

PAD SITES FOR LEASE



I-45 and City Central Pkwy
Conroe, TX 77304

NORTH FREEWAY FRONTAGE PADS AVAILABLE FOR GROUND LEASE. LOCATED AT THE ENTRANCE OF GRAND CENTRAL PARK'S CITY CENTRAL!



N Freeway Service Road

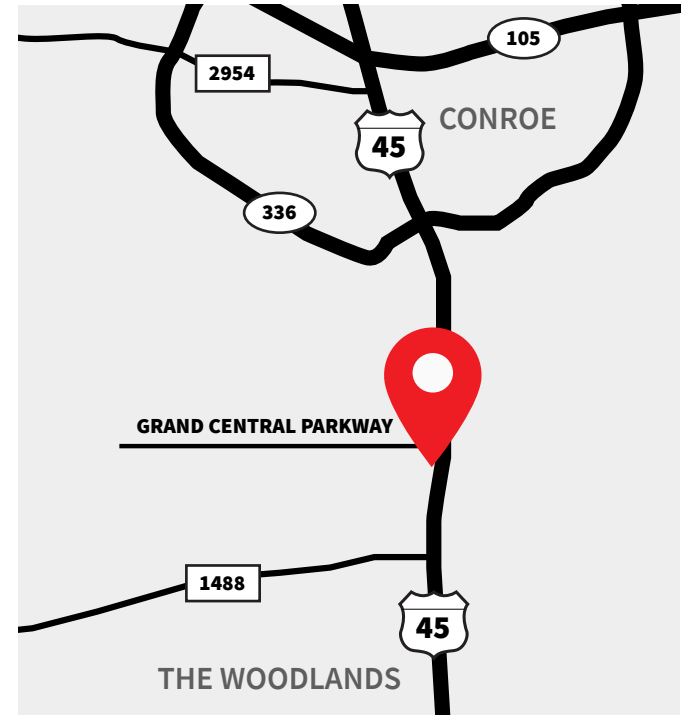
Grand Central Parkway



SITE FEATURES

Property Description

- 2 Potential pad sites available surrounding future La-Z-Boy building
- At the entrance to Grand Central Park's City Central, a 2,046-acre Master Planned Community
- Approx. 1,530.3' Frontage along I-45
- Located in between The Woodlands and Conroe
- Contact brokers for more information



