



±26.93 AC FOR SALE

SWQ OF SH 242 AND SPEED STREET NEW CANEY | NEW CANEY, TX 77357



PROPERTY FEATURES

- ✓ Ideal Covered Land Play with Potential Lease Income of \$600K In-Place with current Tenant
- ✓ Potential for a flexible leaseback with current and founding track operator
- ✓ Rare Owner-User Opportunity for Race Track Operator with Turn-Key, State of the Art, Motorsports Complex
- ✓ At future signalized intersection of Speed St. and TX-242
- ✓ High visibility and easy access to site





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 US-59
(**62,799 VPD**)

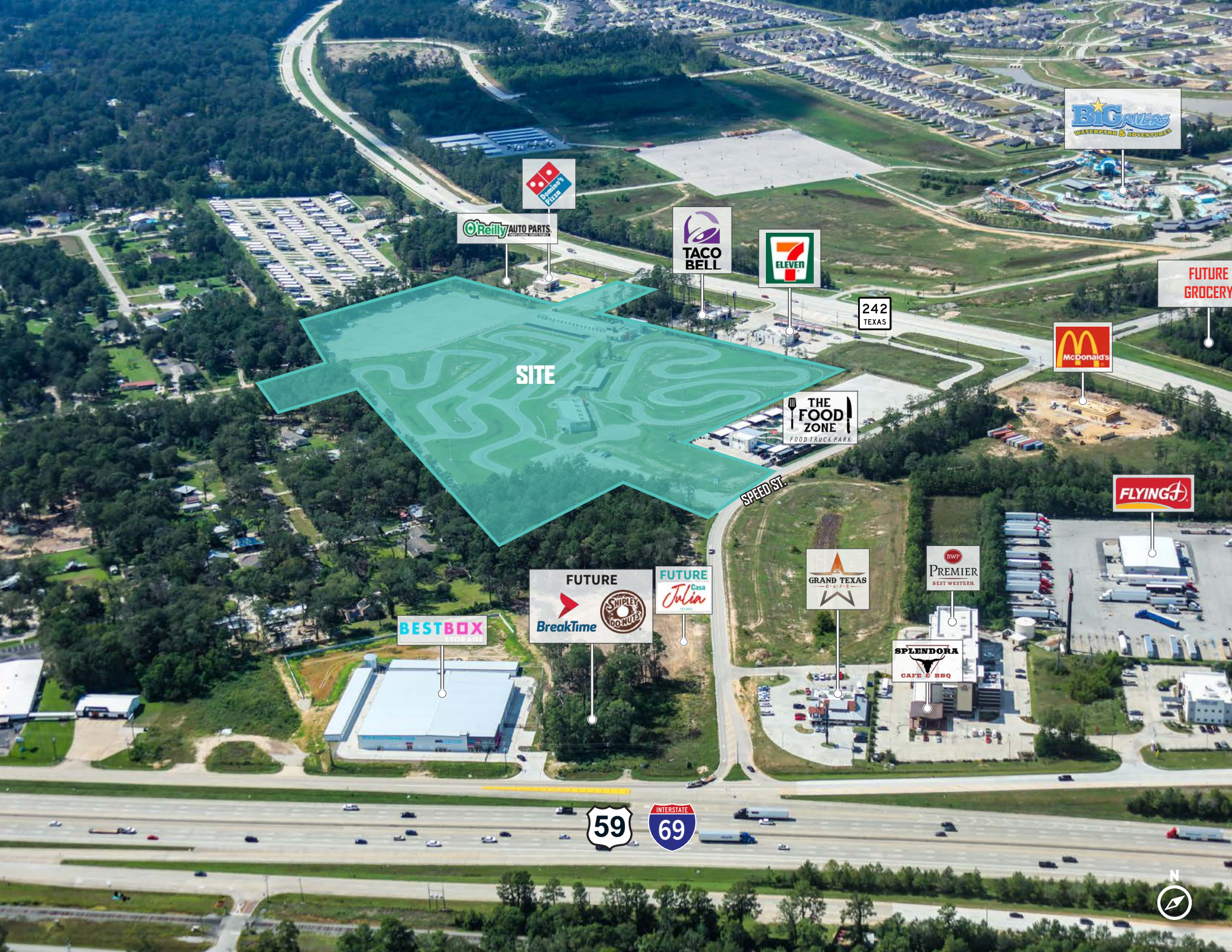


LOCATED ACROSS
FROM GRAND TEXAS, A
