



FOR SALE | NEW CANEY, TX 77357

±3.58 AC FOR SALE



PROPERTY DESCRIPTION

3.58 AC available for sale, offering a prime location ideal for various developments including retail, hospitality, medical facilities, or an office park. Situated outside the floodplain, the site benefits from their proximity to the signalized intersection of Speed St. and TX-242, ensuring high visibility and easy access. The surrounding area is populated with national retailers, further enhancing its commercial appeal.



INVESTMENT HIGHLIGHTS



ACTIVE DISPOSABLE
INCOME - **\$132,869**
AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE
RADIUS



16,060 HOUSEHOLDS
WITHIN A **5 MILE RADIUS**
OF PROPERTY



HIGH TRAFFIC AREA:
INTERSECTION OF HWY
242 (**8,636 VPD**) AND I-69/
US-59 (**62,799 VPD**)



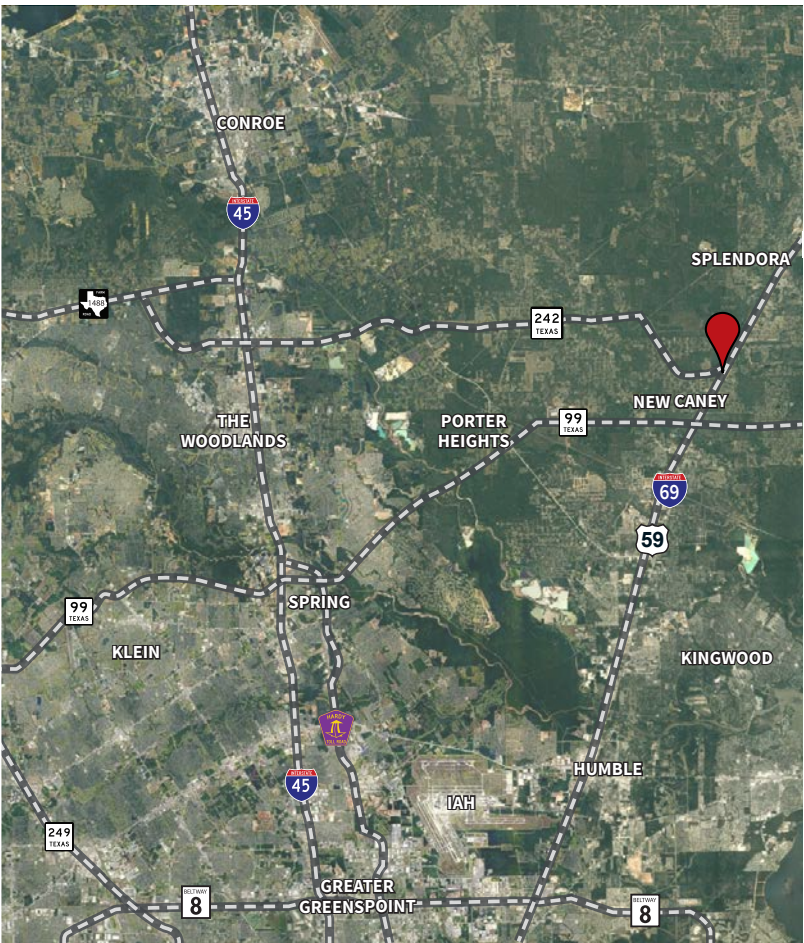
LOCATED ACROSS FROM
GRAND TEXAS, A RESIDENTIAL
& RETAIL DEVELOPMENT THAT
INCLUDES A NEW HEB



