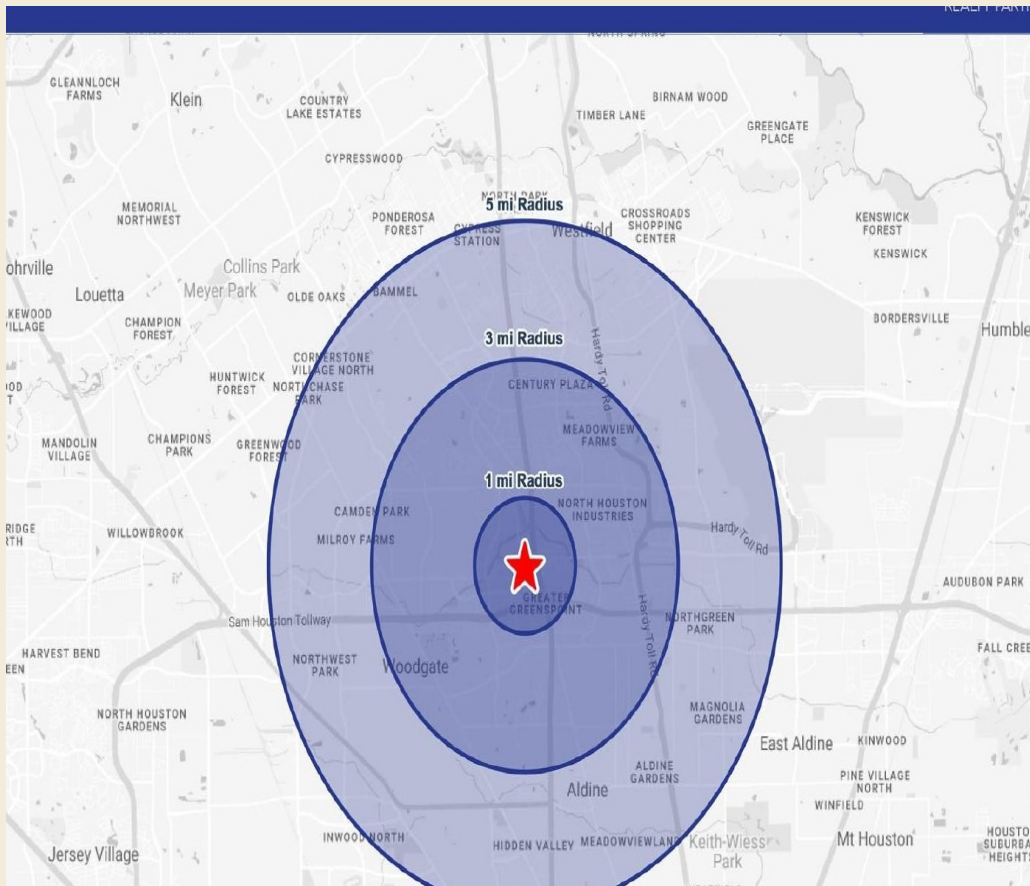
205-249 GREENS ROAD • HOUSTON, TEXAS 77067

