



FOR SALE OR GROUND LEASE | ±2 AC | NEW CANEY, TX 77357

SWC OF TX-242 & SPEED ST NEW CANEY



PROPERTY DESCRIPTION



- ±2 AC For Sale or Ground Lease
- Ideally situated for retail, hospitality, medical or office park
- Outside Floodplain
- Signalized intersection at Speed St. & TX-242
- Surrounded by other national retailers
- Pricing: Call broker for pricing

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



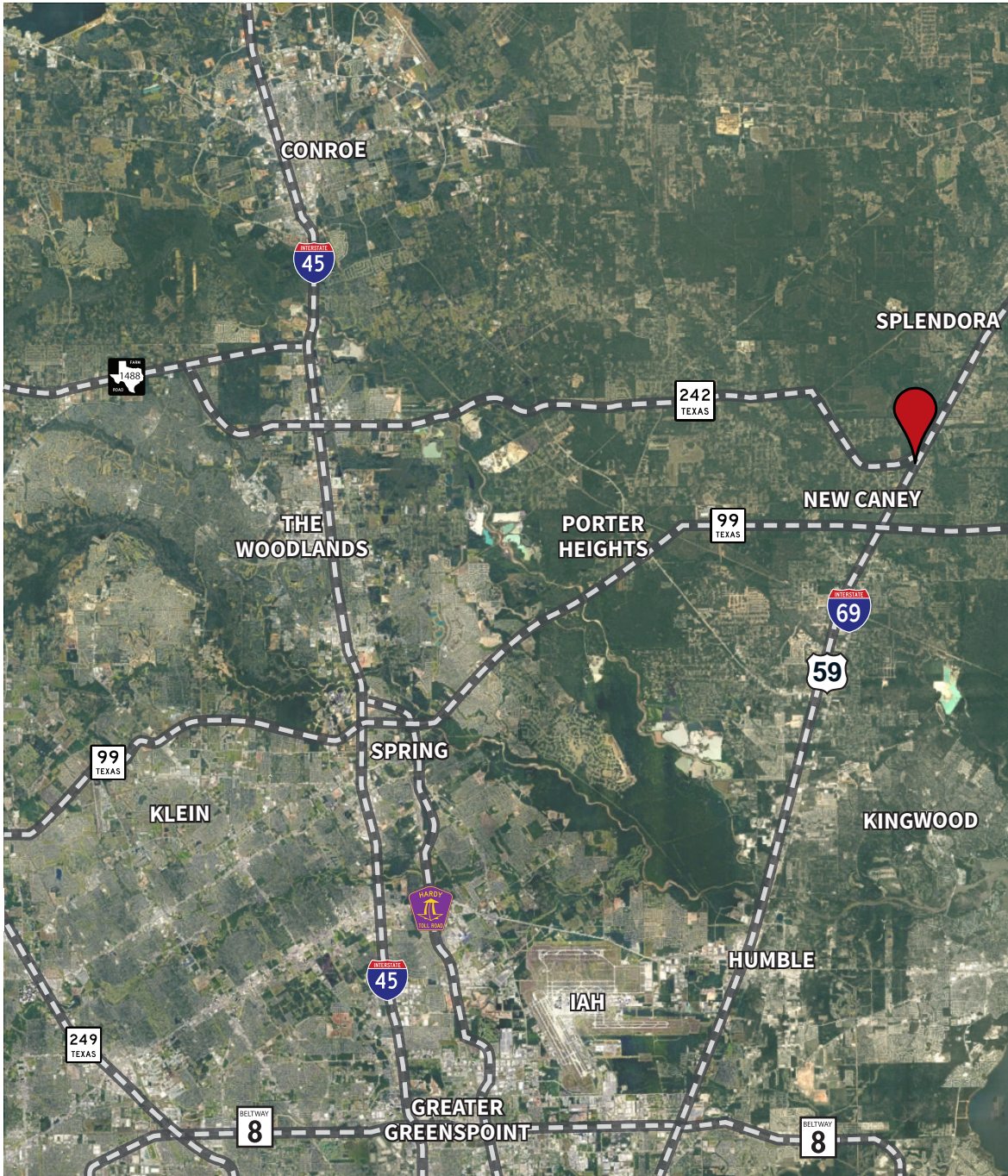
NEW CANEY IS A FAST-
GROWING COMMUNITY
JUST 30 MINUTES FROM
DOWNTOWN HOUSTON



TX-242 | 8,636 VPD
SPEED ST.

