

# GRAND PKWY & KUYKENDAHL LAND

NWC GRAND PKWY & KUYKENDAHL RD, SPRING, TX 77376



KLEIN OAK HIGH SCHOOL

99

THE ACADAMY

smart.financial FAS TRAINING UNIVERSITY

BILLIARD FACTORY

CHAMPIONS SCHOOL OF REAL ESTATE

MEMORIAL HERMANN

Public Storage

CORNELIUS NURSERY

CRASH CHAMPIONS

KLEIN ISD

MUELLER ELEMENTARY SCHOOL

SHELL

CAVENDER'S

SUNOCO

THE DOG STOP

Olive Garden Starbucks  
UNCLE JULIO'S MEXICAN  
OUTBACK STEAKHOUSES  
BUFFALO WILD WINGS

GRAND PKWY

amazon

CHAMPION FIBERGLASS

SPRING STUEBNER RD

LAIFITNESS. HOBBY LOBBY Mobil Academy  
MARCOS PIZZA Valvoline WALK-ON'S  
WINGSTODDGER STARBUCKS THE COOKSHACK

KUYKENDAHL RD

DQ

Burlington PET SMART target five BEP W  
MICHAEL'S ROSS MOD  
TJ-MAXX NAVY FEDERAL CREDIT UNION  
FIVE GUYS BURGERS and FRIES  
Orangetheory FITNESS DSW CVS pharmacy

CINEMARK planet fitness  
FUNGEDABOUT! BACEL COMPANY  
ZAXBY'S  
FREDDY'S STEAKBURGERS

MURPHY USA DOLLAR TREE WELLS FARGO  
petco SALLY BEAUTY  
IHOP GameStop Arby's

## FOR SALE

1.5 - 2.0 Acres

KELLY FERGUSON, CCIM | 281.734.6434 | KELLY@FERGUSONREC.COM | WWW.FERGUSONREC.COM



# Grand Pkwy & Kuykendahl Land



## Location

NWC Grand Pkwy & Kuykendahl Rd,  
Spring, TX 77379



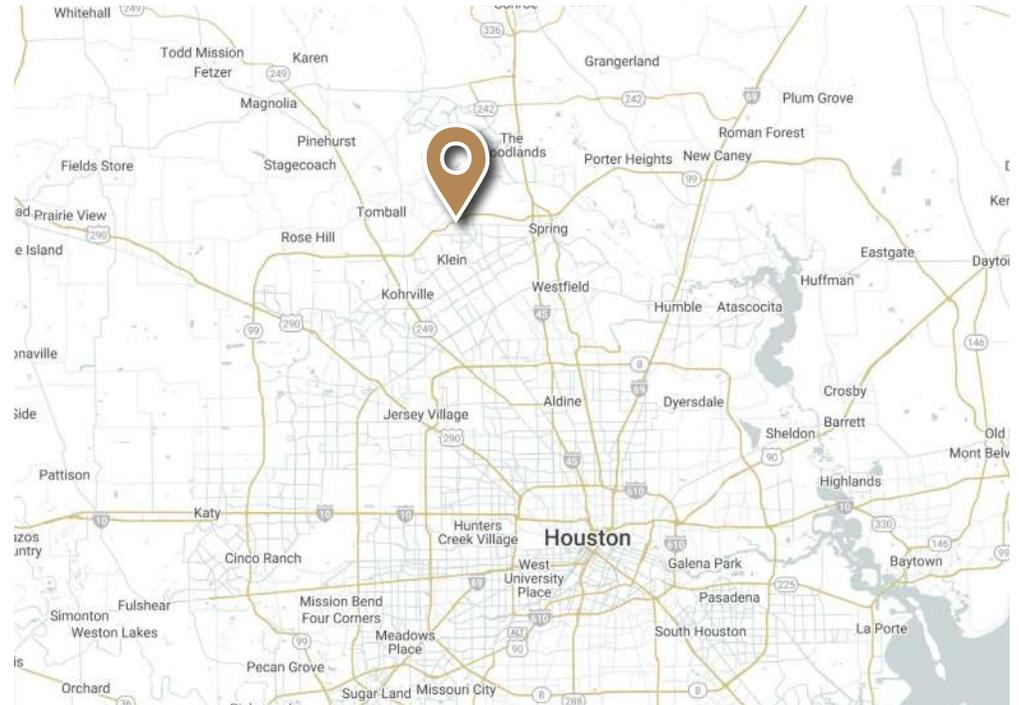
## Size

±2 Acres (Divisible)



