

# GRAND PKWY & KUYKENDAHL LAND

NWC GRAND PKWY & KUYKENDAHL RD, SPRING, TX 77376



**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



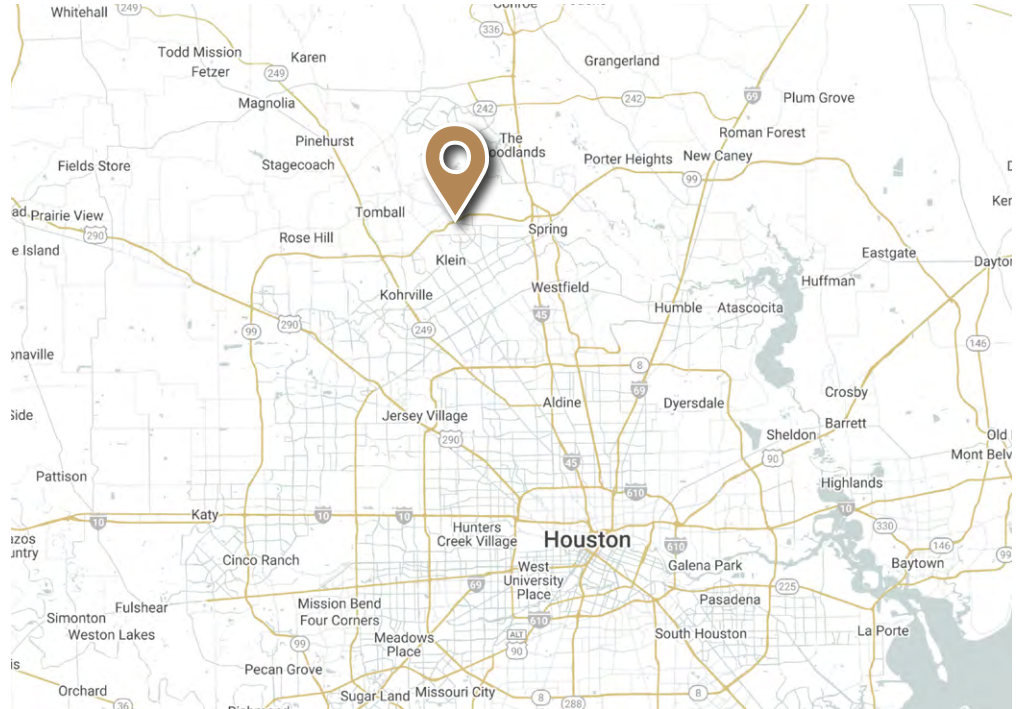
## Size

±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

**BILLIARD  
FACTORY**

**F45  
TRAINING**

**UNIVERSITY  
TITLE COMPANY**



**timewise**

**smart financial**

±0.5 ACRES

**SITE**  
±1.5 ACRES

OLD BOUDREAUX RD

KUYKENDAHL RD

SPRING STUEBNER RD

GRAND PKWY

GRAND PKWY

SPRING STUEBNER RD

SPRING STUEBNER RD

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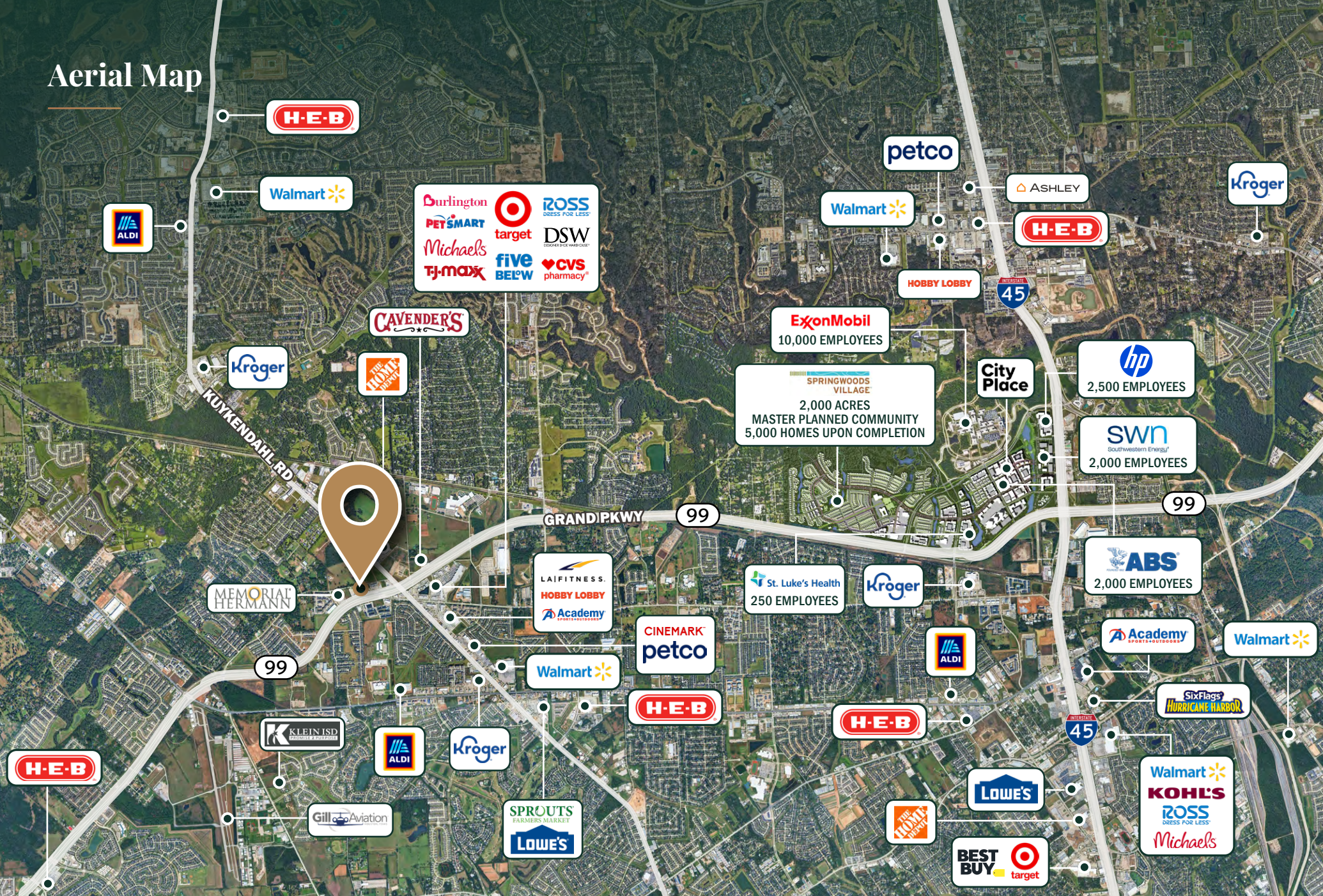
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# Aerial Map