RESIDENTIAL & RETAIL
DEVELOPMENT



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





SITE



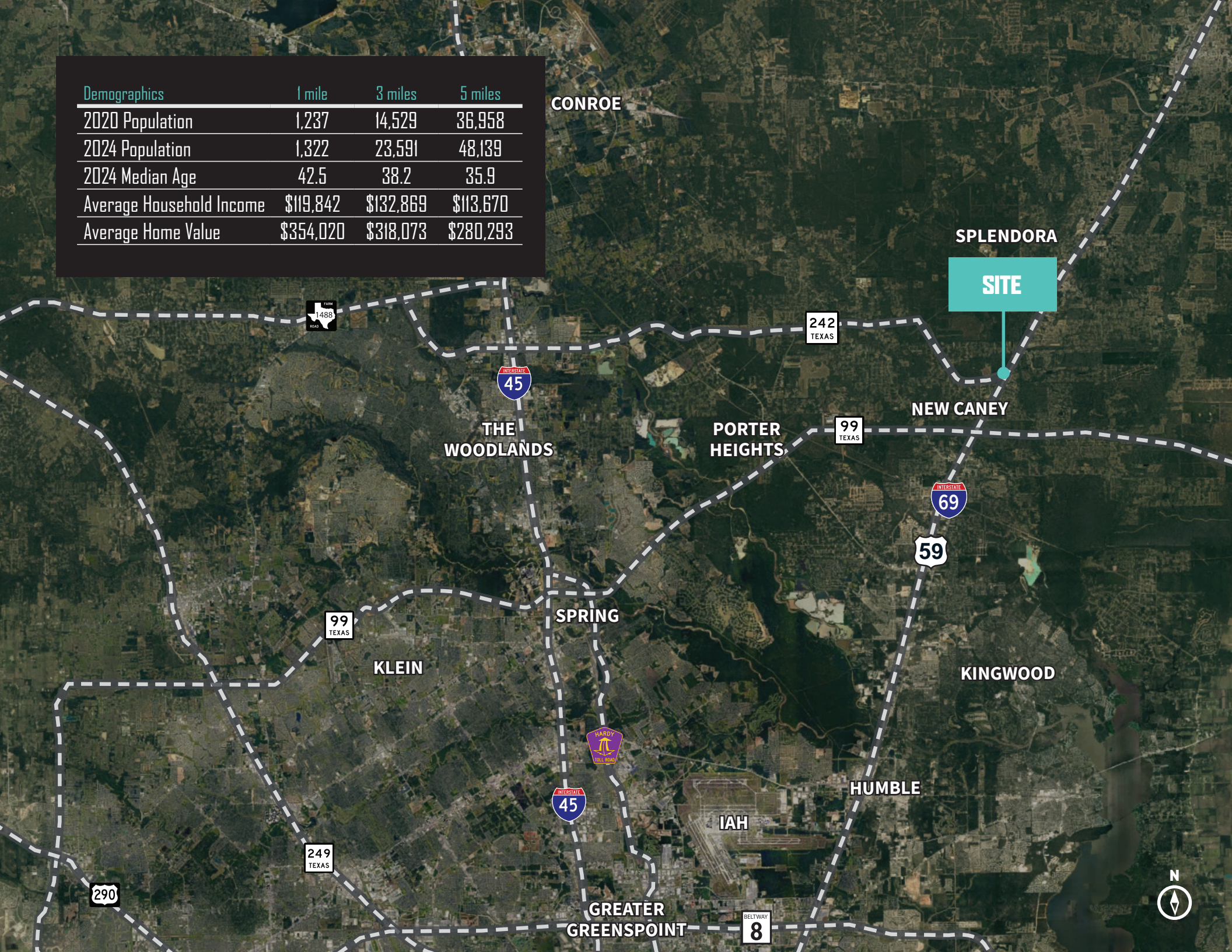
FUTURE GROCERY



242 TEXAS



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
Average Home Value	\$354,020	\$318,073	\$280,293



+26.93 AC FOR SALE

SWQ OF SH 242 AND SPEED STREET NEW CANEY | NEW CANEY, TX 77357

JLL

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com

LEE & ASSOCIATES

ROCKY MORAN

Senior Vice President

+1 951 276 3681

rmoran@lee-associates.com

MEREDITH BRETTING

Associate

+1 713 425 1850

meredith.bretting@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