## Price

Call Broker



## HIGHLIGHTS

- 0.5 to 2.0 Acres
- Excellent visibility and east- and west-bound access on Grand Parkway
- Cross access to Kuykendahl Rd & Spring Stuebner/Boudreaux Rd with curb cuts on Grand Pkwy & Old Boudreaux Rd
- Across from Kimco's 75-Acre Grand Parkway Marketplace, anchored by Target and drawing tens of thousands of shoppers
- Located in Bridgestone MUD
- Offsite detention possible
- Approximately 6 miles from I-45 and SH 249

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,749	66,710	200,854
Daytime Population	5,462	47,493	147,073
Average HH Income	\$100,478	\$122,281	\$123,329

## TRAFFIC COUNTS

Grand Pkwy @ Mossy Oak - 59,268 VPD ('18)

Kuykendahl Road - 30,198 VPD ('16)

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# Aerial

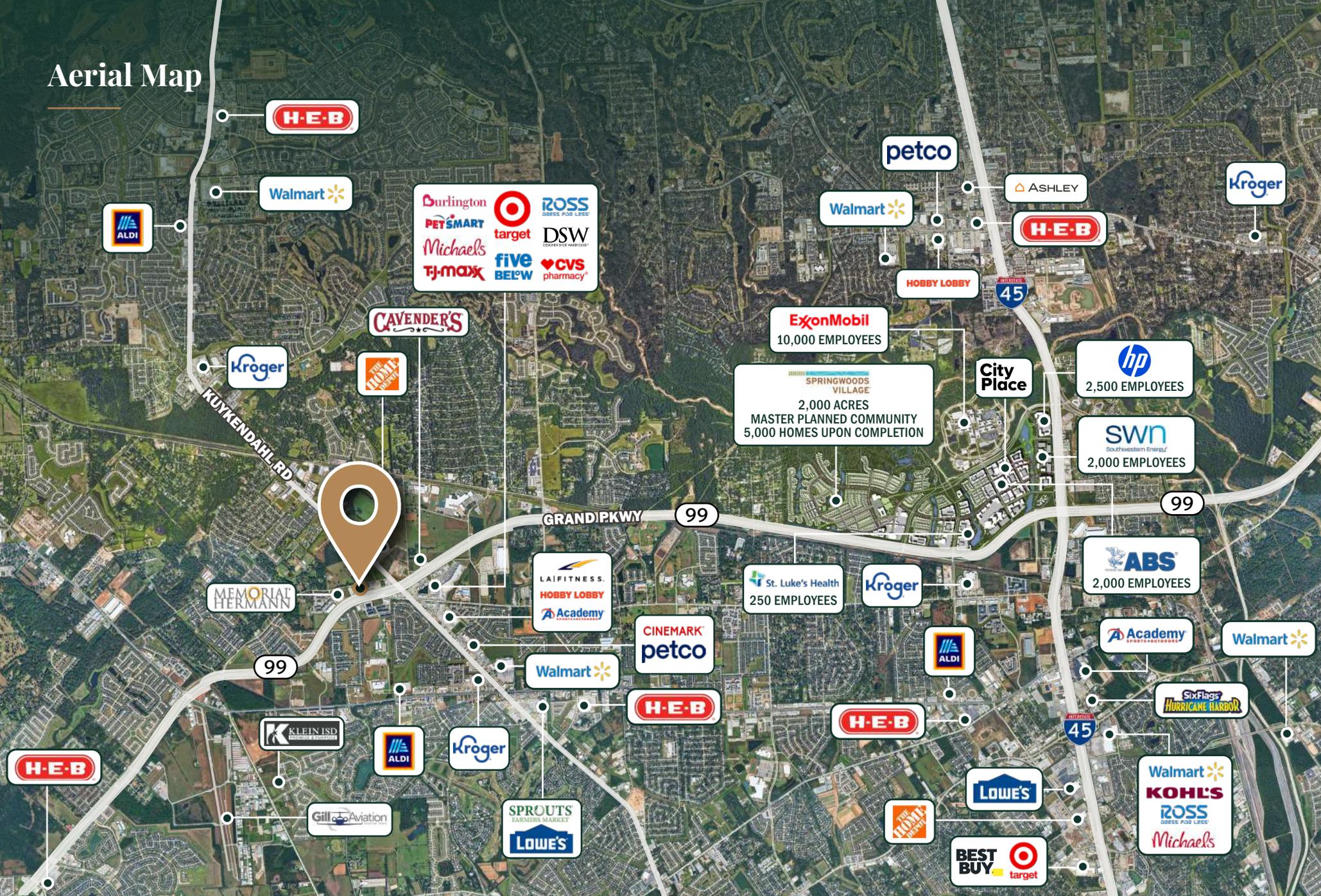


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# Aerial Map



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# Preliminary Site Plan Comprising 0.5- and 1.5-Acre Parcels