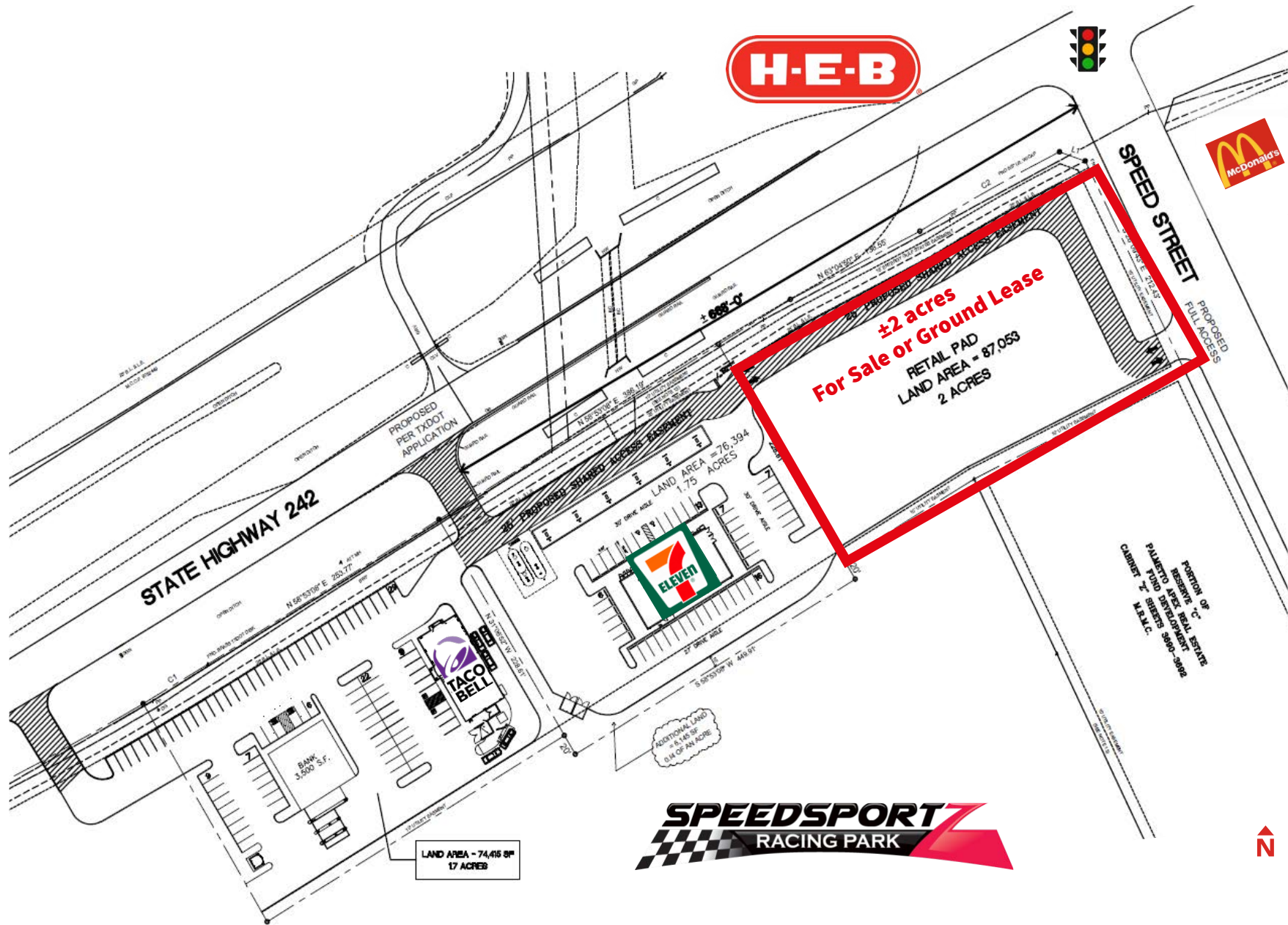


LOCATION



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

SITE PLAN



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 | 1st 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.

