



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

THE WAIT IS OVER

Mall Site Redevelopment
Makes Way for Industrial Growth

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FALL 2026

IN THIS ISSUE

Welcome to the Fall 2026 edition of *Quadrants*!

In this edition, you will find a host of stories about the work of the District and our partners, including the upcoming opening of the new Houston Police Department station, the District's popular curb painting program, an update on our Traffic and Mobility study, possibilities for a new park, and an update on the District's thriving retail sector.

But the big story is the recently announced purchase of the bulk of the Greenspoint Mall site and plans for its redevelopment. As you will see in the story that begins on page 6, Lincoln Property Company and New York Life Investment Management plan to develop CityNorth Industrial Park, a 1.2 million-square-foot industrial development that will include retail and service uses.

If you grew up in Houston – especially on the north side and its suburbs – you likely have fond memories of Greenspoint Mall. In its day, it was a powerhouse, drawing visitors from all over the world. Its unfortunate decline has had an outsized effect on the rest of the area over the years, especially on how it is perceived.

That effect has been changing, though, particularly over the last decade. The District's ongoing primary strengths of location and access have contributed to an 82% increase in industrial development since 2015 – with international brands such as Coca-Cola, Tesla, and Amazon building facilities and bringing employees to the area. The plan for the mall site will add to that growth – and help continue positive change.

Sincerely,
Greg Simpson, President
North Houston District

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The District is governed by a board of directors who serve staggered terms of four years. Directors are appointed by Houston City Council from a list of persons recommended by the District to serve on its Board of Directors.

NHD STAFF

Greg Simpson
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Bart Baker
*EXECUTIVE VICE PRESIDENT
& CHIEF OPERATING OFFICER*

Robert Fiederlein
*VICE PRESIDENT, PLANNING &
INFRASTRUCTURE*

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ADMINISTRATIVE ASSISTANT

Brenda Spratt
SUPPORT SERVICES

Special thanks to our creative partners:

[Foreword](#)

BOARD OF DIRECTORS

District Celebrates Milestone Anniversary

The District celebrated the 35th anniversary of its founding during the Board's August meeting.

Local commercial property owners, concerned about issues such as public safety and the area's general maintenance and image in the late 1980's, launched an effort in 1990 that resulted in more than 100 property owners petitioning the state legislature to create what was then called the Greater Greenspoint Management District. Passed with the unanimous consent of both the Texas Senate and House of Representatives, the legislation officially creating the District took effect on August 26, 1991.



Back then, local commercial property owners wanted to create and fund an organization that would focus exclusively on the needs of the area, supplementing the work of the City of Houston and Harris County and their various departments.

The District's original service plan, approved in September 1991, focused on security and public safety, visual improvements (landscaping, streetscaping, etc.), parks and recreation services, transportation and planning, and marketing and promoting the area.

Today, the District focuses on these same issues – and a few more – continuing our 35-year commitment to playing our part to help keep the area appealing, safe, accessible, and green. 🌱



Board Business

The District's Board of Directors met in August. Here is a sampling of significant items approved at that meeting:

Interlocal Agreement with Harris County for Supplemental Law Enforcement Services

The board agreed to continue one of the District's most popular programs, approving an agreement with the Harris County Sheriff's Office for the provision of six deputies and a sergeant to serve on the District's proactive task force. Fiscal Year 2027 will be the 11th year of the program. The agreement took effect on October 1.

Contract for Curb Painting Program

The board approved a contract for our annual curb painting program, which seeks to refresh curbs and median tips on major roadway corridors on a rotating basis.

You can find agendas and minutes of board meetings at northhouston.org/about/board-of-directors.

PUBLIC SAFETY

Newly Constructed HPD Station Opens in October



The new 27,000 sq. ft. station will be home to the North Belt Division and other HPD units that serve the area.

The City of Houston will celebrate the grand opening of the Houston Police Department's North Belt Station on October 27, 2026.

The new 27,000-square-foot station, located on Gears Road in the District's northwest quadrant, will be home to the North Belt Division, as well as other HPD units that serve the area. The land for

the station, which is located next door to Houston Fire Department Station 84, was purchased and donated to the City by the N. Houston Development Corp/TIRZ 11 (NHDC). NHDC also provided \$12 million towards the construction of the facility.

This project marks the first time in City of Houston history that a joint HPD & HFD

base of operations has been established, saving resources and tax dollars by consolidating fueling and washing facilities, along with parking.

