±53 ACRES

GRAND PKWY AND MUESCHKE RD

TOMBALL, TEXAS | HOUSTON MSA

THE **OFFERING**

Positioned in one of Northwest Houston's fastest-growing corridors, this ±53-acre tract at the Southeast corner of the Grand Parkway (SH 99) and Mueschke Road presents an exceptional, high-visibility development opportunity in the heart of explosive residential and commercial growth.

Surrounded by master-planned communities, expanding retail and industrial developments, and a rapidly increasing population base, the property offers outstanding potential for a variety of development including mixed-use, retail, medical, multi-family, and industrial projects.

The site is considered the premier corner on the Grand Parkway, between US 290 and SH 249, and future development will serve as the central hub of this submarket in northwest Houston.

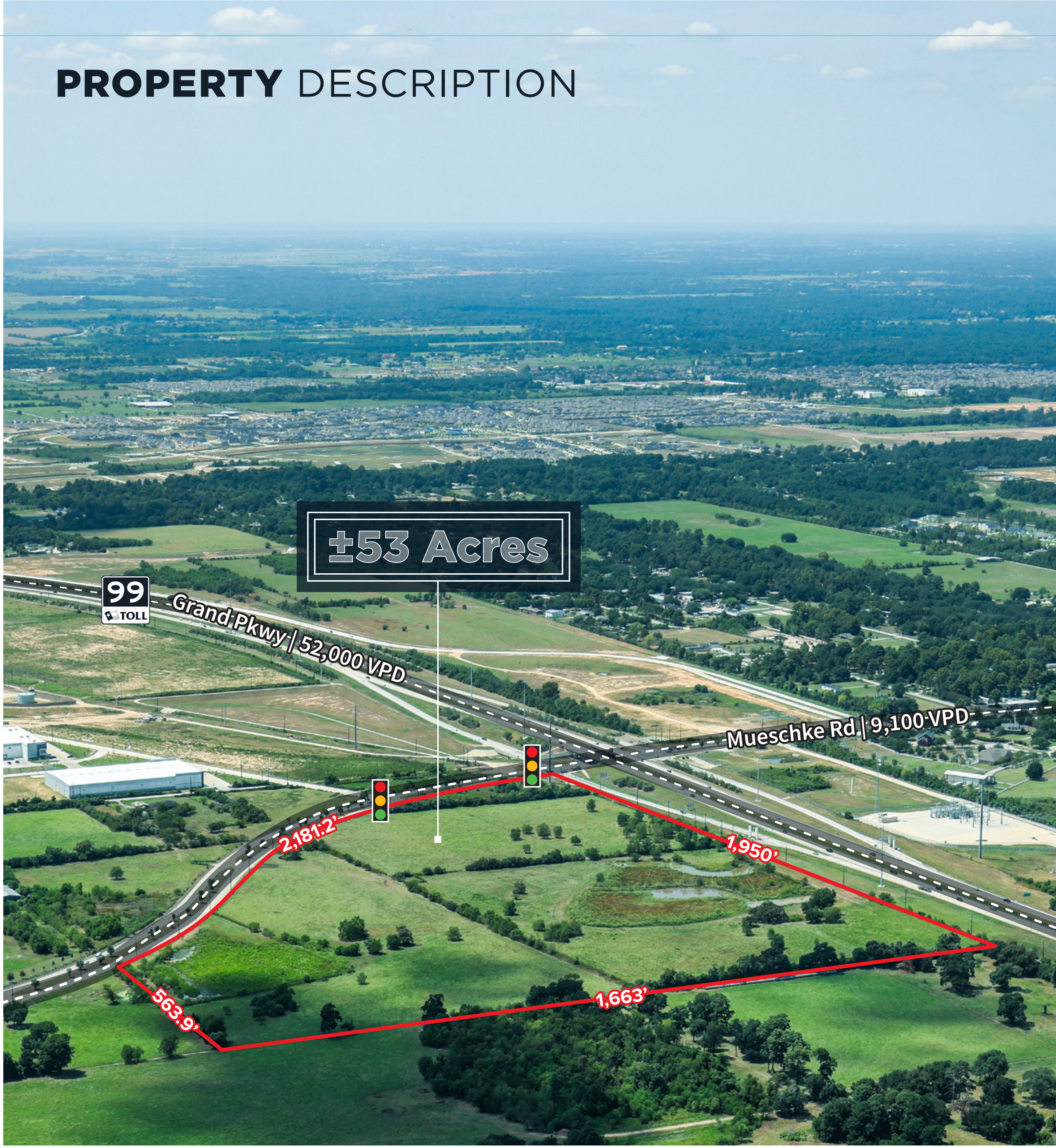
INVESTMENT **HIGHLIGHTS**

HIGH VISIBILITY AND QUICK ACCESS TO THE GRAND PARKWAY

SURROUNDED BY MAJOR RESIDENTIAL DEVELOPMENTS IN NW HOUSTON

POPULATION GROWTH LEADING TO RAPID COMMERCIAL INVESTMENT AND DEVELOPMENT

PROPERTY DESCRIPTION



SITE SIZE

± 53 Acres

LOCATION

SEC of Grand Pkwy
Mueschke Road, Houston, TX 77080

SCHOOLS

- Tomball West High School
- Grand Lakes Junior High School
- West Elementary School

FLOOD PLAIN

Not in 100 Year or 500 Year Floodplain

OPPORTUNITY ZONE

No

UTILITIES

TBD

ZONING AND DENSITY

There are no zoning restrictions

DIRECT ACCESS TO GRAND PARKWAY