Opportunity Highlights



Estimated Population

1 mile	3 mile	5 mile
5,264	44,496	121,352



Avg. Home Value

1 mile	3 mile	5 mile
\$372,179	\$394,717	\$395,948



Avg. Household Income

1 mile	3 mile	5 mile
\$140,862	\$126,934	\$123,369



Median Age

1 mile	3 mile	5 mile
38.5	35.9	35.8



Area Traffic Counts

I-45, at Property	S. Loop 336, at I-45
170,125 VPD	29,631 VPD

EXCEPTIONAL LOCATION AT INTERSECTING HIGHWAYS, WITH ACCESS TO ONE OF HOUSTON'S RAPIDLY GROWING SUBMARKETS



STEWART'S FOREST

Marshalls

DICK'S
SPORTING GOODS

GRAND
CENTRAL
PARK

HYATT REGENCY

SH Sam Houston
State University

LIVING SPACES

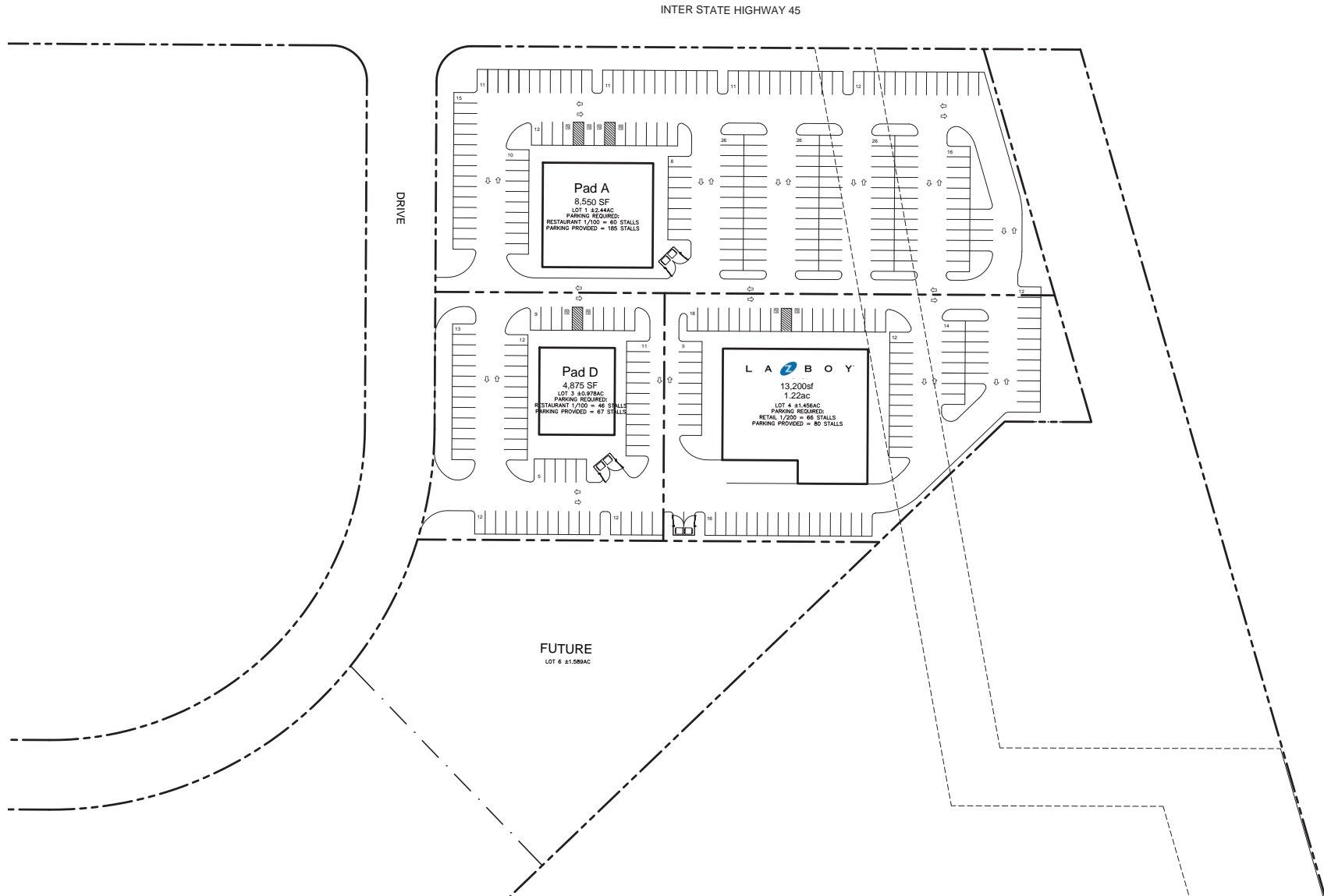
Grand Central Parkway

Camp Strake Road

INTERSTATE
45



POTENTIAL SITE PLAN



CUASO DESIGN STUDIO
PLANNING DESIGN GRAPHICS ANIMATION

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Grand Central Park

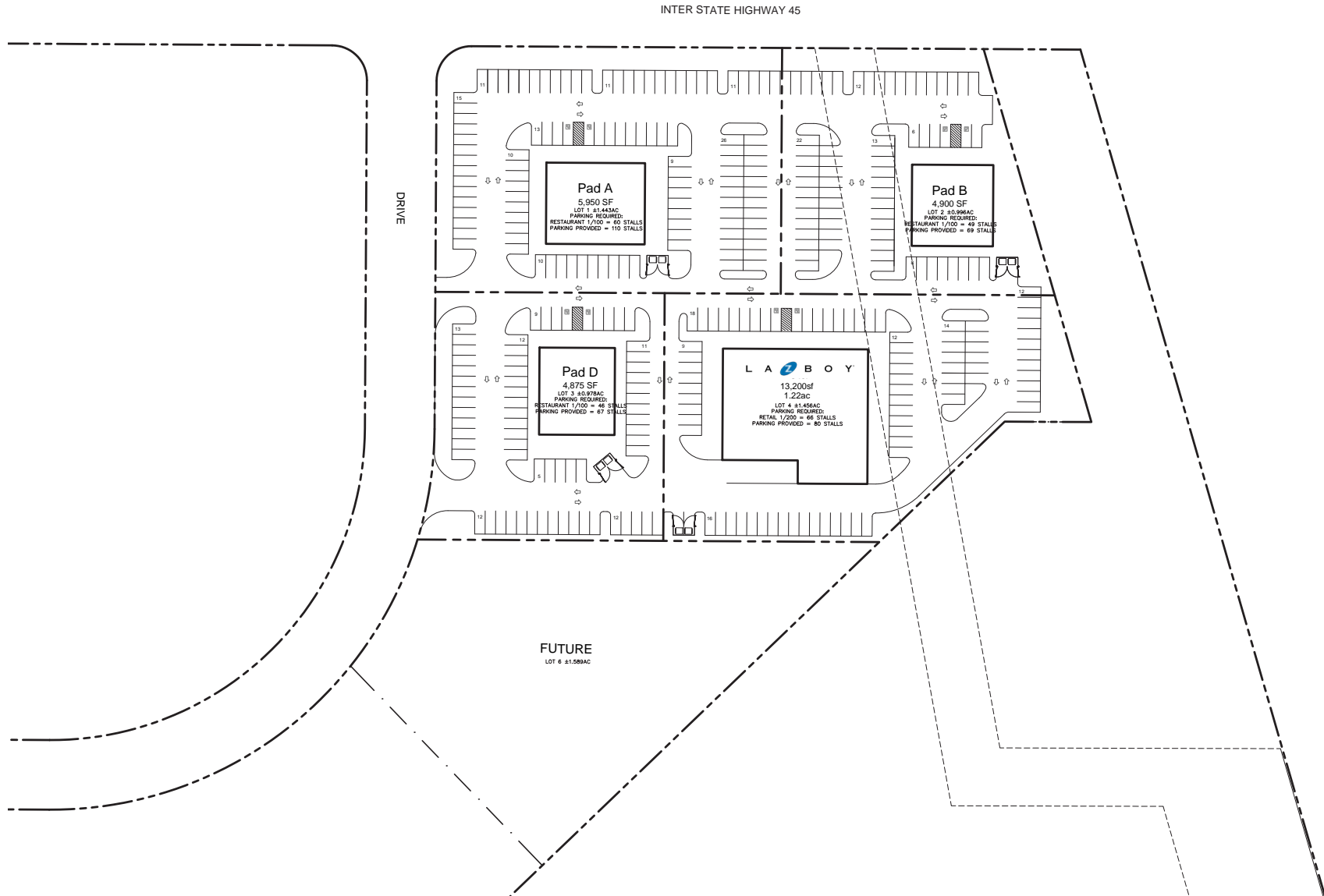
Conroe, TX | October 21, 2024

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Conceptual Site Plan 4