HPD established the North Belt Division in 2018 to better serve four beats located adjacent to Beltway 8 on the north side of Houston, which were previously served by three patrol divisions: Northwest, North, and Northeast. The North Belt Division covers Willowbrook, George Bush Intercontinental Airport, and the TIRZ 11/North Houston District area. Until the completion of the new facility, the Division operated out of a leased space at 100 Glenborough, also in the District's northwest quadrant.

The District advocated for the Division to be located within the District's boundaries, and to make it happen, committed to funding the temporary lease at Glenborough through an interlocal agreement with the City of Houston, spending more than \$1.8 million since 2018. 🌍



A New Role, A Familiar Face

After eight years leading Field Services for the North Houston District, Asdrubal "Dru" Gutierrez is taking on a new challenge as the District's Public Safety Director.

Gutierrez was selected following a wide search to fill the position. His experience with the District, relationships with local agencies, and previous work with Harris County provide a strong foundation for his new role.

"I'm looking forward to picking up the mantle and building on the work that's been done so far," Gutierrez said.

Public safety in the District relies heavily on partnerships with the Houston Police Department, Harris County Sheriff's Office, Houston Fire Department, private security, and other agencies. Gutierrez's initial priorities include strengthening those relationships, assessing current programs, and continuing efforts that increase the visibility of public safety personnel throughout the District.

FIELD SERVICES

Curb Painting Adds Pop, Safety to District Roadways

The District's Field Services Department has contracted for the annual curb painting program, which repairs curbs and updates the high-visibility yellow paint along major corridors in the District.

"This is one of our most popular and cost-effective programs," said Greg Simpson, North Houston District President. "It is a low-cost, big 'bang for your buck' effort that really brightens up the corridors and helps increase safety along local roadways."

The program rotates through different parts of the District each year. This year, work will focus on roadways in the northwest, southwest, and southeast quadrants:

- West Road from Ella Boulevard to Airline Drive
 - Ella Blvd. from W. Greens Road to the North Sam Houston Parkway (Beltway 8)
 - Greens Crossing from W. Greens Road to West Road
 - Greens Parkway from Gears Road to W. Greens Road



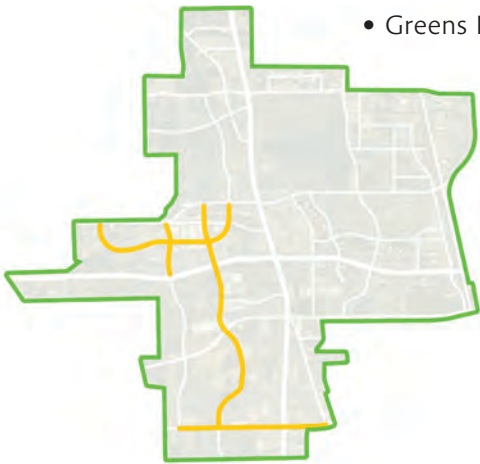
Freshly painted curb on West Road in the southeast quadrant of the District.

The scope, approved by the District's Board of Directors in August, includes 48,850 linear feet of curb painting.

Earlier this summer, the District also painted curbs along Greenspoint Drive in preparation for FIFA World Cup visitors to the area. Combined with that work, the District will paint approximately 56,200 linear feet of curbs this year - more than 10.6 miles.

Last year, the program painted 24,300 linear feet of curbs. It also repaired 202 linear feet of broken curbs.

This year's latest round of work began in September and is expected to be completed by the end of October. 🌍



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Greg Simpson, NHD President

CityNorth Industrial Park Coming Soon to Former Greenspoint Mall Site



The new \$150 million redevelopment will transform approximately 80 acres of the former mall into 1.2 million square feet of cross-dock and rear-load industrial buildings, along with retail and service uses.

Once a cornerstone of the North Houston area, Greenspoint Mall served the public for nearly five decades from its opening in 1976 until its closure in 2024. Over the years, stakeholders in the area have worked behind the scenes to find the right-fit development opportunity to give the property new purpose and support the economic growth of the area.

This September, Lincoln and New York Life Investment Management announced the acquisition of the mall site and unveiled plans for CityNorth Industrial Park. The redevelopment, located at 12300 North Freeway on the northeast corner of Interstate 45 and Beltway 8, will create a new employment and economic anchor for North Houston, aligning with major growth in logistics and manufacturing sectors in recent years.

THIS REDEVELOPMENT PROJECT IS CENTRAL TO THE ONGOING REVITALIZATION OF NORTH HOUSTON. WE ARE EXCITED ABOUT BOTH THE NEW DEVELOPMENT AND THE HUNDREDS OF JOBS IT WILL CREATE FOR OUR COMMUNITY.

