

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

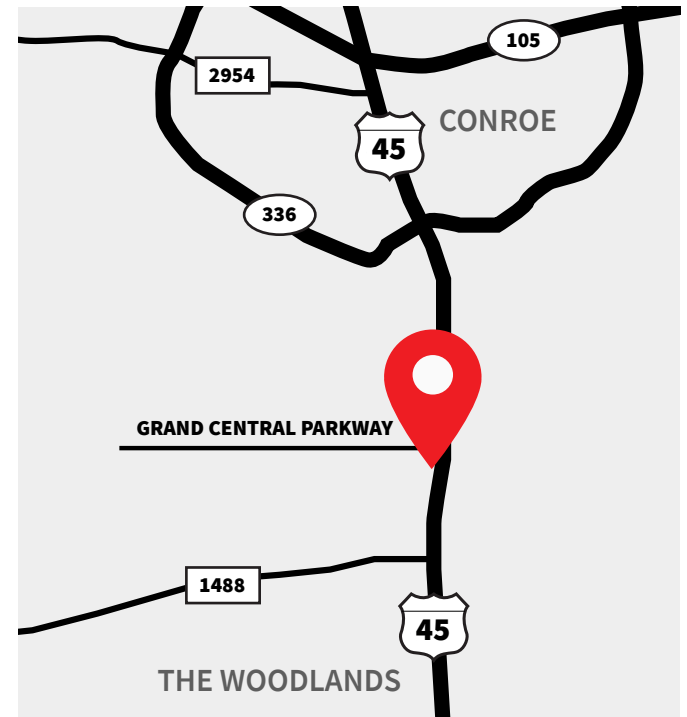
Grand Central Parkway



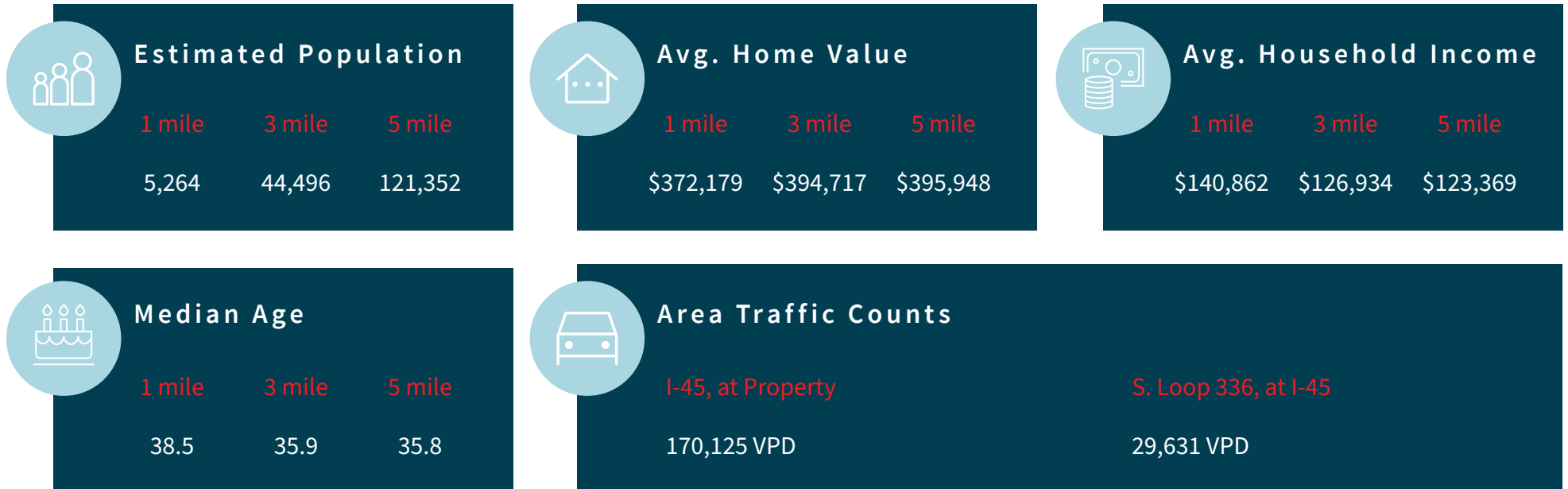
SITE FEATURES

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



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

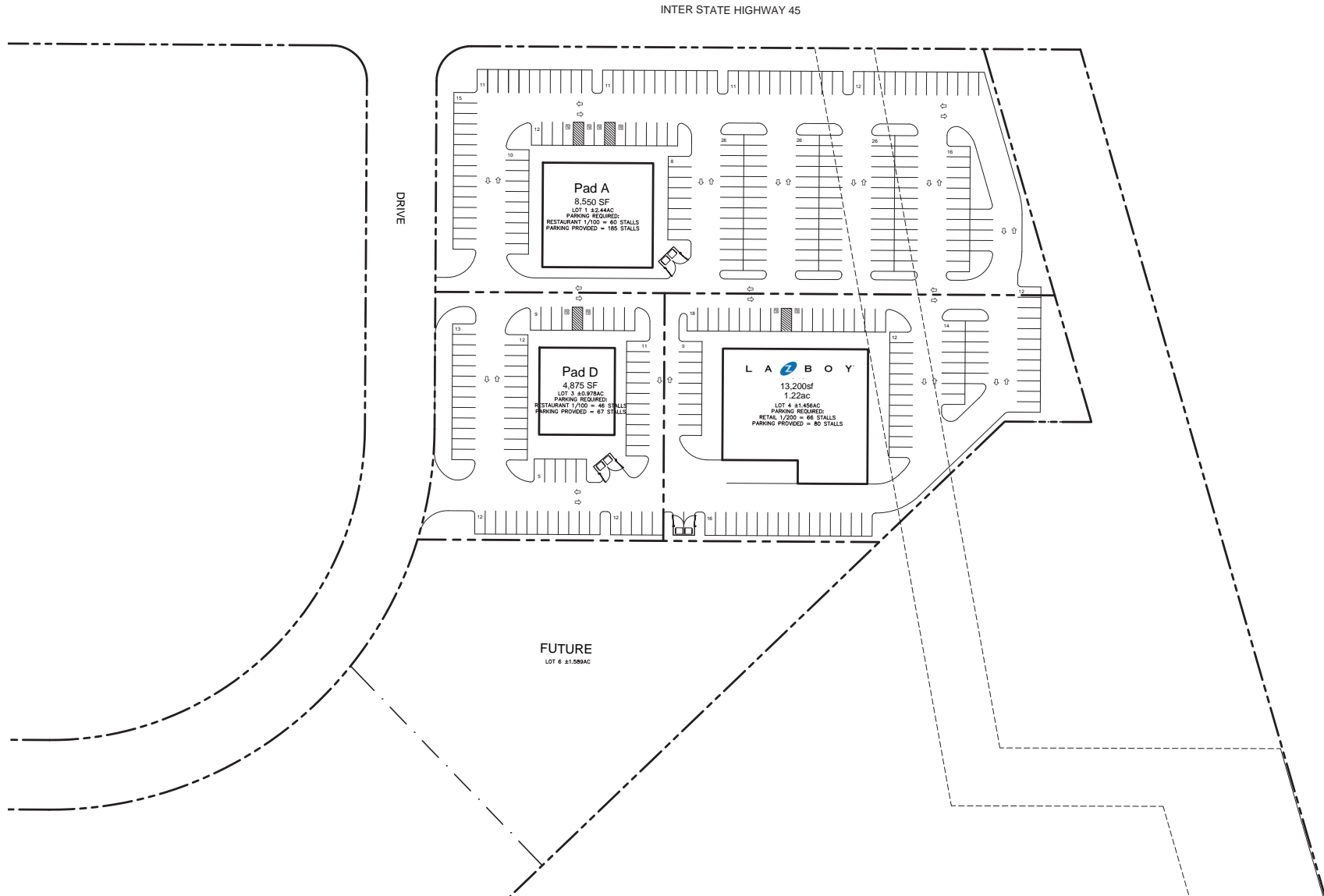
Grand Central Parkway

Camp Strake Road

INTERSTATE
45



POTENTIAL SITE PLAN



CUASO DESIGN STUDIO

PLANNING DESIGN GRAPHICS ANIMATION

CUASO DESIGN STUDIO IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY OTHER PARTIES. DIMENSIONS AND AREAS ON THIS DOCUMENT ARE APPROXIMATE AND SUBJECT TO CHANGE.