NEW CANEY IS A FAST-
GROWING COMMUNITY
JUST 30 MINUTES FROM
DOWNTOWN HOUSTON



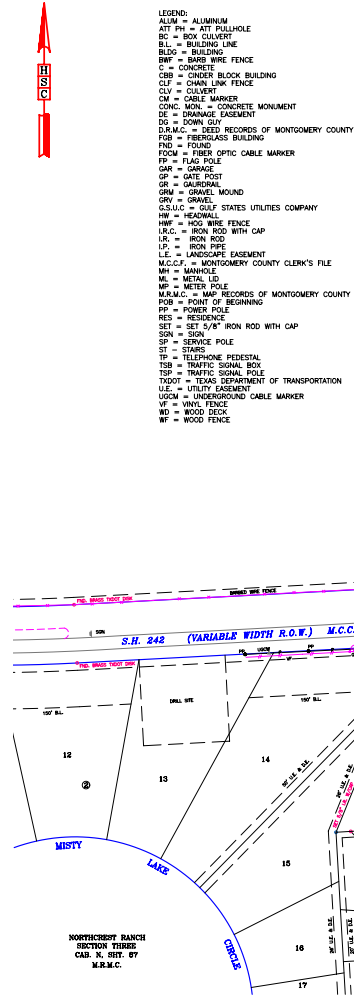
LOCATION



Demographics	1 mile	3 miles	5 miles
2020 Population	1,237	14,529	36,958
2024 Population	1,322	23,591	48,139
2024 Median Age	42.5	38.2	35.9
Average Household Income	\$119,842	\$132,869	\$113,670

SURVEY - ±3.58 AC

ASKING PRICE: \$17/sf



- LEGEND:
- ALUM = ALUMINUM
 - ATT PH = ATT PULLHOLE
 - BC = BOX CULVERT
 - BL = BUILDING LINE
 - BUDG = BUILDING
 - BWF = BARS WIRE FENCE
 - C = CONCRETE
 - CBS = CHINER BLOCK BUILDING
 - CLF = CHAIN LINK FENCE
 - CM = CEMENT
 - CM = CEMENT MARKER
 - CONC. MON. = CONCRETE MONUMENT
 - DE = DRAINAGE EASEMENT
 - DS = DOWN GUY
 - D.S.M.C. = DEED RECORDS OF MONTGOMERY COUNTY
 - FIB = FIBERGLASS BUILDING
 - FND = FOUND
 - FOCM = FIBER OPTIC CABLE MARKER
 - FP = FLAG POLE
 - GAR = GARAGE
 - GP = GATE POST
 - GR = GRASS
 - GRW = GRASS MOUND
 - G.S.U.C. = GULF STATES UTILITIES COMPANY
 - HBF = HOG WIRE FENCE
 - L.R.C. = IRON ROD WITH CAP
 - L.R. = IRON ROD
 - L.P. = IRON PIPE
 - L.E. = LANDSCAPE EASEMENT
 - M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
 - MC = METAL
 - MP = METER POLE
 - M.A.M.C. = MAP RECORDS OF MONTGOMERY COUNTY
 - POB = POINT OF BEGINNING
 - PT = POWER POLE
 - RES = RESIDENCE
 - SET = SET 5/8" IRON ROD WITH CAP
 - SSN = SIGN
 - ST = SERVICE POLE
 - STARS = STARS
 - TSB = TRAFFIC SIGNAL BOX
 - TSR = TRAFFIC SIGNAL ROD
 - TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - ULC = UTILITY EASEMENT
 - UDOM = UNDERGROUND CABLE MARKER
 - VF = VINYL FENCE
 - WD = WOOD DECK
 - WF = WOOD FENCE

LINE	DISTANCE	BEARING
L1	114.52'	N 56°33'08" E
L2	228.61'	S 31°06'52" E
L3	187.35'	S 58°53'08" W
L4	228.45'	N 30°31'50" W
L5	212.43'	S 26°09'43" E
L6	224.07'	S 64°03'34" W
L7	387.65'	N 29°56'26" W
L8	176.38'	N 26°09'43" W
L9	221.00'	N 63°50'16" E
L10	102.56'	S 18°26'42" E
L11	361.10'	N 70°52'15" W
L12	111.17'	S 87°34'45" W
L13	287.41'	N 19°07'45" E
L14	407.91'	S 70°52'15" E
L15	146.32'	N 69°27'50" E
L16	408.49'	S 19°07'45" W
L17	94.45'	S 86°37'14" W
L18	232.08'	N 26°12'26" W
L19	324.94'	N 32°32'41" E

