



PAD SITE | ±0.9775 AC | NEW CANEY, TX 77357

# SWQ OF TX-242 & SPEED ST NEW CANEY





# PROPERTY DESCRIPTION

- ±0.9775 AC Pad Site Available
- Surrounded by other national retailers
- Signalized intersection at Speed St. & TX-242
- Rapidly developing area
- Outside Floodplain
- Pricing: \$23.00 PSF





# INVESTMENT HIGHLIGHTS



ACTIVE DISPOSAL INCOME  
- **\$118,934** AVERAGE  
HOUSEHOLD INCOME  
WITHIN A 1-MILE RADIUS



**14,450** HOUSEHOLDS  
WITHIN A **5 MILE RADIUS**  
OF PROPERTY



AT THE INTERSECTION OF  
HWY 242 (**8,636 VPD**) AND  
I-69/US-59 (**62,799 VPD**)



LOCATED ACROSS FROM  
GRAND TEXAS, A RESIDENTIAL  
& RETAIL DEVELOPMENT THAT  
INCLUDES A NEW HEB

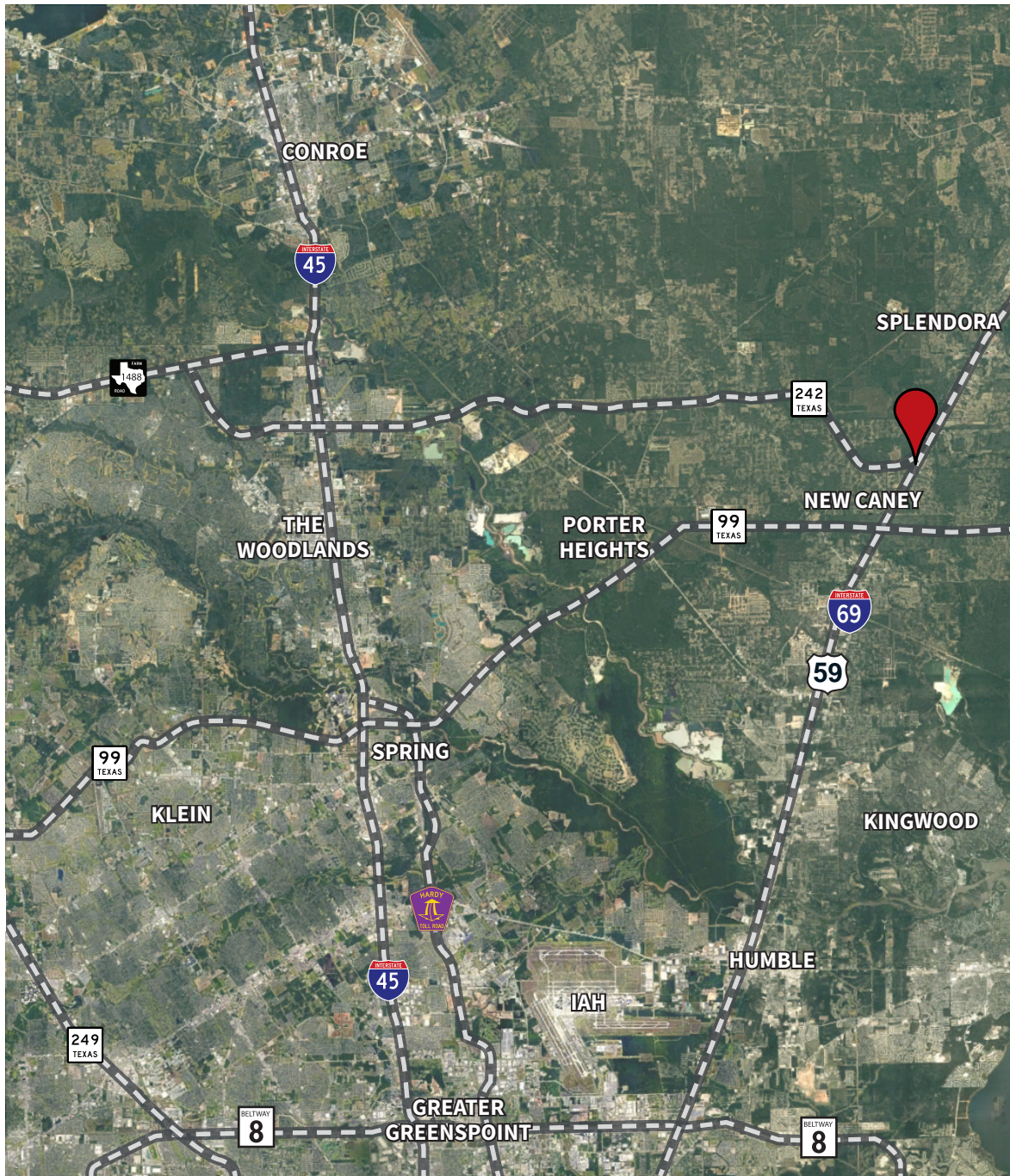


NEW CANEY IS A FAST-  
GROWING COMMUNITY  
JUST 30 MINUTES FROM  
DOWNTOWN HOUSTON





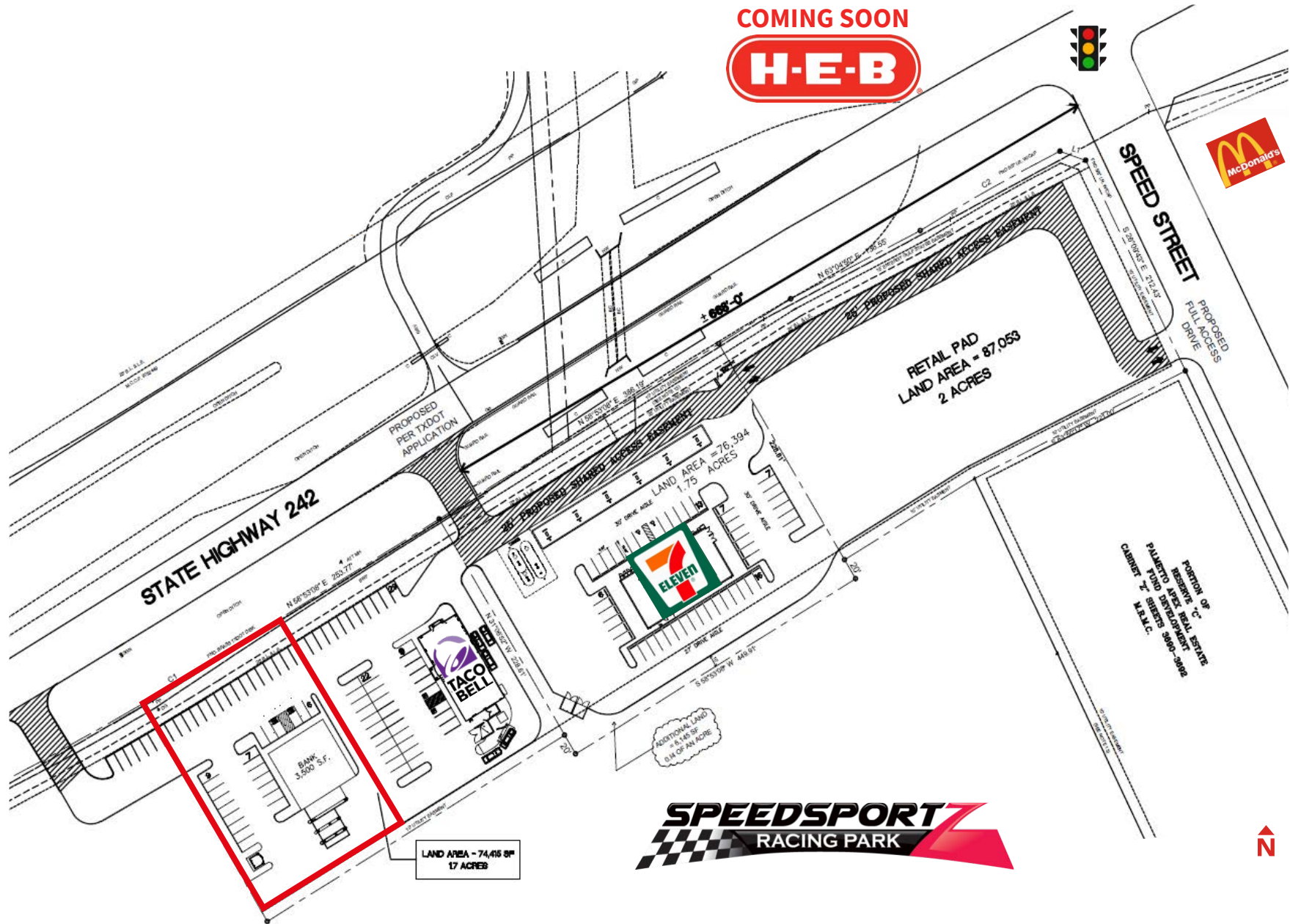
# LOCATION



Demographics	1 mile	3 miles	5 miles
2010 Population	1,244	14,753	35,434
2023 Population	1,359	19,067	43,583
2023 Median Age	40.3	38.9	37.7
2023 Average Household Income	\$118,934	\$123,289	\$104,764