Grand Central Park

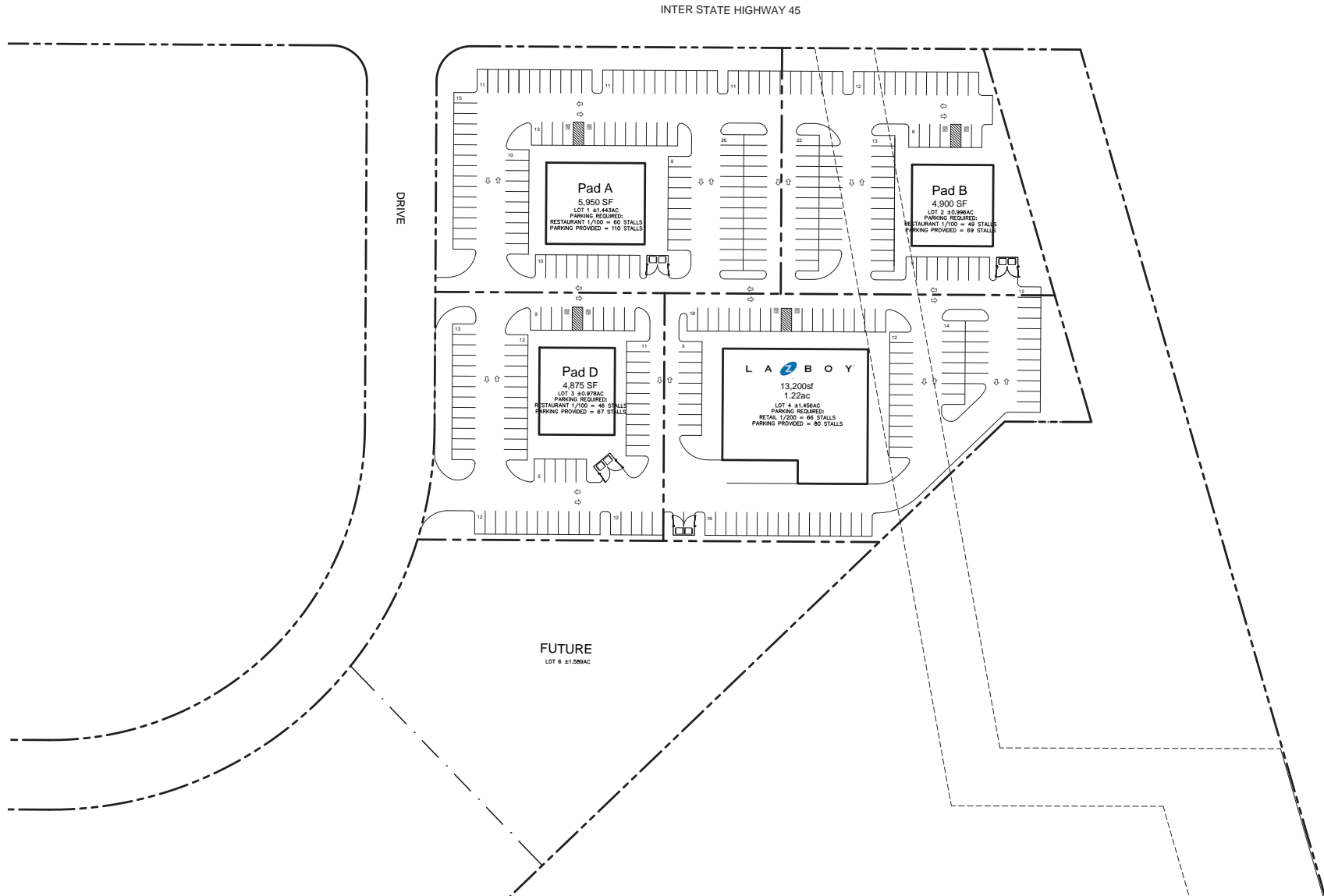
Conroe, TX | October 21, 2024

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Conceptual Site Plan 4

SCALE: 1" = 50' | 0' | 80' | 160' ⊕

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Grand Central Park

