

PAD SITE FOR LEASE



I-45 and City Central Pkwy
Conroe, TX 77304

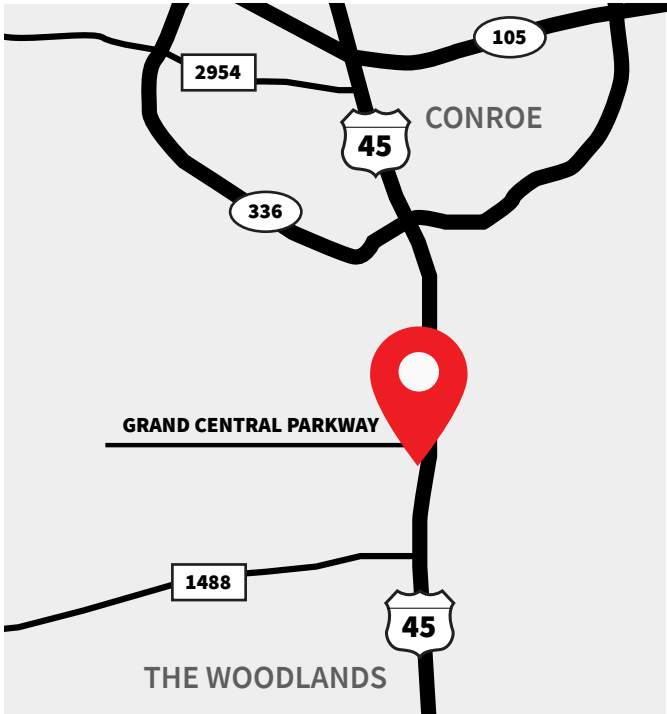
NORTH FREEWAY FRONTAGE PAD AVAILABLE FOR GROUND LEASE. LOCATED AT THE ENTRANCE OF GRAND CENTRAL PARK'S CITY CENTRAL!



SITE FEATURES

Property Description

- Potential pad site available surrounding future La-Z-Boy building
- At the entrance to Grand Central Park’s City Central, a 2,046-acre Master Planned Community
- Approx. 1,530.3’ Frontage along I-45
- Located in between The Woodlands and Conroe
- Contact brokers for more information