# PROPOSED SITE PLAN

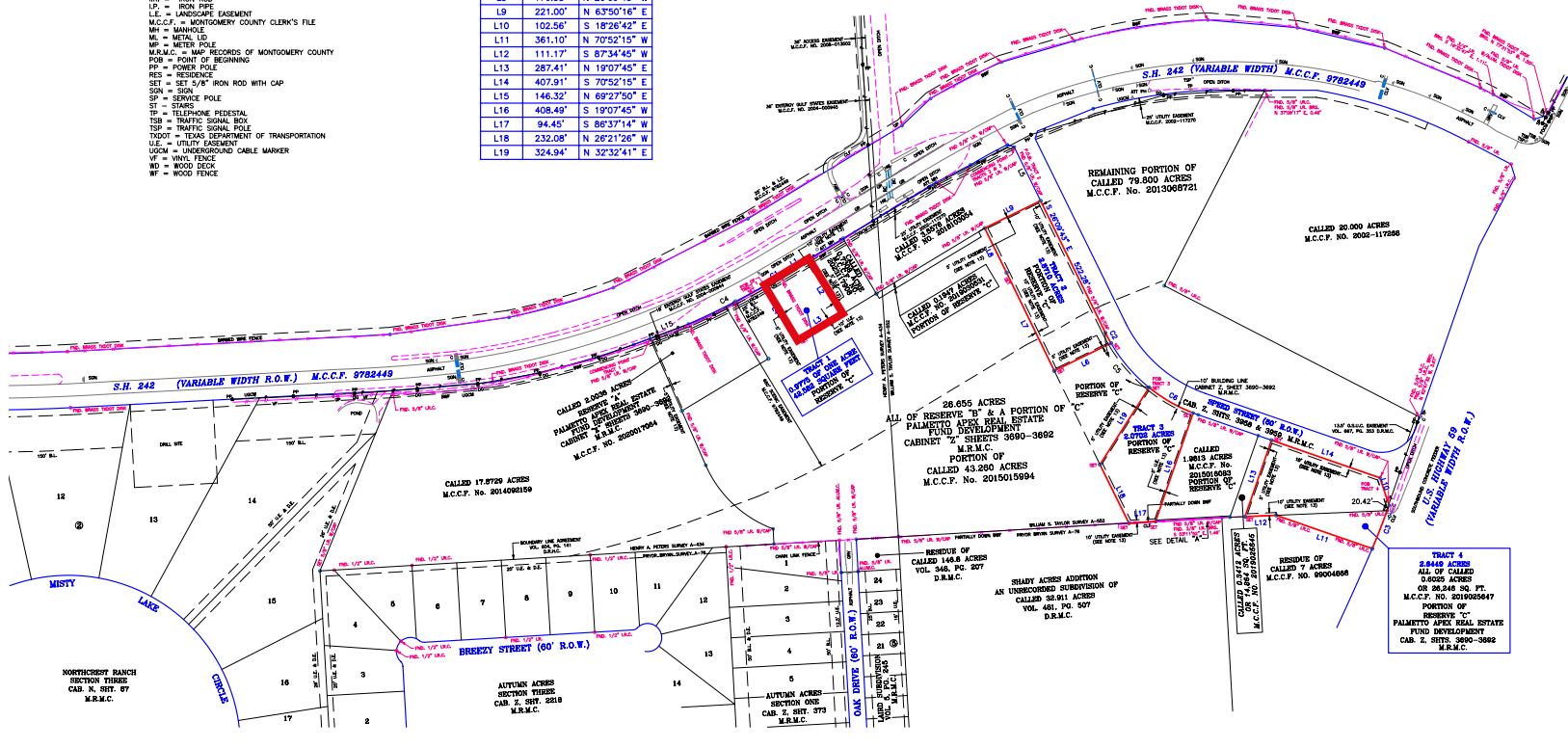


# SURVEY



- LEGEND:**
- ALUM = ALUMINUM
  - ATT PH = ATT PULLHOLE
  - BC = BOX CULVERT
  - BL = BUILDING LINE
  - BUD = BUILDING
  - C = CONCRETE
  - CBB = CHDOR BLOCK BUILDING
  - CLF = CHAIN LINK FENCE
  - CM = CEMENT
  - CONC. MON. = CONCRETE MONUMENT
  - DE = DRAINAGE EASEMENT
  - DO = DOWN GUY
  - D.M.A.C. = DEED RECORDS OF MONTGOMERY COUNTY
  - FGB = FIBERGLASS BUILDING
  - FND = FOUND
  - FOCM = FIBER OPTIC CABLE MARKER
  - FP = FLAG POLE
  - GA = GARAGE
  - GP = GATE POST
  - GR = GRASS
  - GRM = GRAVEL MOUND
  - GRV = GRAVEL
  - G.S.U.C. = GULF STATES UTILITIES COMPANY
  - H = HEADLINE
  - HWF = HOG WIRE FENCE
  - I.R.C. = IRON ROD WITH CAP
  - IR = IRON ROD
  - IP = IRON PIPE
  - L.E. = LANDSCAPE EASEMENT
  - M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
  - MA = MANHOLE
  - ME = METAL LEG
  - MP = METER POLE
  - M.A.R.C. = MAP RECORDS OF MONTGOMERY COUNTY
  - POB = POINT OF BEGINNING
  - PP = POWER POLE
  - RES = RESIDENCE
  - SET = SET 5/8" IRON ROD WITH CAP
  - SN = SIGN
  - SP = SERVICE POLE
  - ST = STAIRS
  - TR = TELEPHONE FEDESTAL
  - TSB = TRAFFIC SIGNAL BOX
  - TSR = TRAFFIC SIGNAL POLE
  - TYDOT = TEXAS DEPARTMENT OF TRANSPORTATION
  - ULC = UTILITY EASEMENT
  - UOCM = UNDERGROUND CABLE MARKER
  - VF = VINYL FENCE
  - WD = WOOD DECK
  - WF = WOOD FENCE