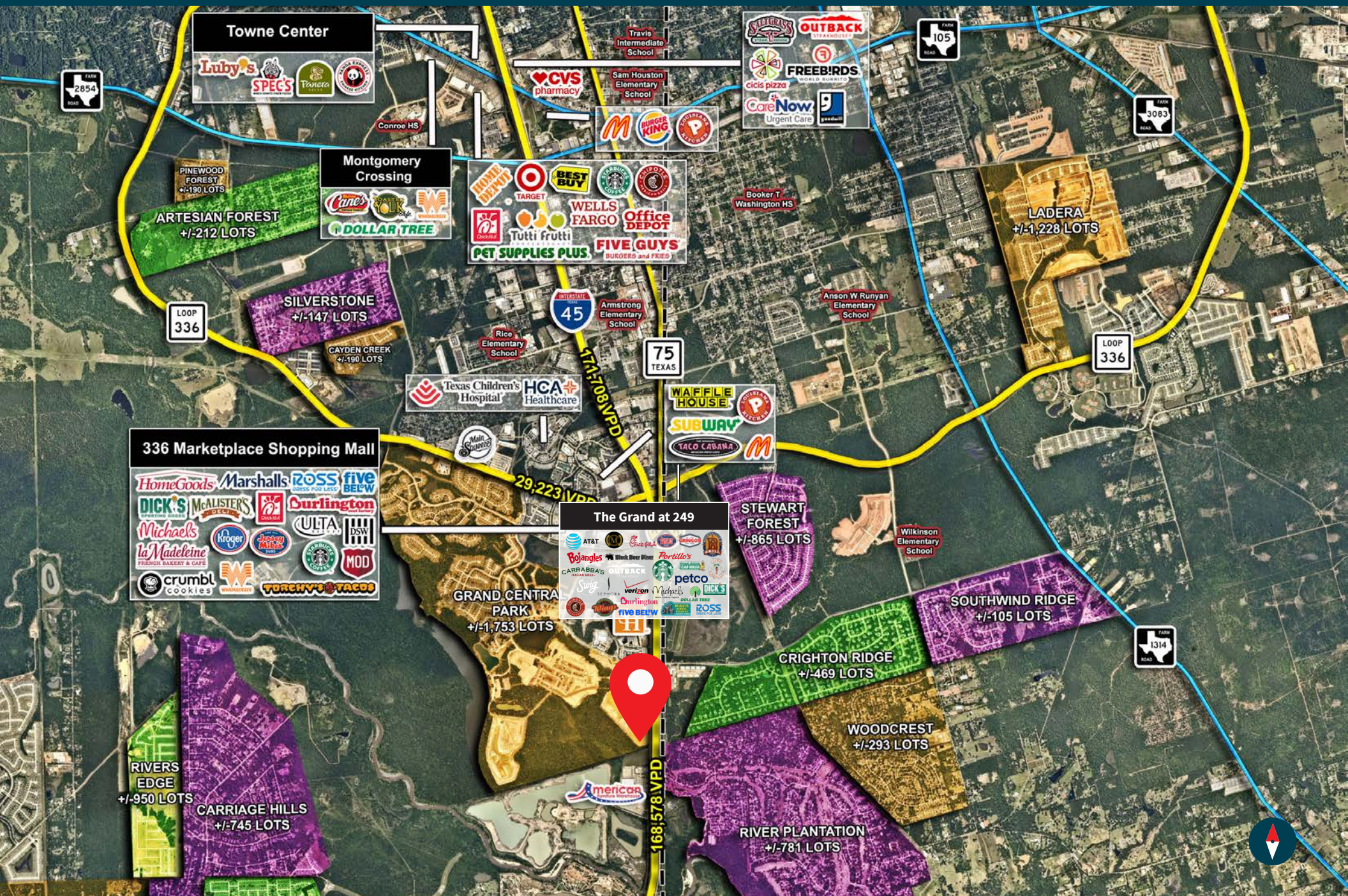
Conroe, TX | June 7, 2024

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Conceptual Site Plan 2

SCALE: 1" = 50' | 0' | 80' | 160' ⊕

TRADE AREA AERIAL



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