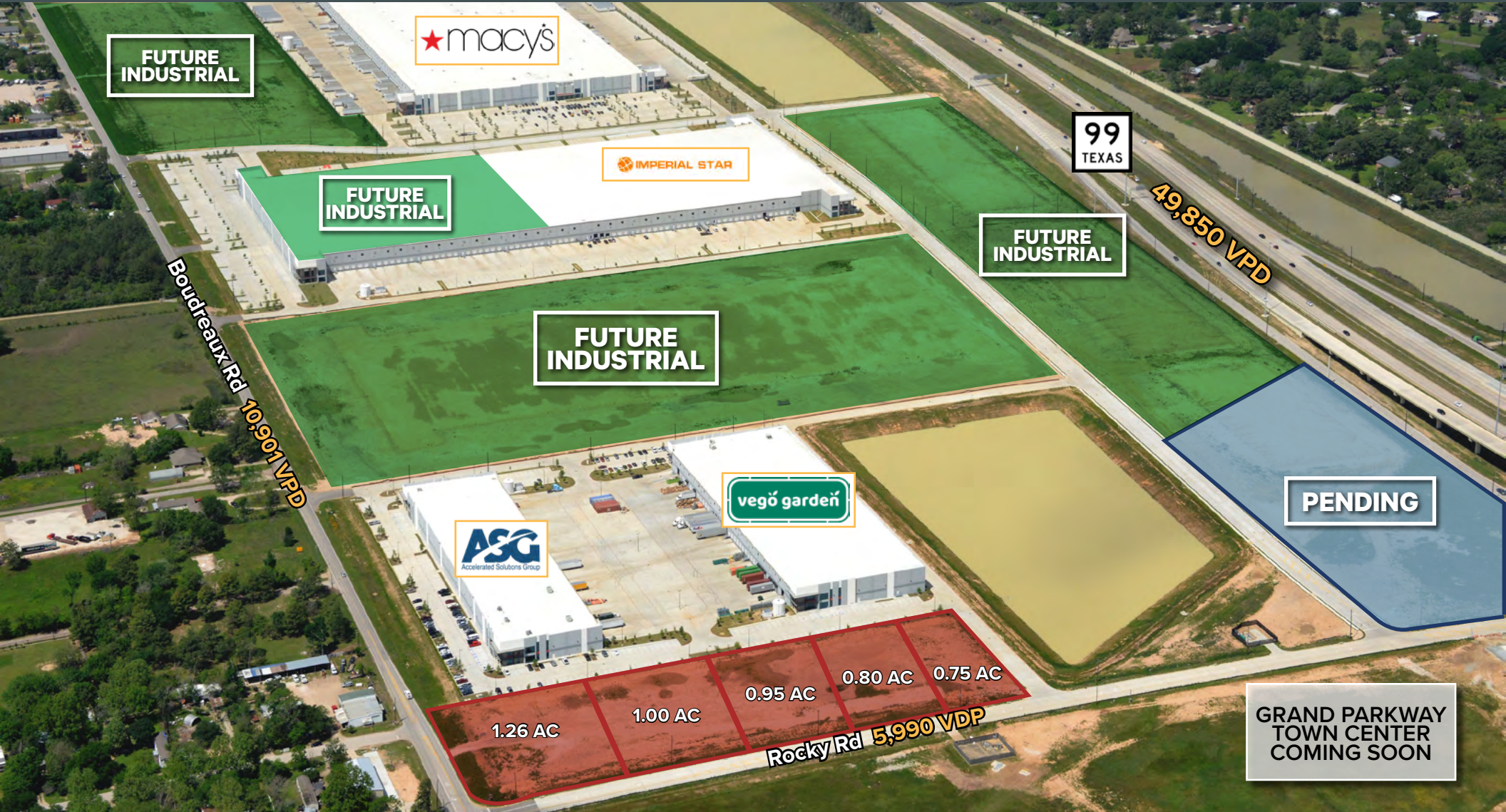


For Sale Interchange @ 249 Pads

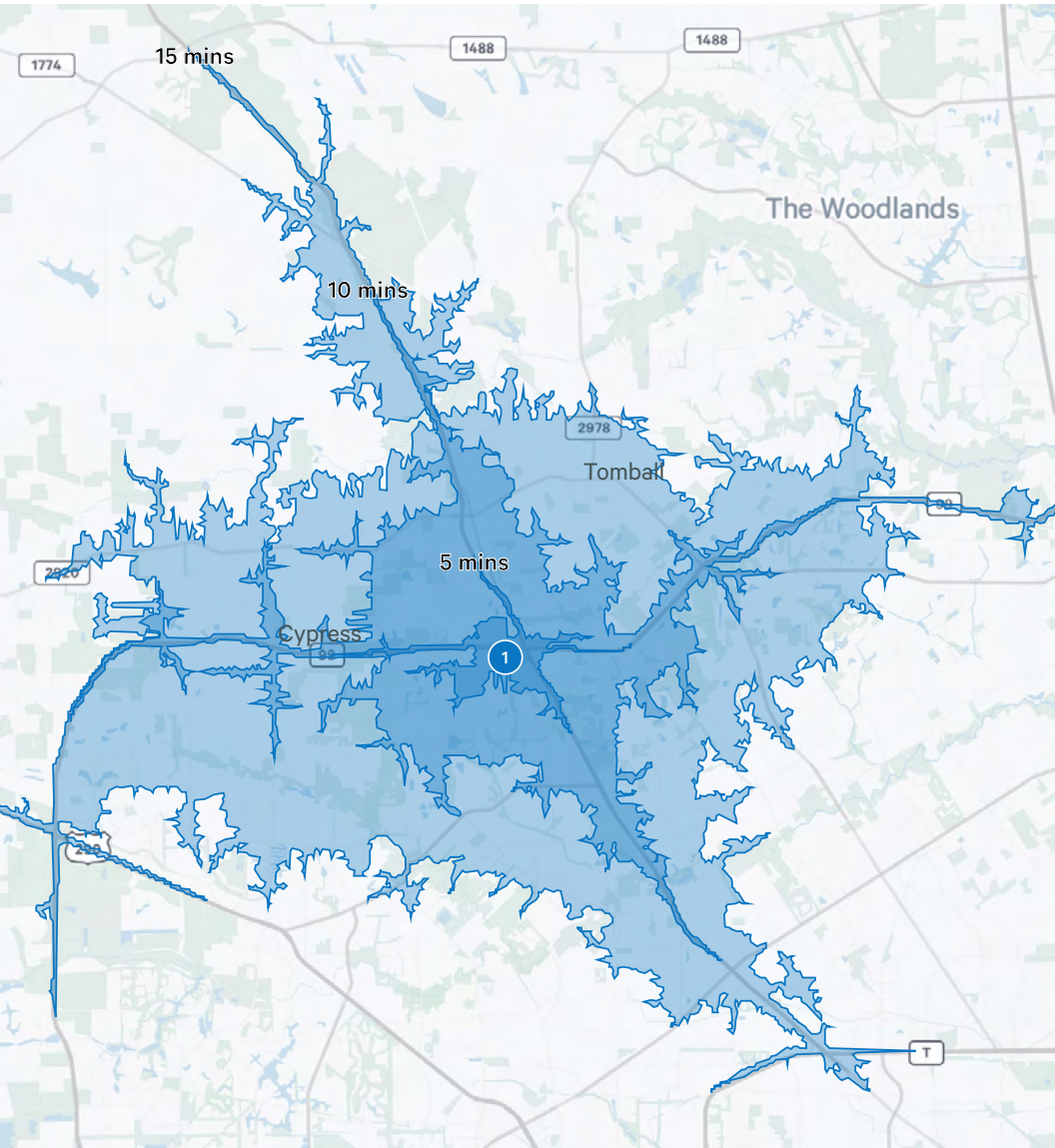
Pad Sites Available

SWQ Hwy 249 & Grand Parkway, Houston, TX 77377

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Commute & Demographics



Drive Times	Minutes
Tomball	13
Cypress	18
The Woodlands	22
Houston	38

Property Information

Location

- SWQ Hwy 249 & Grand Parkway
- Located within a Class A industrial park

Property Highlights

- Pad Sites Available
- Frontage along Grand Parkway feeder; Rocky Rd., and Boudreaux Rd.
- Cross access in place with industrial business park
- Curb cuts in place
- Utilities to property line
- Regional detention provided
- Phase 1 and 2 industrial buildings complete

Surrounding Area

- Close proximity to residential communities of Tomball, Magnolia, and Spring
- Tomball's population is expected to expand from ±12,050 to 20,000 by 2030; Greater Tomball is expected to grow above 100,000 within five years

Rate

- Call broker for pricing



Traffic

Traffic Counts	Vehicles Per Day
Highway 249, North of Grand Parkway (Texas 99)	59,748
Grand Parkway (Texas 99), East of Highway 249	54,015
Grand Parkway (Texas 99), West of Highway 249	62,647
Highway 249, South of Grand Parkway (Texas 99)	41,747