SF AVAILABLE	VPD ON I-45	VPD BELTWAY 8	POP (3-MI)	DAYTIME (3-MI)
±148,484	311,763	192,714	125K+	110K+

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SECTION · DEMOGRAPHICS

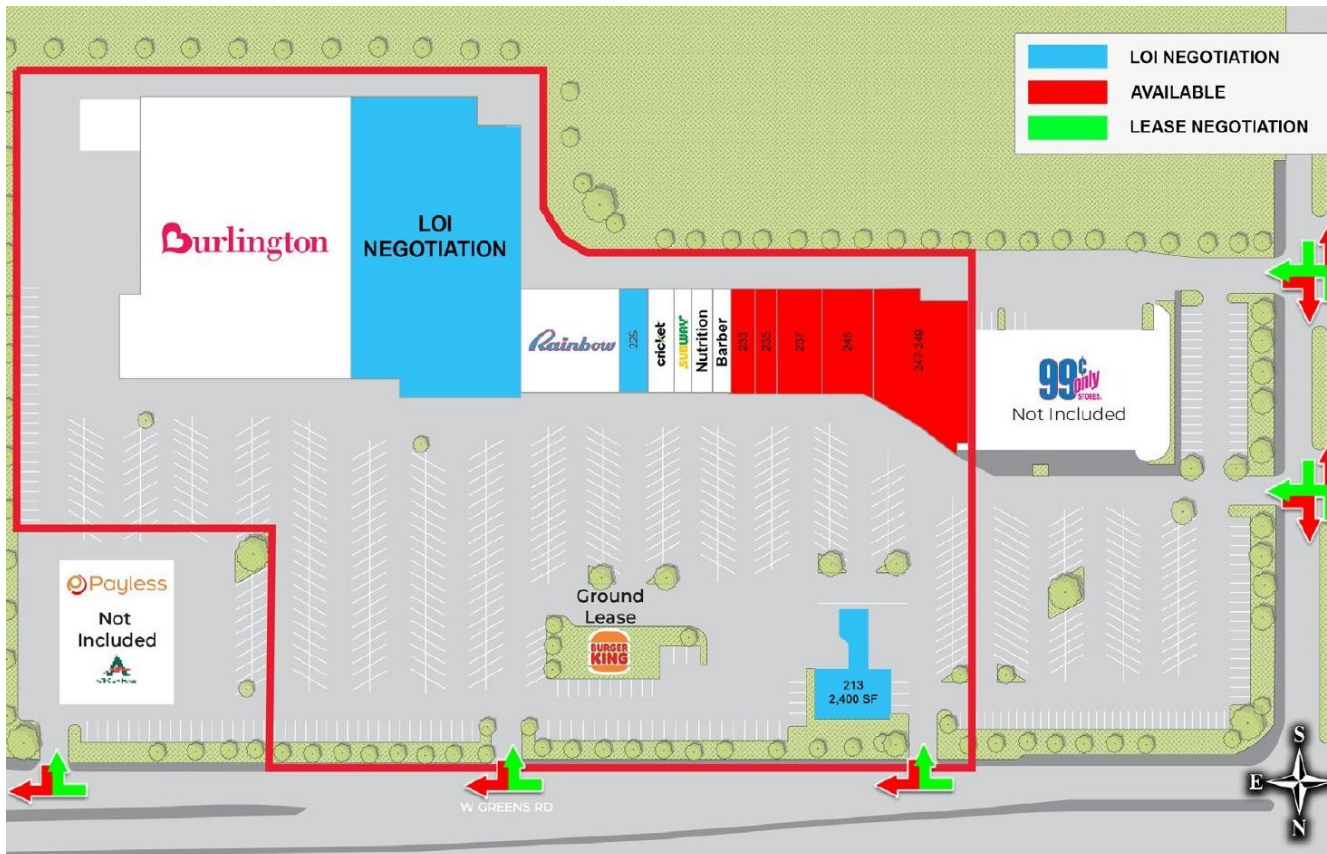
2023 *Demographics*



2023 DEMOGRAPHICS GREENS CROSSROADS			
RING	1 - MI	3 - MI	5 - MI
Population	10,134	124,905	290,990
Households	3,769	40,617	91,673
Avg HH Income	\$39,583	\$58,763	\$65,229
Daytime Empl.	14,358	68,338	161,822