Sally Bradford
Executive Director, N. Houston Development Corp

Cementing North Houston as an Industrial Powerhouse

Lincoln is working closely with the City of Houston, N. Houston Development Corp/TIRZ 11 (NHDC), and the North Houston District as plans move forward. In conjunction with the City of Houston, NHDC is contributing \$15 million for building demolition and public right-of-way improvements to the property.

"This redevelopment project is central to the ongoing revitalization of north Houston," said Sally Bradford, Executive Director of NHDC. "We're excited about the new development and the hundreds of jobs it will create for our community."

The project will focus on the core of the mall – the portion between the former anchor stores on the ends. Demolition of the main mall structure is expected to begin in October 2026, with the first phase of CityNorth Industrial Park scheduled for completion in the first quarter of 2028.

Fitness Connection, the popular gym that has been at the mall since 2005, will move to a new 45,000-square-foot facility located elsewhere on the site. The former anchor store sites, which are owned by different owners, will not be included in the plans for CityNorth Industrial Park.

"We are excited about this project and what it will mean for the area. The District has become a regional logistics and distribution hub over the last ten years, with an 82% increase in industrial/distribution space since 2015," shared NHD President Greg Simpson, adding, "Companies like Coca-Cola Southwest Beverages, Amazon, Sysco, Panelmatic, and others have invested millions of dollars in facilities and located thousands of employees here during that time. We believe this project fits well with that growth."

Additional details about the site plan, buildings, and leasing opportunities will be announced as development progresses.

Growth that Benefits Our Area

The new \$150 million redevelopment will transform approximately 80 acres of the former mall into 1.2 million square feet of cross-dock and rear-load industrial buildings, along with retail and service uses.

“CityNorth Industrial Park will return a prominent property to productive use and support the continued growth of the Greenspoint community,” said Kevin Wyatt, Executive Vice President for Lincoln.

CityNorth Industrial Park’s proximity to Interstate 45, Beltway 8, and the Hardy Toll Road positions it to serve growing logistics and industrial demand, with connections to the region’s major population and employment centers. Based on current project estimates, the development is expected to support approximately 300 construction jobs and accommodate 1,200 full-time jobs when fully developed.

“CityNorth will serve large logistics and distribution operations as well as smaller companies seeking a strategic North Houston location,” said Gabe Lerner, executive vice president for Lincoln.

The Rising Tide in North Houston

This project builds on broader public and private investment in the area by the North Houston District and its partners - especially the NHDC. The City of Houston created the N. Houston Development Corp (TIRZ 11) in 1998 to support revitalization through infrastructure, mobility, and other public improvements. The redevelopment of the mall site has been a key goal of the TIRZ since its inception, and represents a milestone moment for the area.

“This redevelopment will create new jobs, attract businesses, and improve the quality of life in Greenspoint. Combined with the upcoming Houston Police North Belt Station and the Fire Department’s Station 84, the CityNorth Industrial Park is one more example that Houston is going in the right direction,” said Houston Mayor John Whitmire.

**COMBINED WITH THE
UPCOMING HOUSTON POLICE
NORTH BELT STATION AND
THE FIRE DEPARTMENT’S
STATION 84, THE CITYNORTH
INDUSTRIAL PARK IS ONE
MORE EXAMPLE THAT
HOUSTON IS GOING IN THE
RIGHT DIRECTION.”**

Mayor John Whitmire, City of Houston

The other projects mentioned by the Mayor highlight key efforts by NHDC to improve public facilities and provide amenities that benefit the local community. The organization led efforts to establish the new HPD North Belt Station, buying and donating the land for the facility and contributing \$12 million towards its construction. It was also instrumental in the construction of Fire Station 84, contributing \$9.3 million, as well as major projects to establish the North Houston Skate Park and North Houston Bike Park.

We’ll be following the redevelopment closely and will post updates to the Newsroom on northhouston.org. 🌱

From Mall to CityNorth: 50 Years of Change

NOVEMBER 1974

Plans are announced for “Greensgate Mall,” a new regional shopping center at I-45 and Beltway 8.

AUGUST 5, 1976

The mall officially opens, developed by Federated Stores Realty and anchored by Sears, Foley’s, and Palais Royal.

JULY 31, 2024

After nearly 48 years, the mall closes its doors.