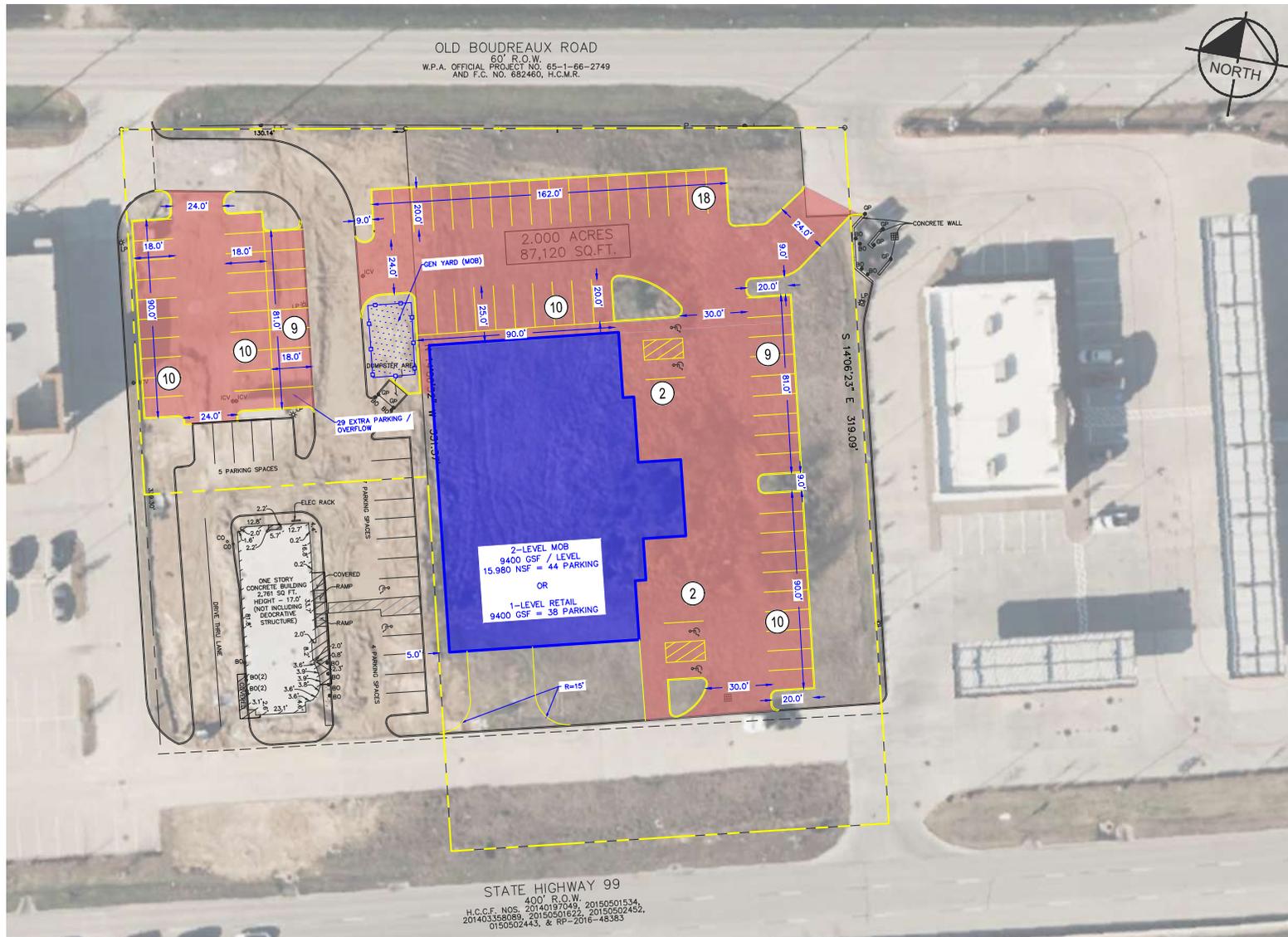


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# Preliminary Site Plan Comprising 2-Acre Parcel



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