

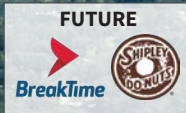


WOODBROUGH  
VILLAGE

TAVOLA



I-69/US-59 | 62,799 VPD



SPEED ST.



Under  
Contract



242  
TEXAS

TX-242 | 8,636 VPD



FOR SALE OR GROUND LEASE | ±1.2 AC | NEW CANEY, TX 77357

# SWC OF TX-242 & SPEED ST NEW CANEY



# PROPERTY DESCRIPTION

- ±1.2 Acres For sale or ground lease
- Ideally situated for a retail user
- Outside floodplain
- Signalized intersection at Speed Street & TX-242
- Surrounded by other national retails
- Call broker for pricing



# INVESTMENT HIGHLIGHTS



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



**14,450** HOUSEHOLDS  
WITHIN A **5 MILE RADIUS**  
OF PROPERTY



AT THE 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

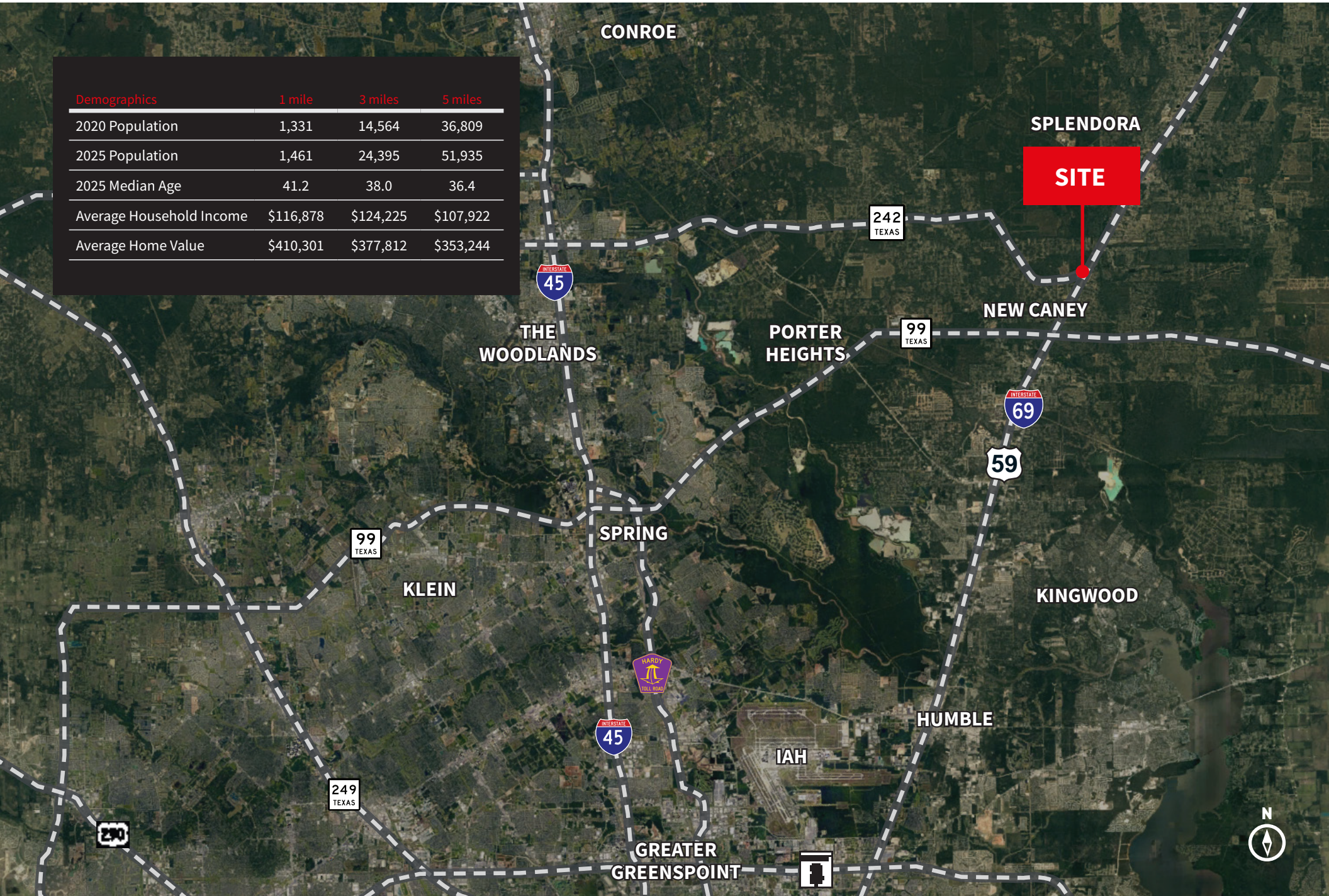


NEW CANEY IS A FAST-  
GROWING COMMUNITY  
JUST 30 MINUTES FROM  
DOWNTOWN HOUSTON

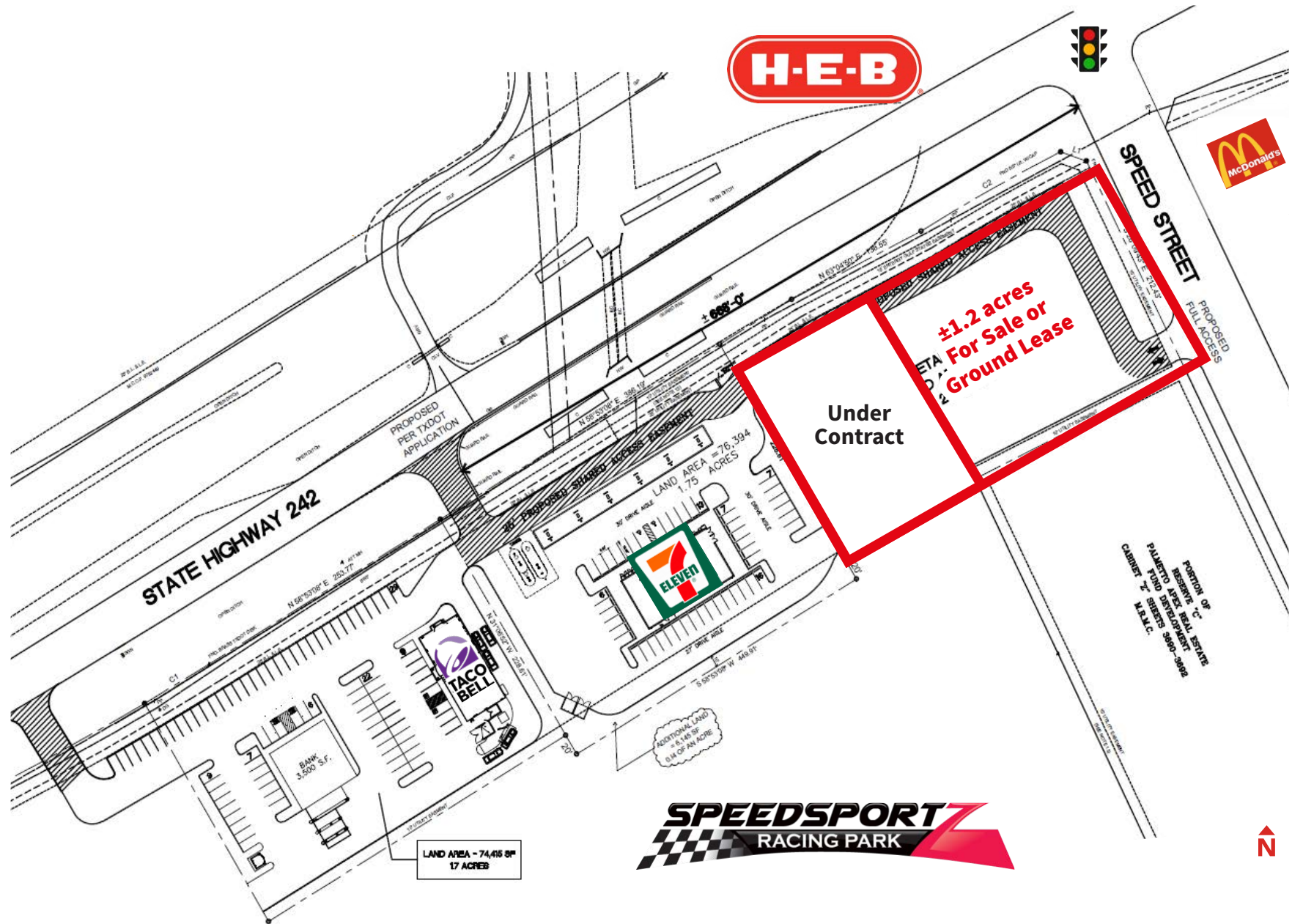


# LOCATION

Demographics	1 mile	3 miles	5 miles
2020 Population	1,331	14,564	36,809
2025 Population	1,461	24,395	51,935
2025 Median Age	41.2	38.0	36.4
Average Household Income	\$116,878	\$124,225	\$107,922
Average Home Value	\$410,301	\$377,812	\$353,244



# SITE PLAN



# 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 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 million residents are foreign