

# For Sale 9106 North Grand Parkway W

±6.069 acres

Hard Corner of FM 2920 and Grand Parkway Tomball, TX 77375

EXECUTE CONFIDENTIALITY AGREEMENT



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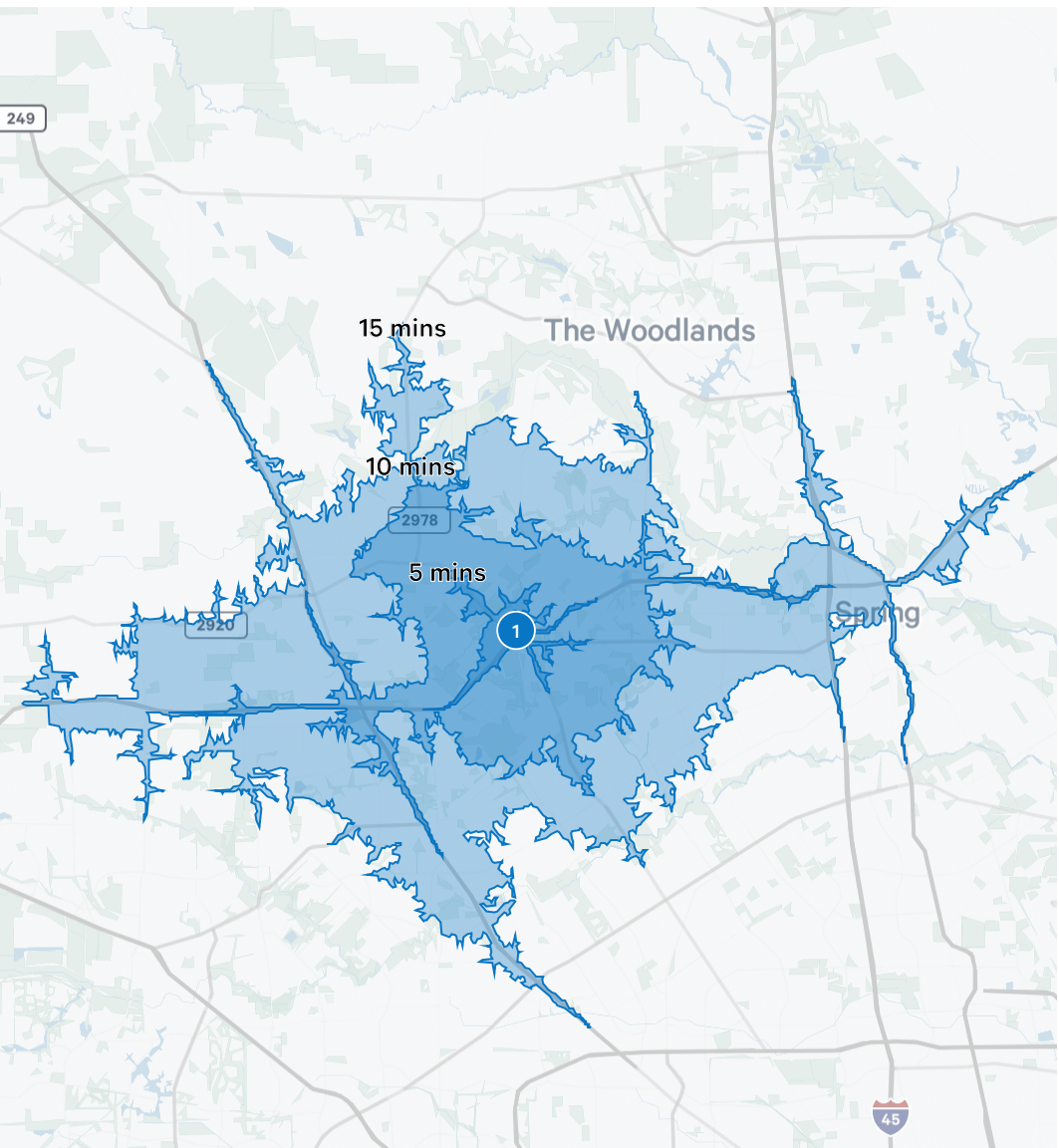
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# Commute & Demographics



Drive Times	Minutes
Tomball	5
The Woodlands	15
Cypress	20
Houston	30

## Property Information

### Location

- Hard Corner of FM 2920 and Grand Parkway Tomball, TX 77375

### Property Information

- ± 6.069 acres
- Frontage along FM 2920 Rd and SH 99
- Utilities Dowdell PUD
- Outside of floodplain
- No pipeline through tract
- On-site detention required
- Total tax rate \$2.489562 (2023)
- Klein ISD (Mahaffey Elementary, Hildebrandt Intermediate, Klein Oak High)