- NOTES:
- This survey was performed in connection with the commitment for title insurance furnished by Stewart Title Guaranty Company, File No. 1413102, Effective Date: February 8, 2015 & Issued Date: February 19, 2015.
 - Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203), Derived from CORS site COC.
 - Surveyor did not abstract tract.
 - () indicates deed or plot cast.
 - Subject to Restrictive Covenants as recorded under M.C.C.F. Nos. 9050356, 9780414, 9782449, 2014092126, 2014092127 and 2015015995.
 - Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480483 5000 G and 0583 F for Montgomery County, Texas, dated August 18, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
 - Tract maples subject to natural drainage courses and ravines not shown herein.
 - S.H. 242 is a controlled access highway facility; therefore access to same is subject to governmental authorities.
 - Drill sites and multipurpose easements described in deed recorded under M.C.C.F. No. 9898256, do not appear to affect the subject tract.
 - The portion of the subject tract lying within the Henry A. Peters Survey is subject to designation of multi-purpose easements and the designation of a drill site as recorded under Vol. 911, Pg. 59 D.S.M.C. The portion of the subject tract lying within the Henry A. Peters is part of Tract 1 as illustrated in said document. The surveyor was not provided with a document that designates the above mentioned Drill Site and multi-purpose easements.
 - Subject to terms, conditions and provisions of that certain East Montgomery County Improvement District recorded under M.C.C.F. No. 2014048627.
 - Subject to terms, conditions and provisions as set out in Donation Right-of-Way Deeds from Bland McReynolds recorded under M.C.C.F. Nos. 9050368, 9780414 and 9782449.
 - Subject to terms, conditions and provisions as set out in the Declaration of Covenants and Restrictions of the Grand Texas Development recorded under 2014092126.
 - Subject to terms, conditions and provisions of that certain Certificate For Order, recorded under M.C.C.F. No. 2014093811.
 - The portion of the subject tract in the William S. Taylor Survey lies within Tract A and B as described in deed recorded under Vol. 745, Pg. 370 D.S.M.C.
 - Subject to Memorandum of Development Agreement and Easement Agreement recorded under M.C.C.F. No. 2015015995, First Amendment to Memorandum of Development Agreement and Easement Agreement recorded under M.C.C.F. No. 2015043513, Second Amendment to Memorandum of Development Agreement and Easement Agreement recorded under M.C.C.F. No. 201504862.
 - Tracts being more particularly described by separate metes and bounds. See HSC file numbers P13-035,600, Q13-035,600, R13-035,600 and S13-035,600.
 - All improvements not shown herein.
 - Revised March 15, 2024 to change tract configuration for Tract 1.



Registered Professional Land Surveyor

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	2979.78	01°21'20"	70.49	35.25	N 59°33'48" E	70.49
C2	580.00	04°12'51"	42.66	21.34	S 28°18'08" E	42.65
C3	2815.82	03°21'58"	165.42	82.74	S 21°11'26" W	165.40
C4	2979.78	05°50'43"	304.00	152.13	N 63°09'49" E	303.87
C5	580.00	04°51'30"	251.84	127.83	S 38°35'29" E	249.68
C6	580.00	17°54'53"	181.35	91.42	S 59°58'41" E	180.61

H

S

C

HOVIS
SURVEYING
COMPANY

Land Surveys - Computer Me
5000 Cabbage - Springtown, Texas 775
(817) 580-9501
Acreage - Residential - Industrial - Con
Texas Title Registration No. 10030460

EXHIBIT OF 0.5775 OF ONE ACRE OR 42,582 SQUARE FEET
TRACT 11, 5.8714 ACRES TRACT 12, 5.8714 ACRES TRACT

CONTACT INFORMATION

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com

MEREDITH BRETTING

Associate

+1 713 425 1850

meredith.bretting@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
us.jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2022. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).