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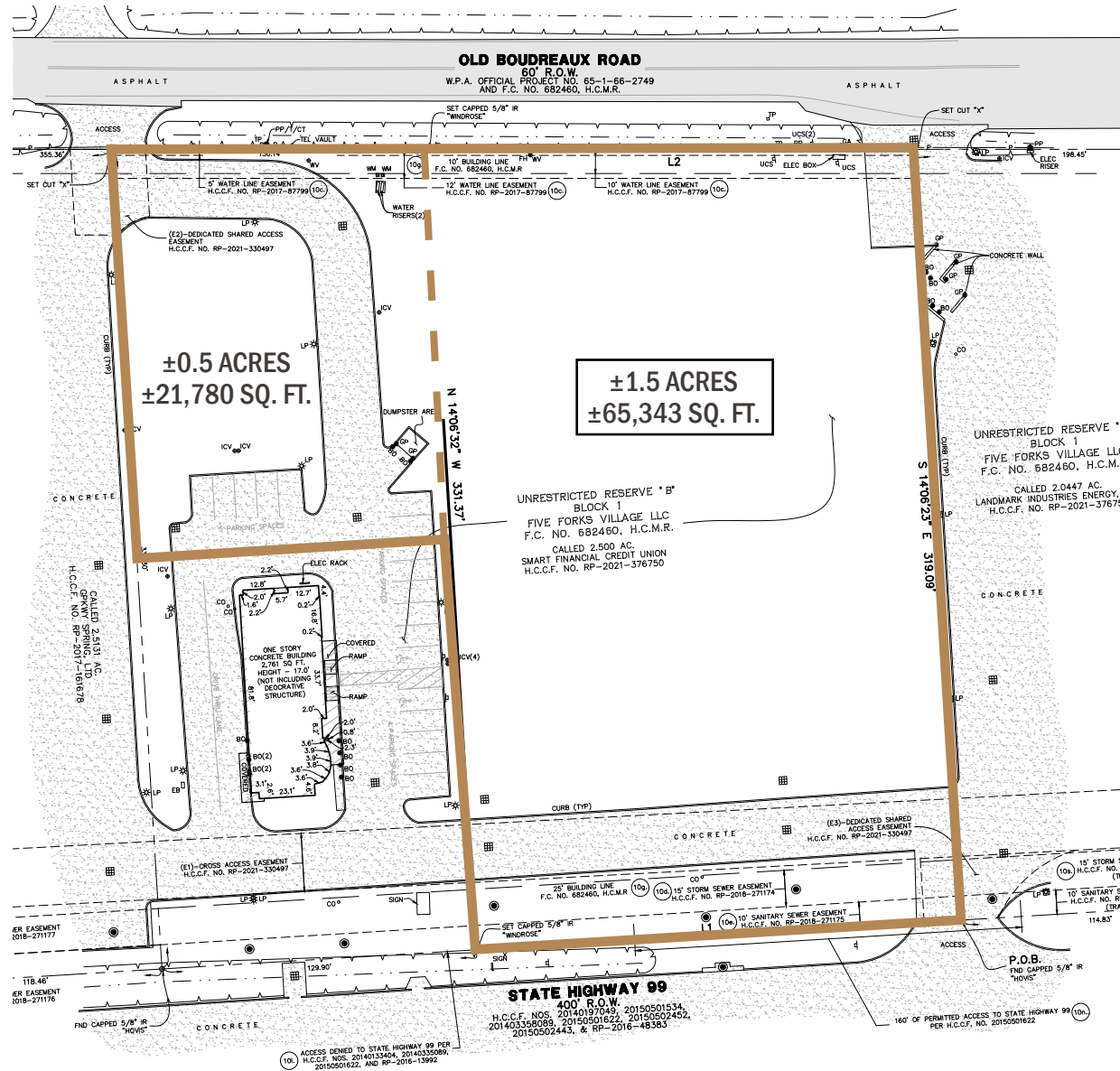
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# Site Plan



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



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