SEPTEMBER 22, 2026

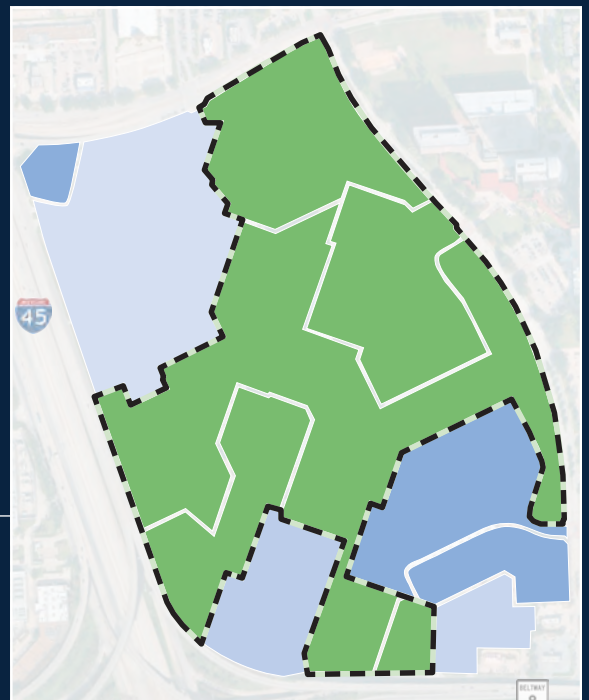
Lincoln Property Company announces its purchase and plans for CityNorth Industrial Park, an 80-acre redevelopment of the property.

OCTOBER 2026

Demolition of the mall begins, marking the next chapter for the site.

The Property Puzzle

The 120-acre site is divided into 11 parcels owned by six different entities. Historically, the mall and its anchor stores had separate owners, complicating efforts to assemble and redevelop the property, contributing to numerous unsuccessful attempts over the years.



PLANNING & INFRASTRUCTURE

Traffic Study Offers New Insights for Transportation in the District

The North Houston District has recently completed a comprehensive traffic study of the area to manage the increase in large commercial trucks on local roadways.

The District began the study in November 2025 to assess traffic flow and safety issues that have developed as the area has shifted from an office-dominant local economy to a logistics and manufacturing powerhouse. The resulting abundance of logistics and distribution businesses has increased the number of trucks and traffic on local roadways.

"We've not done a traffic and mobility study in over 20 years. We know the area has transformed during this time from a commuter-based center to a logistics and warehouse hub with fewer cars and more trucks. Our infrastructure must be updated to reflect this change," Robert Fiederlein, NHD Vice President of Planning and Infrastructure, said.

A traffic study typically looks to improve traffic flow and safety for motorists and pedestrians. This study, conducted by national engineering firm AECOM, looked at the area through a new lens to accommodate the current mix of vehicles and to get ahead of future issues as the area continues to grow. The study included data collection at 31 intersections and along two major corridors in the District - Aldine Bender Road and West Road.

Thanks to advanced modeling, the study includes recommendations to address projected growth from 2026 through 2045.



The study included data collection at 31 intersections and along two major corridors in the District - Aldine Bender Road and West Road.

Fiederlein estimates that it will take 2-4 years to complete the improvements recommended by the traffic study. He says that the District will dedicate budget for the next several fiscal years toward projects born out of the study. 🌱

FOCUS CATEGORIES FOR STUDY RECOMMENDATIONS



TRAFFIC SIGNAL TIMING OPTIMIZATION

Adjusts green-light timing based on traffic demand, giving busier roadways more time to keep vehicles moving efficiently.



OPERATIONAL IMPROVEMENTS

Adjusts lane assignments and traffic patterns to improve flow, such as converting a through lane to an additional turn lane where needed.



GEOMETRIC IMPROVEMENTS

Physically modifies a roadway or intersection, such as widening a turn radius or adding a new lane.



SIGNAGE AND PAVEMENT MARKING IMPROVEMENTS

Adds or adjusts signs and pavement markings to clearly show lane configurations and help motorists get into the correct lane.



SIGNAL WARRANT STUDY

Collects and evaluates traffic data to determine whether an intersection meets established standards for a new traffic signal.

PARKS & TRAILS

District Completes Schematic Design for new Central Park



Central Park Conceptual Visioning from Asakura Robinson

The District has completed a conceptual design “visioning” process for a new park to be located along Greens Bayou and Imperial Valley Drive. The process was led by Asakura Robinson, a local landscape architecture firm that conducted the District’s 2023 Parks Master Plan.

The 20-acre site, formerly home to the Biscayne apartment community, was purchased by the Harris County Flood Control District (HCFCD) and the City of Houston in 2021, after it had suffered from repeated flooding. The City demolished the buildings on the site earlier this year. The Flood Control

District will own the property, which will have development restrictions to help mitigate future flood events.

The District’s goal is to turn the property into greenspace that can be used by the community. The conceptual design process is the first step in developing options that can be shared with HCFCD in order to determine which types of development will be allowed.

