

22815 Lain Road, Spring TX Commercial Offering



Kuykendahl/Grand Pkwy Corridor 19.90 Acres

HIGHLIGHTS -Why this Property

- 2 Blocks to Kuykendahl, 1 Block to Grand Parkway Entrance
- 3 Road Access to property
- One of the last large properties for development in this corridor
- Area 90% built out.
- All corners developed at The Grand Parkway & Kuykendahl!
- Out of All Floodplains
- No Zoning - Currently Ag Exempt
- Harris County Utilities
- Dowdell PUD
- Beautiful setting – serene and quiet but so close to highways



Why the Kuykendahl & Grand Parkway area

- Grand Parkway Marketplace - Target, TJ Max, DSW, Ulta
- Spring Town Center NEC – Walmart, Petco, PetSmart
- Spring Town Center SEC – Lowes, Sprouts, HEB
- 2920 & Kuykendahl – Aldi, Kroger, Restaurants
- Amazon Distribution Center
- Many National Chain, Independent Restaurants, Shops and Boutiques
- Multiple Office Complexes & Medical Complexes,
- Education Facilities- Klien ISD, Acton Leadership Academy, The Woodlands School of Science & Technology, Champions School of Real Estate
- Herman Memorial Hospital

LOCAL STATISTICS WITHIN 5 MILES

- Exxon (10,000+ employees)
- HP Enterprises (2,500 employees)
- SWN (2,000 employees)
- ABS (2,000 employees)
- CHI St. Luke's Health (250 employees)
- Amazon Distribution Center (250 employees)

Traffic Count (TXDOT)

- Grand Parkway 136,990 VPD
- Kuykendahl Road 34,338 VPD

Total Population

- 1 Mile 8,065
- 3 Miles 74,008
- 5 miles 203,680

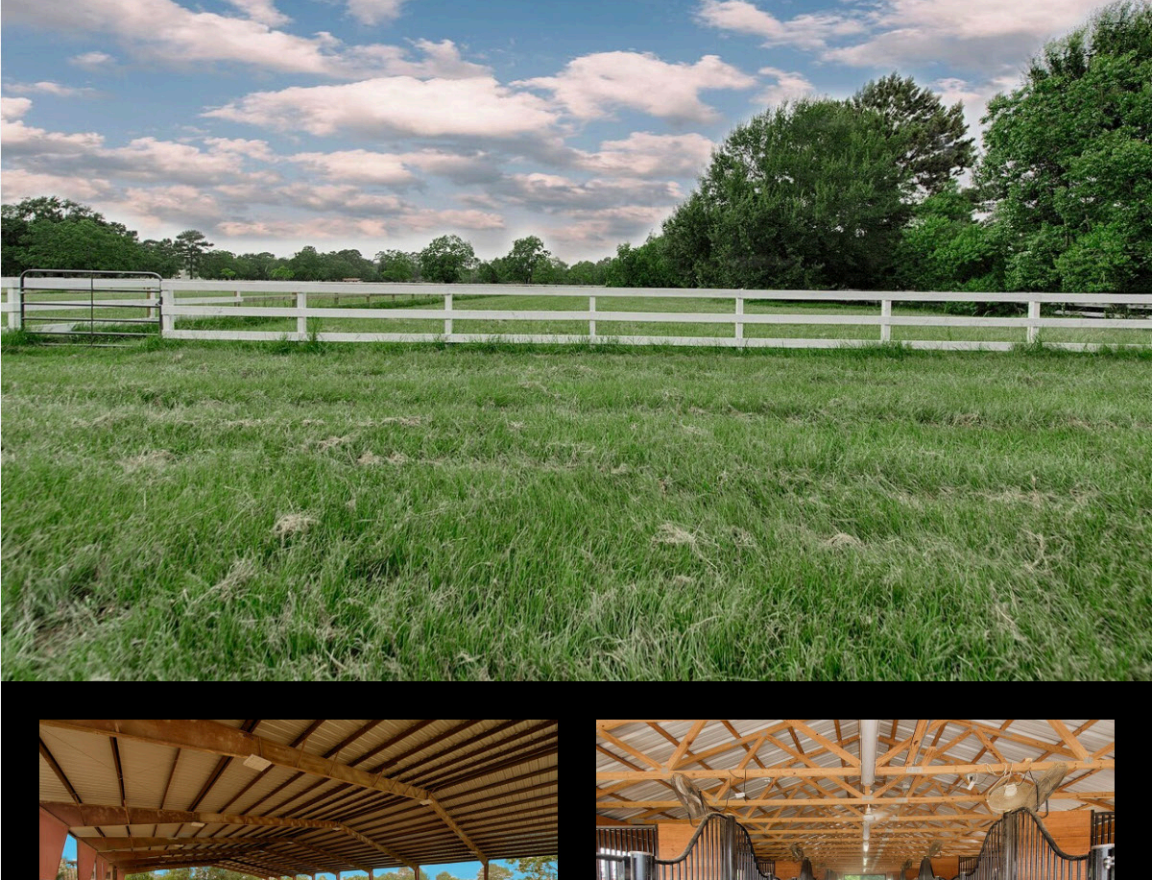
ARIAL OVERHEAD OF GRAND PARKWAY/KUYKENDAHL



DISTANCE TO MAJOR AREAS AND HIGHWAYS

- 3 Miles to The Woodlands
- 4 Miles to City Place
- 4 Miles to Springwood Village (New Master Planned Community for 5,000 Homes)
- 1 Block to Grand Parkway
- 2 Blocks to Kuykendahl
- 5 Miles to Hwy 45
- 17 Miles to Hwy 59
- 15 Miles to Beltway 8
- 25 Miles to Downtown
- 55 Miles to Ship Channel

Currently operating as a profitable Equestrian Facility



Leslie Kelly-Nicholls

Realtor Associate

leslie.nicholls@sothebyshomes.com

(832) 860-4550

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