born. From 2010 to 2022, Houston added 1.2 million residents, an 19.0% increase, the fastest rate of population growth among the 10 most populous U.S. metros. 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.



## 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's ship channel ranks #1 in the nation | 1<sup>st</sup> in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

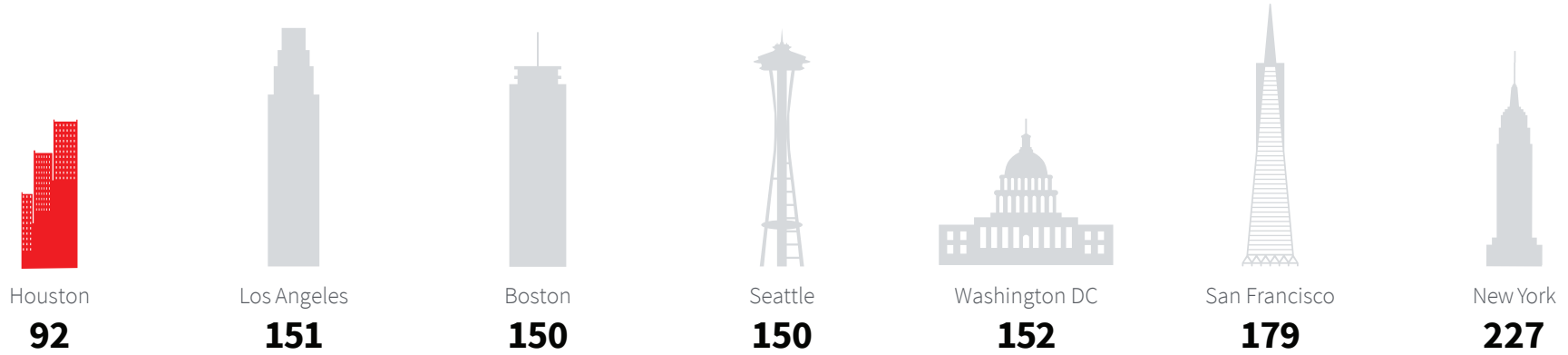
Strong wages and low cost of living create an attractive employment base



## LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8<sup>th</sup> largest business district in the U.S. | 10 million patient encounters per year