Opportunity Highlights



Estimated Population

1 mile	3 mile	5 mile
5,264	44,496	121,352



Avg. Home Value

1 mile	3 mile	5 mile
\$372,179	\$394,717	\$395,948



Avg. Household Income

1 mile	3 mile	5 mile
\$140,862	\$126,934	\$123,369



Median Age

1 mile	3 mile	5 mile
38.5	35.9	35.8



Area Traffic Counts

I-45, at Property	S. Loop 336, at I-45
170,125 VPD	29,631 VPD

EXCEPTIONAL LOCATION AT INTERSECTING HIGHWAYS, WITH ACCESS TO
ONE OF HOUSTON'S RAPIDLY GROWING SUBMARKETS



STEWART'S FOREST

Marshalls

DICK'S
SPORTING GOODS

LIVING SPACES

SH Sam Houston
State University

HYATT REGENCY

Grand Central Parkway

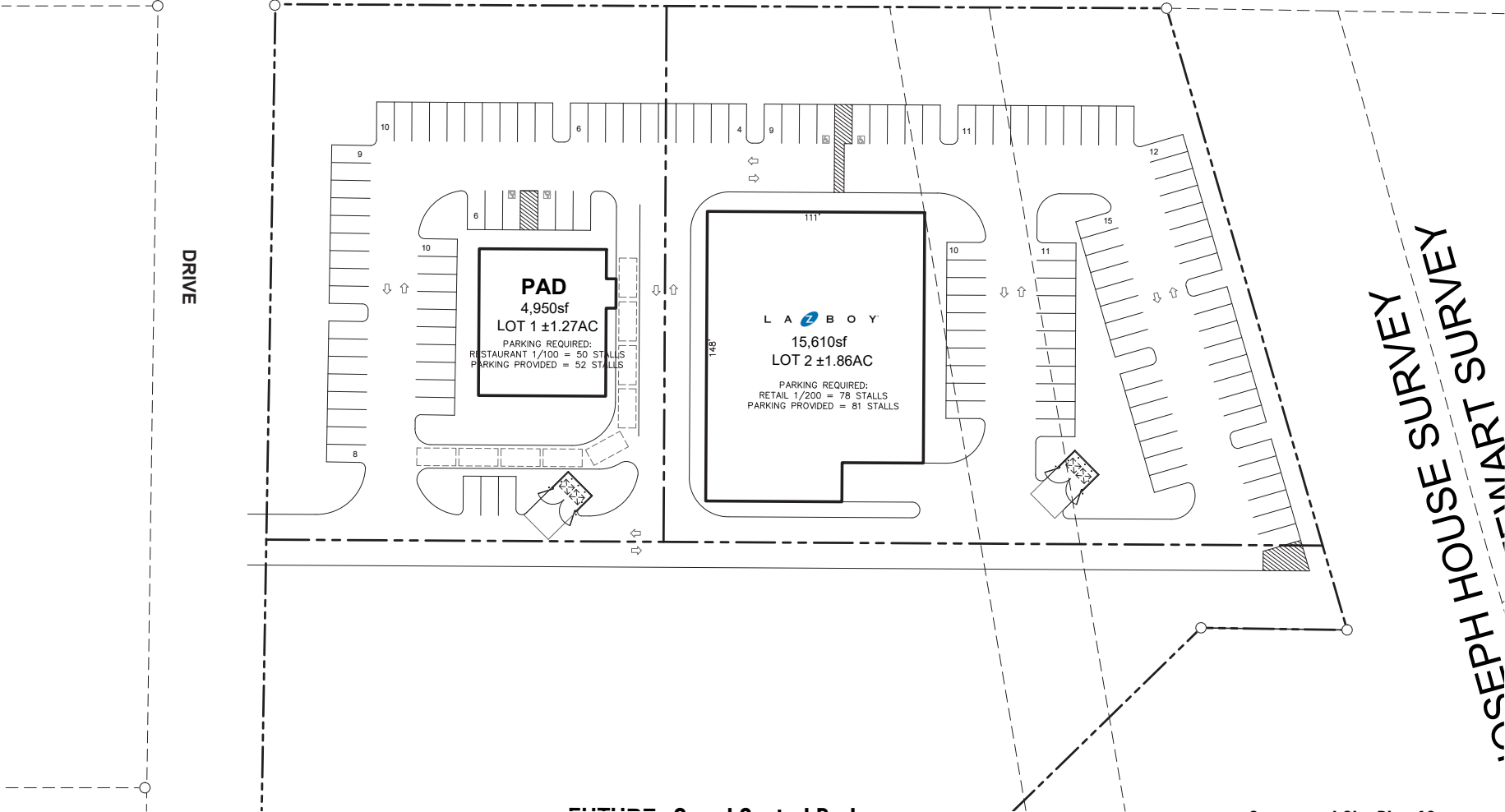
Camp Strake Road

INTERSTATE
45

GRAND
CENTRAL
PARK

POTENTIAL SITE PLAN

INTER STATE HIGHWAY 45



CUASO DESIGN STUDIO
PLANNING • DESIGN • GRAPHICS • ANIMATION

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Grand Central Park

Conroe, TX | February 26, 2025

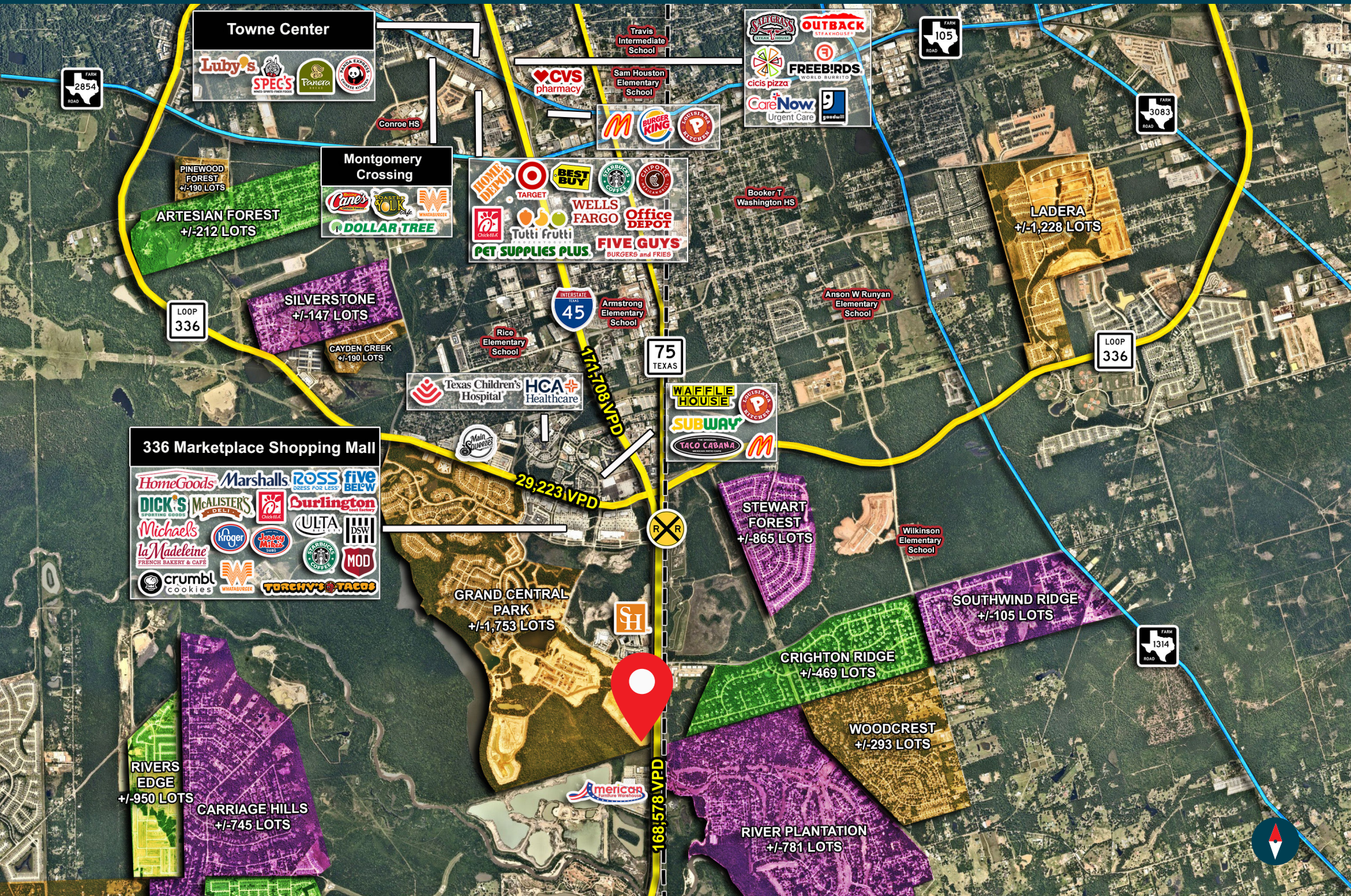
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Conceptual Site Plan 19

SCALE: 1" = 50' | 0 | 50' | 100' | 150'

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TRADE AREA AERIAL



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