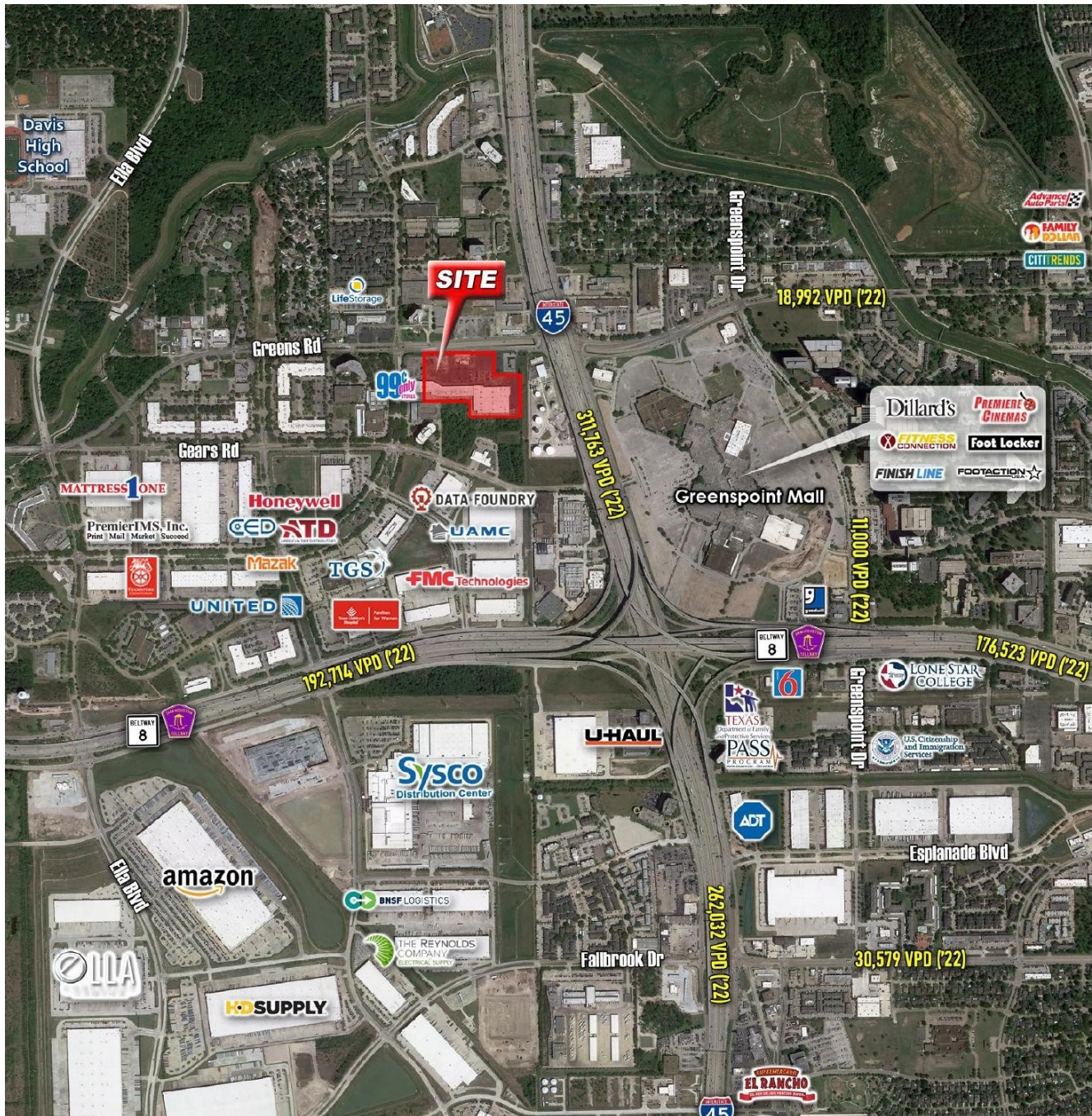
5 - MILE TRADE AREA

290,990
residents · \$65,229 avg HH income



207	Burger King	3,383 SF	229	Subway	1,740 SF
213	AVAILABLE	2,400 SF	231	Nutrition	875 SF
205	Burlington	79,859 SF	231-A	Barber	1,635 SF
205-B	AVAILABLE	11,750 SF	233	AVAILABLE	1,740 SF
205-C	AVAILABLE	7,152 SF	235	AVAILABLE	1,740 SF
215-221	Rainbow	9,135 SF	237	AVAILABLE	4,350 SF
225	AVAILABLE	2,175 SF	245	AVAILABLE	7,800 SF
227	Cricket	1,740 SF	247-249	AVAILABLE	11,000 SF





SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding Greens Crossroads are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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TOUR THE PROPERTY

Tours of Greens Crossroads are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.