

# 22648 Ford Road | Commercial Offering



Strategically located soon to be completed 5 lane Ford Rd.  
1/2 mile from Hwy 69, 3 miles to Grand Pkwy., 3 mile to Valley  
Ranch Medical Campus & Shopping Complex

Leslie Nicholls

REALTOR-ASSOCIATE®

832.860.4550

leslienicholls01@gmail.com



exp<sup>TM</sup>  
REALTY

# Why Northeast Houston & Montgomery County?

1. **Accessibility:** This area provides easy access to several major highways, making it convenient for commuters and businesses. Highway 69 connects to various regions, while Highway 99 (the Grand Parkway) serves as a significant loop around the Houston metropolitan area.
2. **Economic Growth:** This region has seen substantial economic development, with new businesses and residential communities emerging. The accessibility of major roadways encourages investment and attracts new residents and businesses.
3. **Proximity to Amenities:** The area is close to shopping centers, schools, and recreational facilities, enhancing its appeal for families and individuals looking for a vibrant community.
4. **Transportation and Logistics:** Given its location, it serves as a hub for logistics and transportation, making it attractive for companies involved in shipping and distribution, manufacturing, medical and Retail.
5. **Future Development:** As Houston continues to grow, areas like Northeast Houston are likely to see further development, making them even more desirable. Valley Ranch Medical Campus and Valley Ranch Shopping complex, plus several new Single & Multi Family developments are underway.
6. **Taxes:** Lower tax rate in Montgomery County, Porter, & New Caney

**Overall, the combination of accessibility, economic potential, and community amenities makes Northeast Houston at Hwy 69 & Hwy 99 an ideal location.**

# Distance From 22648 Ford Road to:

- Distance to Hwy 69 - .5 miles
- Distance to FM 1314 - .5 miles
- Distance to Hwy 99 (Grand Pkwy Loop) - 3 miles
- Distance to Kingwood Northpark Shopping Center - .8 miles
- Distance to Valley Ranch Shopping Center - 3 miles
- Distance to Valley Ranch Medical Campus - 3 miles
- Distance to Hwy 45 & Grand Pkwy Loop - 15 miles
- Distance to Sam Houston Toll Road (Beltway 8) - 15 miles
- Distance to IAH George Bush Intl. Airport - 18 miles
- Distance to Houston Ship Channel - 29 miles
- Distance to Port of Houston - 32 miles
- Distance to Hardy Toll Road - 13 miles

# Property Highlights

Martha Turner Sotheby's International Realty and Leslie Kelly Nicholls are pleased to present an exclusive and exceptional Commercial real estate opportunity, strategically located on soon to be completed 5 lane Ford Road, just minutes from Hwy 69, Hwy 99, Hwy 45, Beltway 8, Hardy Toll Road highways, Valley Ranch Medical Campus, Valley Ranch Shopping Center, the Port of Houston, George Bush Intercontinental Airport (IAH), with quick commutes in all directions. Provides significant potential in one of North East Houston's most active and rapidly expanding logistics corridors. Excellent connectivity to highways, workforce, and coveted communities, making it an ideal location for Commercial, Industrial, Warehousing, Medical, Shopping and more.

- Completion of Ford Rd expected by January 2026
- Land 20.82 Acres or 906,919.2 SF
- Unrestricted Use
- Utilities present and accessible
- Zone X not in the Floodplain
- Several options for road in and out of property on Ford Road, Linda Lane & Wayne Road.
- Ready for development

# Area Map, Valley Ranch Medical Campus, Hwy 69 & Grand Pkwy Overpass Retail District



Map of Highways



Medical Campus



Valley Ranch Shopping District



Part of Valley Ranch Shopping Center

# View from Ford Road & Linda Lane



Ford Road Entrance

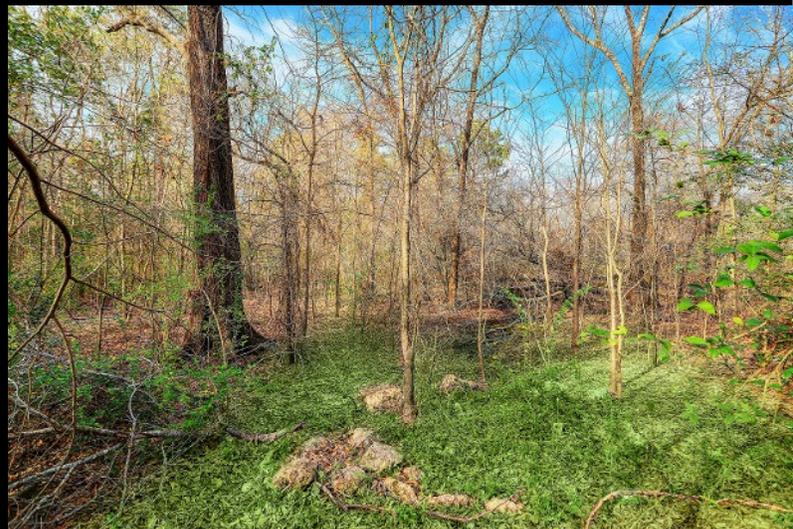


Pasture Entrance

# View from Old Ford Road & Wayne Road



East Border against Old Ford Road



South Border off Wayne Road