This property's quick access to the Grand Parkway (Highway 99) is one of its greatest advantages. The location offers convenient access from Tomball, Cypress, Katy, and the surrounding Northwest Houston market, placing it in the path of the area's continued growth. As new neighborhoods, schools, and businesses expand along the Grand Parkway corridor, the site is well positioned to benefit from increasing activity and strong long-term demand.

CLOSE PROXIMITY TO MAJOR RESIDENTIAL DEVELOPMENTS

The areas just North and West across the Grand Parkway have experienced significant recent master planned community investment and development over the last 3 years. Among these nearby communities, there is over 7,000 homes being delivered across just over 2,400 Acres, all within a 10 minute drive of the property. Nonetheless, this does not include the 15,000+ homes further South & Southeast of the property within a 2-Mile Radius.

POPULATION GROWTH LEADING TO RAPID COMMERCIAL INVESTMENT AND DEVELOPMENT

The trade area has experienced approximately 30% population growth over the past five years, attracting substantial investment from both retail and mixed-use developers. Highlighting this trend is the H-E-B-anchored mixed-use development currently under construction approximately five minutes east via Grand Parkway. Expected to be completed in 2027, the project will feature 300+ multifamily units, an H-E-B, Chick-fil-A, and a lineup of national retail tenants, reinforcing the area's strong growth trajectory and expanding its retail draw.

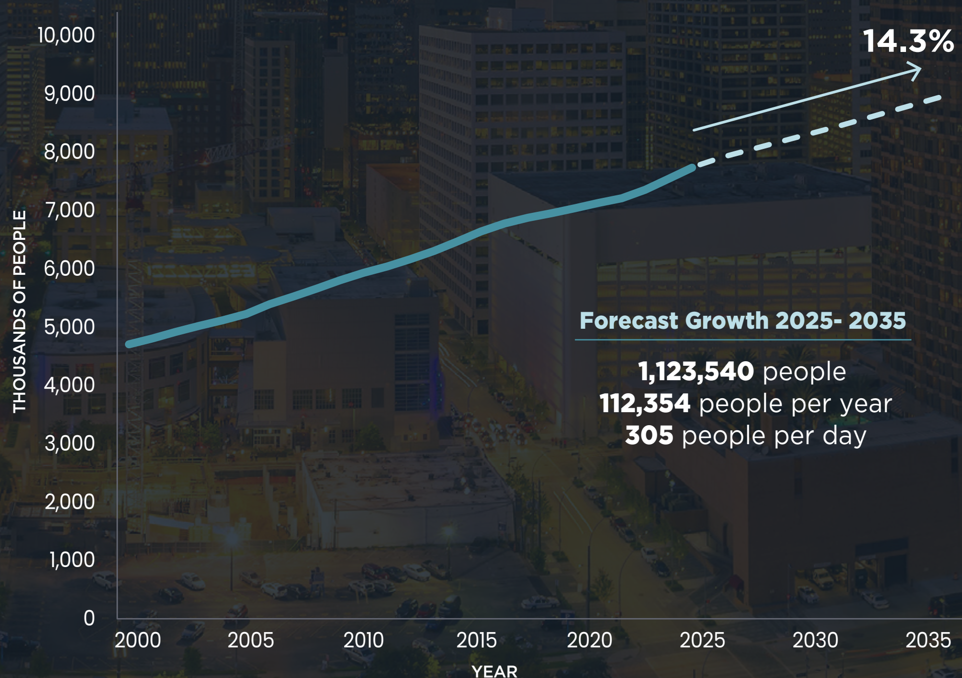
POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	459	17,122	62,422
2026 Population	823	22,570	74,099
2031 Population	946	24,976	81,084
AVG. HOUSEHOLD INCOME			
2026 Avg. Household Income	$168,287	162,944	$147,406
2031 Avg. Household Income	$188,163	$194,162	$175,200