SCALE: 1" = 50' | 0' | 80' | 160' ⊕

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Grand Central Park

Conroe, TX | June 7, 2024

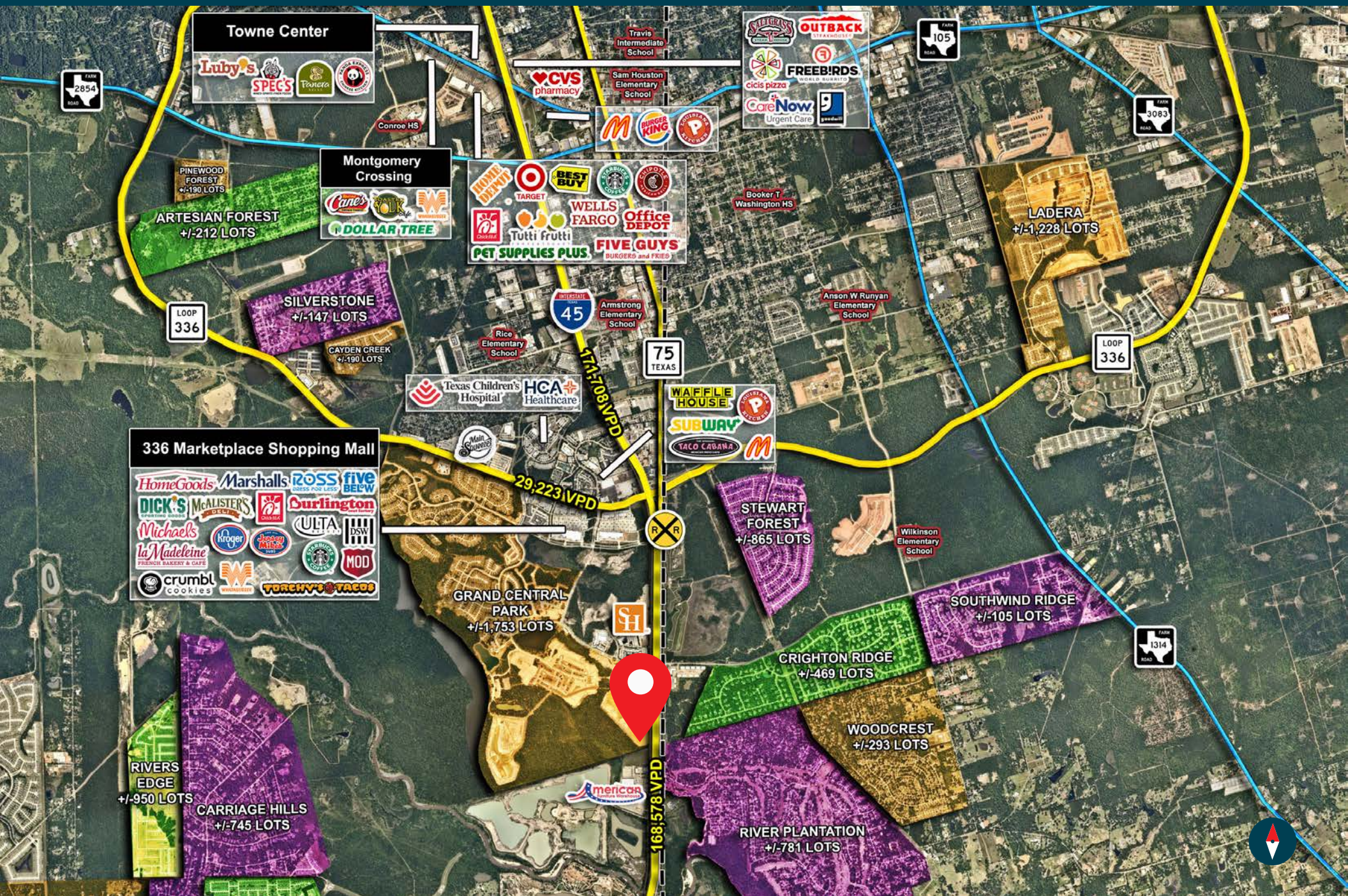
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Conceptual Site Plan 2

SCALE: 1" = 50'

0 | 80' | 160' ⊕

TRADE AREA AERIAL



CONTACT

Mark Raines

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com

Meredith Bretting

Associate

+1 713 425 1850

meredith.bretting@jll.com



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