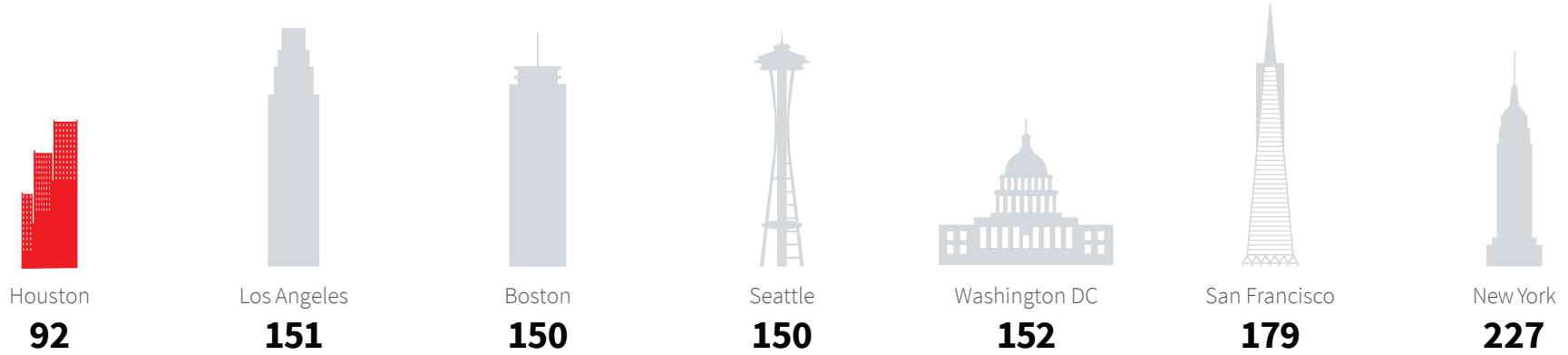
Strong wages and low cost of living create an attractive employment base



LARGEST MEDICAL COMPLEX IN THE WORLD

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

THE COST OF LIVING INDEX

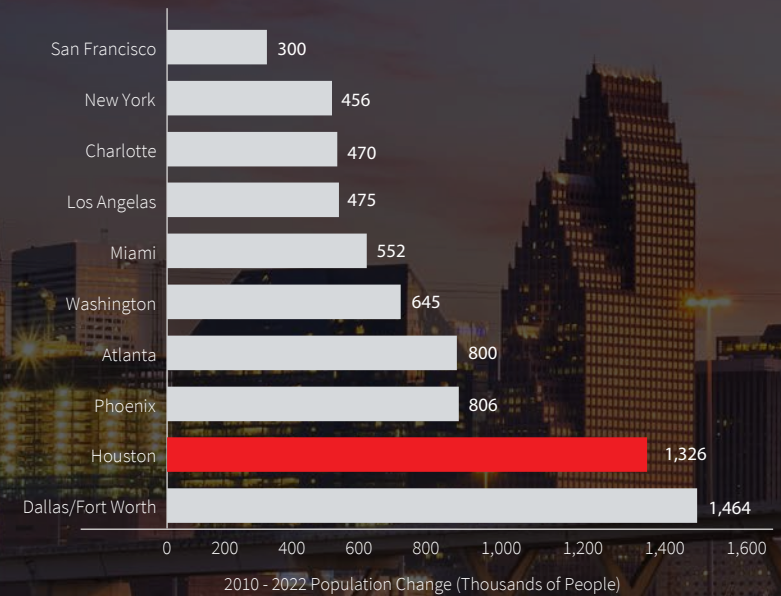


HOUSTON EMPLOYMENT BY INDUSTRY (2021)

- 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



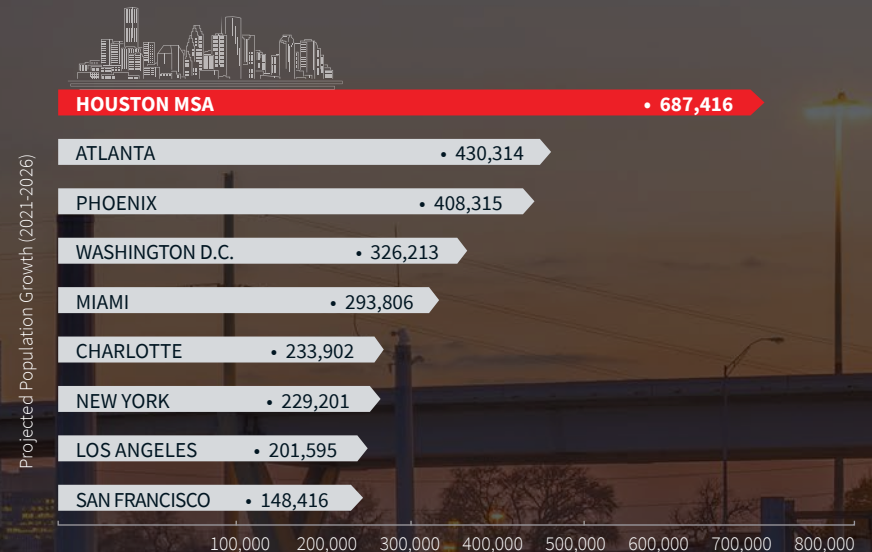
TOP 5 IN THE COUNTRY FOR TOTAL JOB GROWTH

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 6th 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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