LINE	DISTANCE	BEARING
L1	114.52'	N 58°33'08" E
L2	228.61'	S 31°06'52" E
L3	187.35'	S 58°53'08" W
L4	228.45'	N 30°31'50" W
L5	212.43'	S 26°09'43" E
L6	224.07'	S 64°03'34" W
L7	387.65'	N 29°56'26" W
L8	176.38'	N 26°09'43" W
L9	221.00'	N 6°50'16" E
L10	102.56'	S 18°26'42" E
L11	361.10'	N 70°52'15" W
L12	111.17'	S 87°34'45" W
L13	287.41'	N 19°07'45" E
L14	407.91'	S 70°52'15" E
L15	146.32'	N 69°27'50" E
L16	408.49'	S 19°07'45" W
L17	94.45'	S 86°37'14" W
L18	232.08'	N 26°21'26" W
L19	324.94'	N 32°32'41" E



- NOTES:**
- This survey was performed in connection with the commitment for title insurance furnished by Stewart Title Guaranty Company, File No. 1413102, Effective Date: February 8, 2015 & Issued Date: February 19, 2015.
  - Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203), Derived from CGCS site COG.
  - Surveyer did not abstract tract.
  - ( ) indicates deed or plot cast.
  - Subject to Restrictive Covenants as recorded under M.C.C.F. Nos. 9050358, 9780414, 9782449, 2014092126, 2014092127 and 2015015995.
  - Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480483 5000 G and 0583 F for Montgomery County, Texas, dated August 18, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
  - Tract maps subject to natural drainage courses and ravines not shown hereon.
  - S.H. 242 is a controlled access highway facilities; therefore access to same is subject to governmental authorities.
  - Drill sites and multipurpose easements described in deed recorded under M.C.C.F. No. 9890256, do not appear to affect the subject tract.
  - The portion of the subject tract lying within the Henry A. Peters Survey is subject to designation of multi-purpose easements and the designation of a drill site as recorded under Vol. 911, Pg. 59 D.M.C. The portion of the subject tract lying within the Henry A. Peters is part of Tract 1 as illustrated in said document. The surveyor was not provided with a document that designates the above mentioned Drill Site and multi-purpose easements.
  - Subject to terms, conditions and provisions of that certain East Montgomery County Improvement District recorded under M.C.C.F. No. 2014048627.
  - Subject to terms, conditions and provisions as set out in Donation Right-of-Way Deeds from Blane McReynolds recorded under M.C.C.F. Nos. 8050368, 9780414 and 9782449.
  - Subject to terms, conditions and provisions as set out in the Declaration of Covenants and Restrictions of the Grand Texas Development recorded under 2014092126.
  - Subject to terms, conditions and provisions of that certain Certificate For Order, recorded under M.C.C.F. No. 2014038027.
  - The portion of the subject tract in the William S. Taylor Survey lies within Tract A and B as described in deed recorded under Vol. 742, Pg. 379 D.M.C.
  - Subject to Memorandum of Development Agreement and Escrow Agreement recorded under M.C.C.F. No. 2015015997, First Amendment to Memorandum of Development Agreement and Escrow Agreement recorded under M.C.C.F. No. 2015036315, Second Amendment to Memorandum of Development Agreement and Escrow Agreement recorded under M.C.C.F. No. 2015104862.
  - Tracts being more particularly described by separate maps and bounds. See HSC file numbers P13-035,600, Q13-035,600, R13-035,600 and S13-035,600.
  - All improvements not shown hereon.
  - Revised March 15, 2024 to change tract configuration for Tract 1.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	2979.78	01°21'20"	70.49	35.25	N 58°33'48" E	70.49
C2	580.00	04°12'51"	42.66	21.34	S 28°18'08" E	42.65
C3	2815.82	03°21'58"	165.42	82.74	S 21°11'26" W	165.40
C4	2979.78	05°50'43"	304.00	152.13	N 63°09'49" E	303.87
C5	580.00	24°51'32"	251.84	127.83	S 38°35'29" E	249.68
C6	580.00	17°54'53"	181.35	91.42	S 59°58'41" E	180.61