“The North Houston District is working with the Harris County Flood Control District on possibilities for the new greenspace,” said Robert Fiederlein, NHD Vice President of Planning and Infrastructure, adding, “The District

wants it to serve a greater purpose for the community and be an amenity, not just a buffer zone.”

The current concept calls for creating several different passive and active-use sections for the park, including a soccer field, an event lawn, an orchard, a large, walkable prairie space with native trees and grasses, two children’s play areas, and a fitness area. Each section would be intended to withstand and absorb water from the bayou in future storms.

Staff will work with the District’s board and HCFCD to continue refining the concept before beginning detailed design for Phase 1 in 2027. 🌱

DEVELOPMENT UPDATE

INDUSTRIAL/FLEX

19.8M **8.0%**
SQUARE FEET VACANCY RATE

\$9.19 **7.8%**
MARKET RENT PER/SF CAP RATE

OFFICE CLASS A

3.7M **55.3%**
SQUARE FEET VACANCY RATE

\$21.39 **9.6%**
MARKET RENT PER/SF CAP RATE

OFFICE CLASS B/C

6.8M **33.3%**
SQUARE FEET VACANCY RATE

\$18.86 **10.2%**
MARKET RENT PER/SF CAP RATE

RETAIL

6.8M **12.2%**
SQUARE FEET VACANCY RATE

\$24.17 **7.2%**
MARKET RENT PER/SF CAP RATE

APARTMENTS

19k **17.5%**
UNITS VACANCY RATE

\$957 **7.0%**
MARKET RENT PER/UNIT CAP RATE

Source: CoStar, September 2026

Retail is Thriving in the North Houston District, Supporting a Growing Workforce & Population

The North Houston District has established itself as a center of industrial and commercial shipping activity, with a strong base of warehouses, manufacturing facilities, and logistics corridors. Somewhat lesser known is the fact that the area also features an active retail landscape that is varied and priced accessibly, concentrated particularly in the southern half of the District.

The District is home to roughly 6.8 million square feet of retail space, with an overall vacancy rate of 12.2%.

This figure has been significantly skewed by the former Greenspoint Mall property, whose shuttered anchor spaces have registered as vacant retail in the commercial real estate database used to track market conditions. That will change with the recent announcement of the planned redevelopment of the mall property into an industrial development.

In the meantime, the southern corridors along Interstate 45, West Road, and Airline Drive continue to operate at occupancy levels that reflect genuine, sustained demand. The southern quadrants account for approximately 2.5 million square feet of retail, with a vacancy rate of just 4.1%, near the low end of its 10-year range and well below the City of Houston's overall retail vacancy rate of 10.6%.

This portion of the District is home to several big box retailers, grocery stores, and a variety of dining options. Brands include national, regional, and local offerings – providing options that meet the needs of the local workforce and community.

"Drive around the southern part of the District, you won't see many for-lease signs," said Robert Fiederlein, NHD Vice President of Planning and Infrastructure. "Everything's leased, as evidenced by the 4.1% vacancy rate."



Thriving retail in the District's southern quadrants



WHERE **LOGISTICS & DISTRIBUTION** INTERSECT

With direct access to major highways, Bush Intercontinental Airport and key transportation corridors, the North Houston District puts businesses in position to move products efficiently across Houston and beyond. From light manufacturing and warehousing to logistics and supply chain operations, the District supports a diverse network of companies that connect products to customers, strengthen regional commerce and keep goods moving across the country.

Discover how logistics and distribution intersect across the District.

To learn more about what is happening in North Houston, visit northhouston.org.



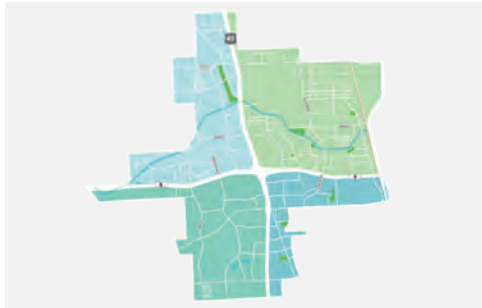
North Houston District



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

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The North Houston District is a management district that advocates for projects and services that attract the best in commercial and residential life to the area.

It's a special-purpose district created by the Texas Legislature and provides enhanced services in public safety, planning and development, beautification and maintenance of public rights of way, and development of parks and trails.

The District's service area includes four quadrants that span across the intersection of I-45 North and Beltway 8.



¿Habla español?



¡Lea nuestra
última edición de
Quadrants en línea!
northhouston.org

WHERE **LOCATION & ACCESS** INTERSECT



North Houston District