2023 Demographics

Population Summary	1-Mile	3-Miles	5-Miles
Population	6,291	63,554	160,584
Median Age	33.7	34.7	36.7
Average Household Income	\$121,130	\$127,373	\$136,998
Median Household Income	\$100,212	\$102,137	\$104,213
Average Home Value	\$311,713	\$343,892	\$353,322
Bachelor's Degree or Higher	50.5%	48.6%	50.0%

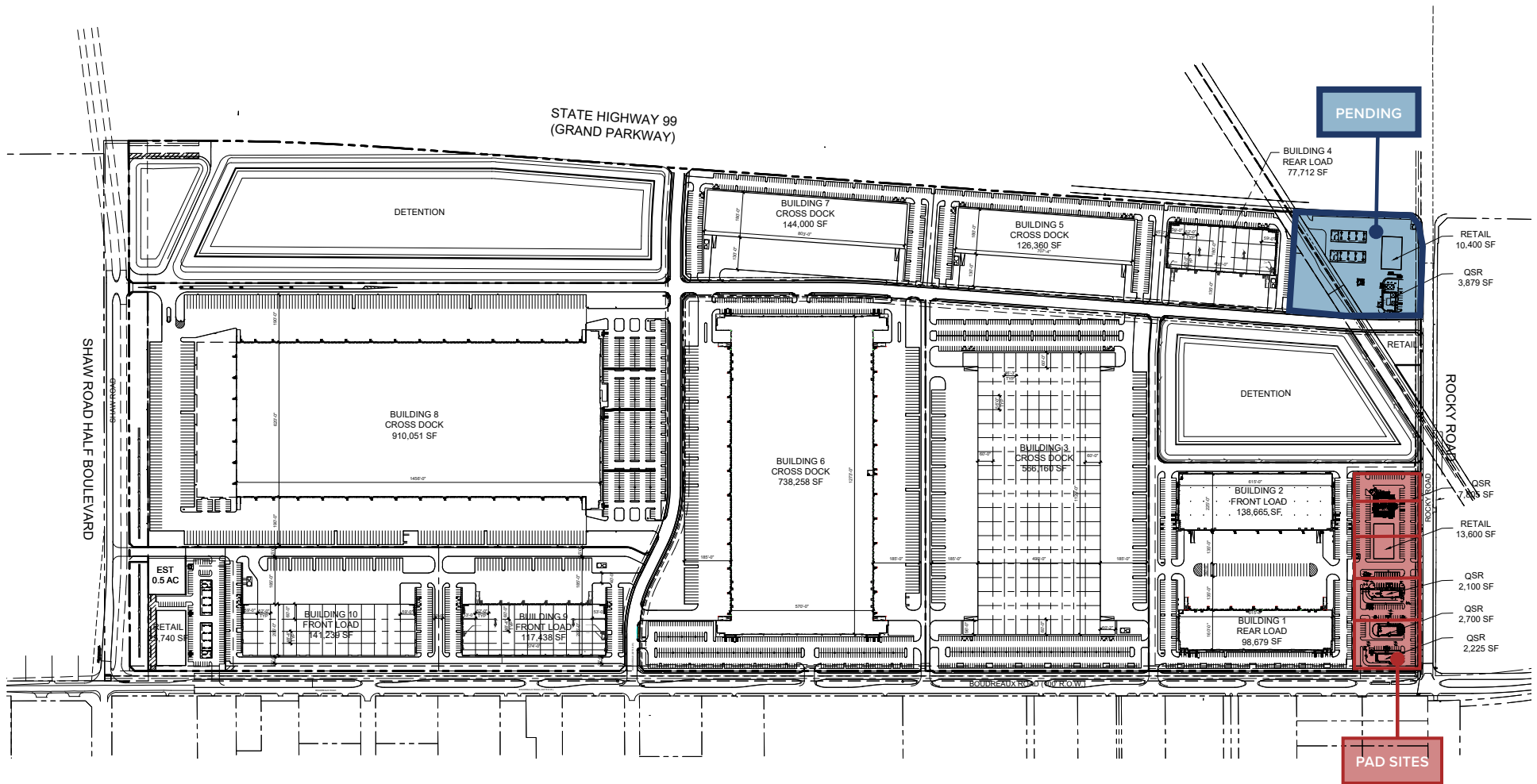
Property Aerial



Property Aerial



Conceptual Site Plan



For Sale

SWQ Hwy 249 & Grand Parkway, Houston, TX 77377

EXECUTE CONFIDENTIALITY AGREEMENT

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CAPITAL MARKETS | LAND SERVICES

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