**HOVIS SURVEYING COMPANY** Land Surveys - Computer Map  
 5000 Cabbage - Springtown, Texas 770  
 (817) 488-9691  
 Acquire - Residential - Industrial - Con  
 Texas Title Registration No. 00000600

EXHIBIT OF 0.5775 OF ONE ACRE OR 42,582 SQUARE FEET  
 TRACT 11 - 0.8714 ACRES TRACT 12 - 0.2709 ACRES TRACT

# THE HOUSTON ECONOMY

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7 million residents are foreign born. From 2010 to 2022, Houston added 1.2 million residents, an 19.0% increase, the fastest rate of population growth among the 10 most populous U.S. metros. Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



## FAVORABLE TAX CLIMATE

0% State & Local income tax



## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



## GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1<sup>st</sup> in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

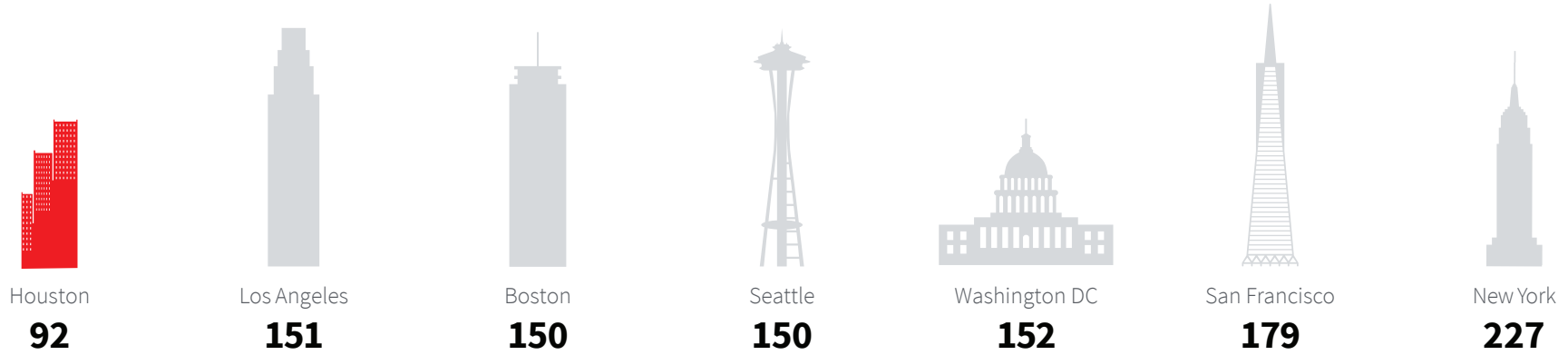


## LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8<sup>th</sup> largest business district in the U.S. | 10 million patient encounters per year



# THE COST OF LIVING INDEX

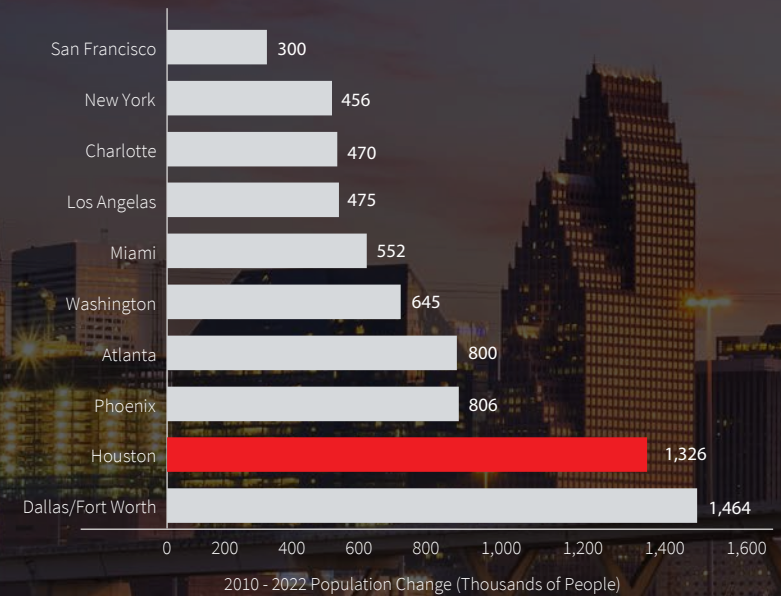


HOUSTON EMPLOYMENT BY INDUSTRY (2021)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Source: Houston Economic Partnership



# TOP-RANKED POPULATION GROWTH



**257 RESIDENTS MOVE TO HOUSTON DAILY**

One new resident moves to Houston every seven minutes.