# THE COST OF LIVING INDEX

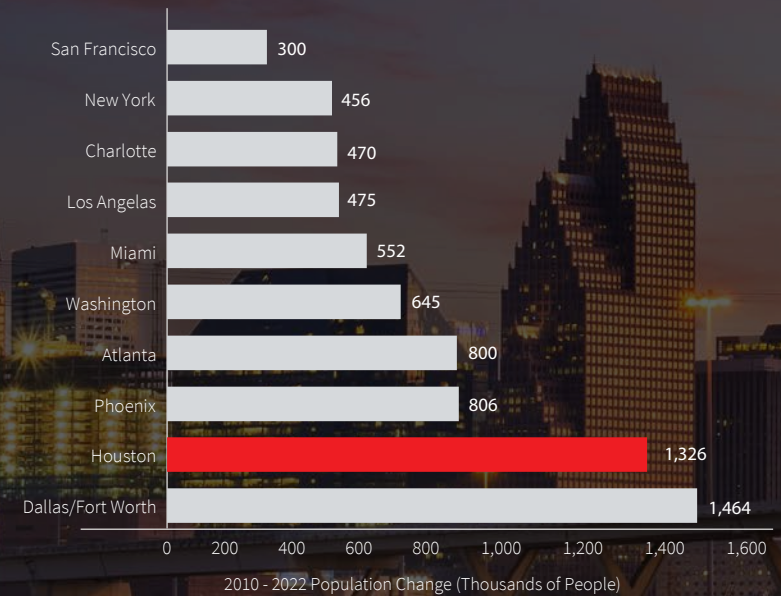


HOUSTON EMPLOYMENT BY INDUSTRY (2021)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Source: Houston Economic Partnership

# TOP-RANKED POPULATION GROWTH



**257 RESIDENTS MOVE TO HOUSTON DAILY**

One new resident moves to Houston every seven minutes.

*Source: US Census Bureau*



**20.8% POPULATION GROWTH**

from 2010 – 2022 outpacing the U.S. average.

*Source: US Census Bureau*



**1.2 MILLION PROJECTED NEW RESIDENTS BY 2030**

Representing a 17.2% population growth.

*Source: US Census Bureau*



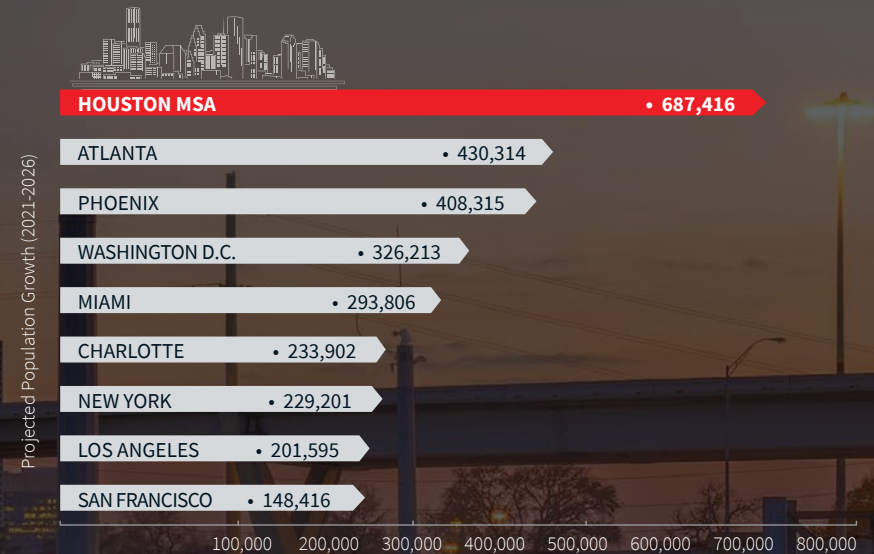
**TOP 5 IN THE COUNTRY FOR TOTAL JOB GROWTH**

*Source: U.S. Bureau of Labor Statistics*

## HOUSTON'S ROBUST POPULATION GROWTH RATES



## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



# NATION-LEADING EMPLOYMENT GROWTH



**179,000**

New jobs added in  
2022



**+152,900**

Net change in  
total non-farm  
employment

*(From Jan 2022 to Jan  
2023)*



**3,500,000**

Person workforce,  
nearing all time high  
for Houston



**79%**

Of Houston's higher  
education graduates stay  
and work in the region;

*The 6<sup>th</sup> highest retention rate  
in the U.S.*



**#2**

In the country for  
percent job growth  
*(6.1% in 2022)*



**#2**

In the nation in office  
re-entry levels in  
the country after the  
pandemic

HOUSTON IS HOME TO

**25** FORTUNE 500 COMPANIES &  
**44** FORTUNE 1000 COMPANIES.

**50+**

CORPORATE HEADQUARTER  
RELOCATIONS TO HOUSTON SINCE  
2017.

**5**

NEW FORTUNE 500 RELOCATIONS  
SINCE 2020.

Hewlett Packard Enterprise, NRG Energy,  
KBR, Academy Sports & Outdoors, Exxon  
Mobil

**LEADING**

PRO BUSINESS ENVIRONMENT

# CONTACTS

## LEASING

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