

For Sale

HEB Shadow-Anchored Development



Kingwood Docks

4550 & 4625 Kingwood Dr.
Kingwood, Texas 77345



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hproperties.com



KINGWOOD DOCKS

4550 & 4625 Kingwood Dr, Kingwood, Texas 77345



Property Details

Sale Price	\$13,100,000.00
NOI	\$849,662.12
CAP Rate	6.49%
Net Rentable Area	27,623 SF
Lot Size	8.38 AC
Occupancy	100%
Year Built	2023



Property Highlights

- Shadow anchored by new HEB and 45,000 SF Memorial Hermann Care Center
- Situated on Kingwood Dr, the building enjoys a highly desirable and easily accessible location in the heart of Kingwood, TX.
- The location is surrounded by a wealth of amenities, including Starbucks, Randalls, Chick-fil-a, O'reilly, Whataburger, Cane's



Demographics

Population (2025)	3 mi. - 64,150
	5 mi. - 145,619
Average HHI (2025)	3 mi. - \$169,331
	5 mi. - \$138,498
Traffic Counts	Kingwood Dr. : 3,771 vpd
	W. Lake Houston: 3,3011 vpd



Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944

hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.