NORTHEAST FACING AERIAL

HOUSTON'S **BOOMING POPULATION GROWTH**

NATION LEADER IN DOMESTIC NET MIGRATION WHILE GATEWAY MARKETS SAW NET-LOSSES

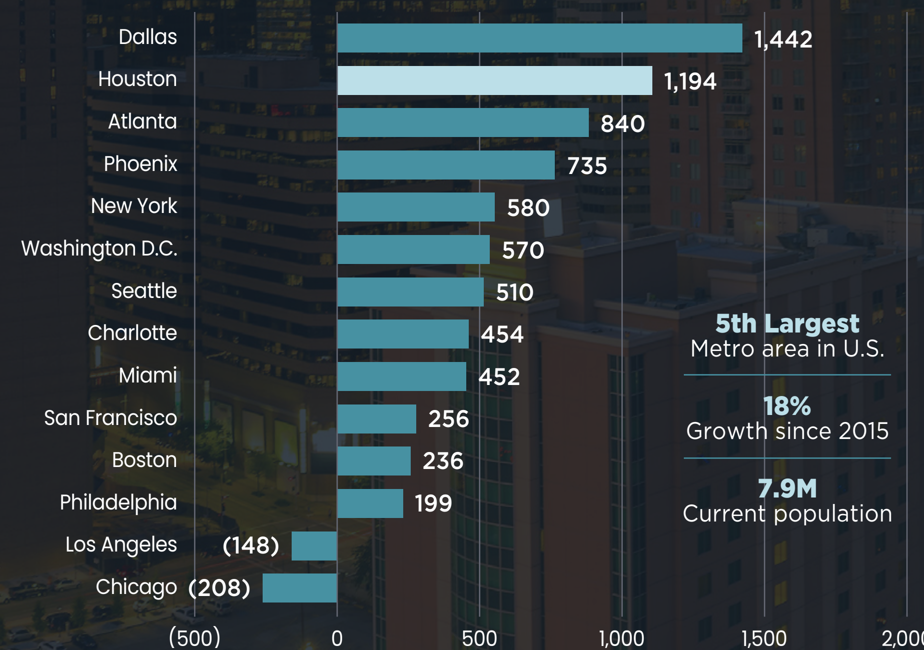
HOUSTON MSA TOTAL POPULATION



Forecast Growth 2025- 2035

1,123,540 people
112,354 people per year
305 people per day

POPULATION GROWTH (2015-2025)



5th Largest
Metro area in U.S.

18%
Growth since 2015

7.9M
Current population

THE HOUSTON **ECONOMY**

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.9 million residents is foreign born. The Houston MSA continues to grow, reaching 7.9 million people in 2026. The region's population has increased by 60% since 2010, and projected to break the 8 million mark in the near future.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.

THE HOUSTON **ECONOMY**

LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,800 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

#3 in U.S. for Fortune 500 Headquarters housing 26 Fortune 500 companies

MAGNET FOR TOP TALENT IN THE U.S.

3.52 million total jobs forecasted for the end of 2026, a new record for the region

LARGEST MEDICAL COMPLEX IN THE WORLD

$25 billion in local GDP | 8th largest business district in the U.S. | 14,800 new jobs created in 2025

HOUSTON MARKET

7.9M current population	**1.03M** projected growth (2010-2030)	**$124,300** avg household income	**2.8M** current households
14,800 new jobs added in 2025	**3.52M** total non-farm employment	**3.7M** person workforce	**42.4%** households with $100k+ income

CONTACTS

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