*Source: US Census Bureau*



**20.8% POPULATION GROWTH**

from 2010 – 2022 outpacing the U.S. average.

*Source: US Census Bureau*



**1.2 MILLION PROJECTED NEW RESIDENTS BY 2030**

Representing a 17.2% population growth.

*Source: US Census Bureau*



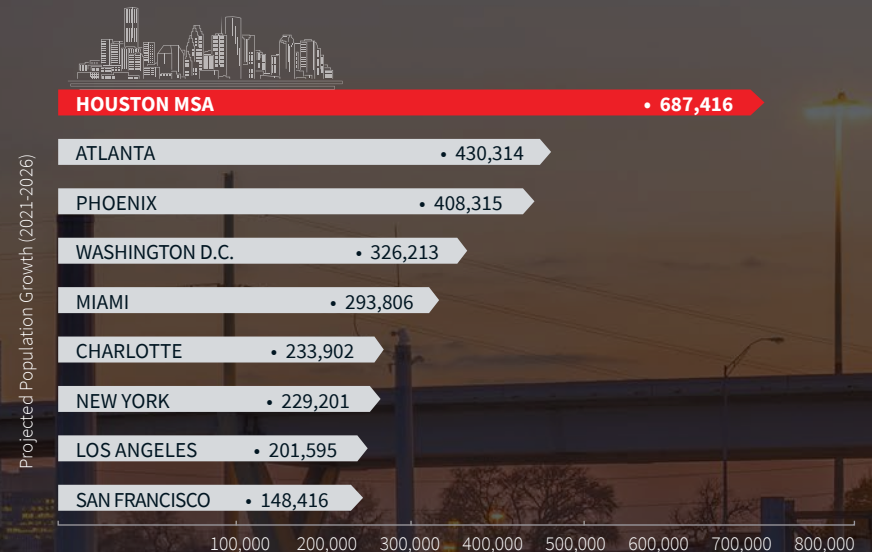
**TOP 5 IN THE COUNTRY FOR TOTAL JOB GROWTH**

*Source: U.S. Bureau of Labor Statistics*

## HOUSTON'S ROBUST POPULATION GROWTH RATES



## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH





# NATION-LEADING EMPLOYMENT GROWTH



**179,000**

New jobs added in  
2022



**+152,900**

Net change in  
total non-farm  
employment

*(From Jan 2022 to Jan  
2023)*



**3,500,000**

Person workforce,  
nearing all time high  
for Houston



**79%**

Of Houston's higher  
education graduates stay  
and work in the region;

*The 6<sup>th</sup> highest retention rate  
in the U.S.*



**#2**

In the country for  
percent job growth  
*(6.1% in 2022)*



**#2**

In the nation in office  
re-entry levels in  
the country after the  
pandemic

HOUSTON IS HOME TO  
**25** FORTUNE 500 COMPANIES &  
**44** FORTUNE 1000 COMPANIES.

**50+**  
CORPORATE HEADQUARTER  
RELOCATIONS TO HOUSTON SINCE  
2017.

**5**  
NEW FORTUNE 500 RELOCATIONS  
SINCE 2020.

Hewlett Packard Enterprise, NRG Energy,  
KBR, Academy Sports & Outdoors, Exxon  
Mobil

**LEADING**  
PRO BUSINESS ENVIRONMENT



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# CONTACTS

## LEASING

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