### Surrounding Area

- Frontage on Grand Parkway
- Ability to travel north/south on Grand Parkway with direct access to FM 2920
- Curb cuts in place

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
FM 2920	33,702
SH 99	62,647



## 2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	10,046	70,622	214,813
Median Age	31.9	35.2	36.0
Average Household Income	\$119,537	\$135,303	\$139,414
Average Home Value	\$330,226	\$352,852	\$366,188
College Degree or Higher	46.5%	50.7%	49.1%



# Property Aerial



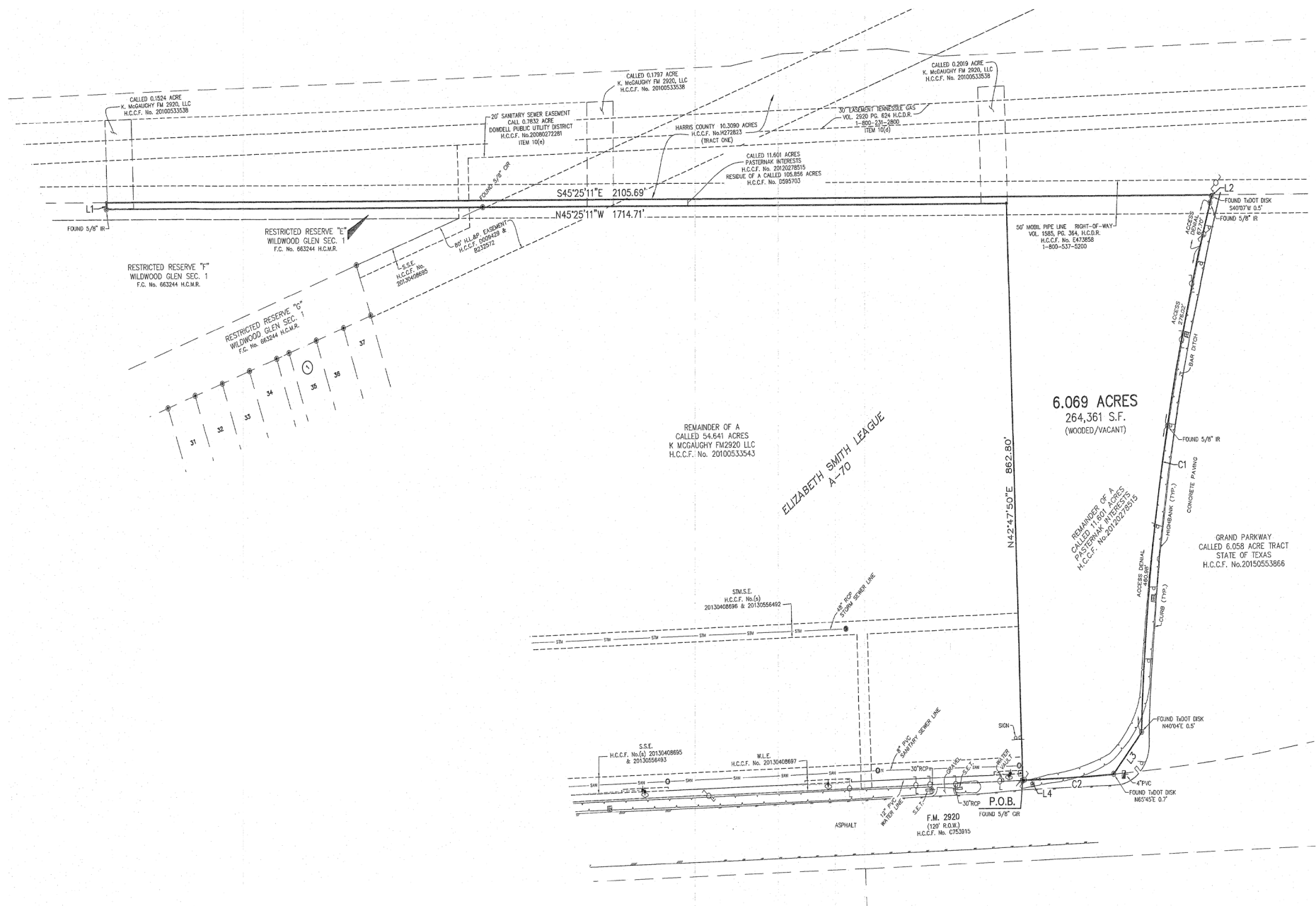


# Property Aerial





# Property Survey



For Sale

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[www.cbre.com](http://www.cbre.com)

## Contact Us

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