



WOODBRANCH VILLAGE

TAVOLA

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

TX-242 | 8,636 VPD

FUTURE
BreakTime
SHIRLEY DONUTS

GRAND TEXAS
CAMPERS

BEST BOX
STORAGE

FUTURE
Casa
Julia

DWP
PREMIER
BEST WESTERN

Texas Urgent Care
& Imaging Center

Denny's

FLYING SAUCER

McDonald's

THE FOOD ZONE
FOOD TRUCK PARK

SPEEDSPORT 7
RACING PARK

7-ELEVEN

TACO BELL

GRAND TEXAS RV RESORT
At Big Rivers Waterpark & Adventures

Domino's
Pizza

SOLD

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 sites 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**)



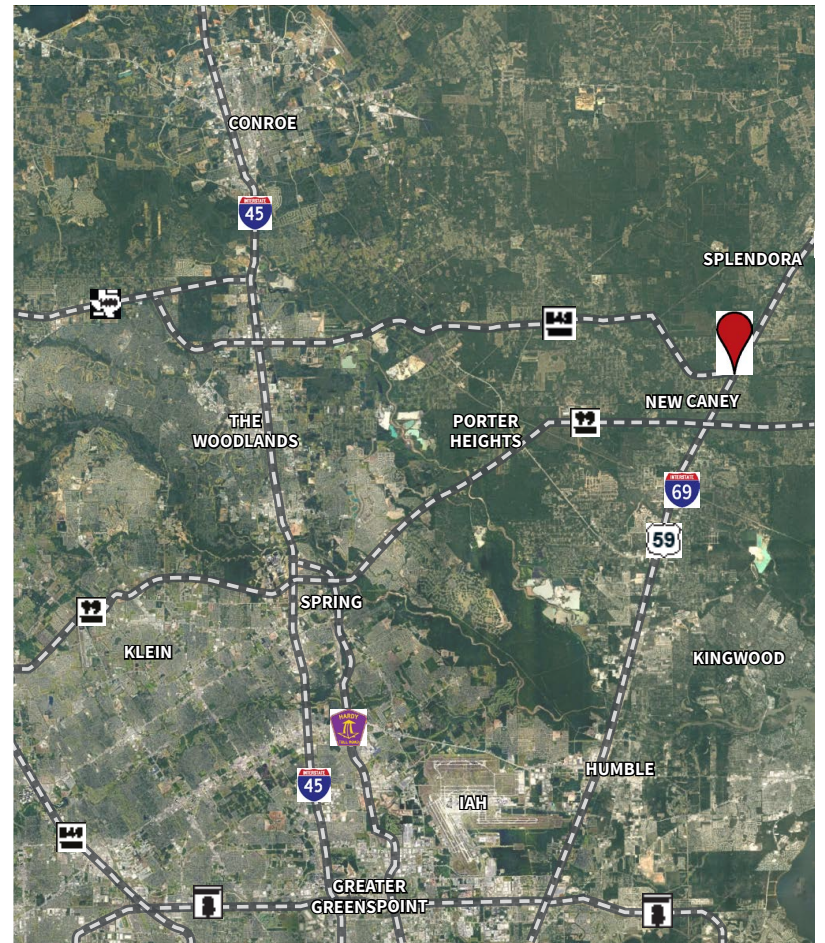
LOCATED ACROSS FROM
GRAND TEXAS, A RESIDENTIAL
& RETAIL DEVELOPMENT THAT
INCLUDES A NEW HEB



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 |

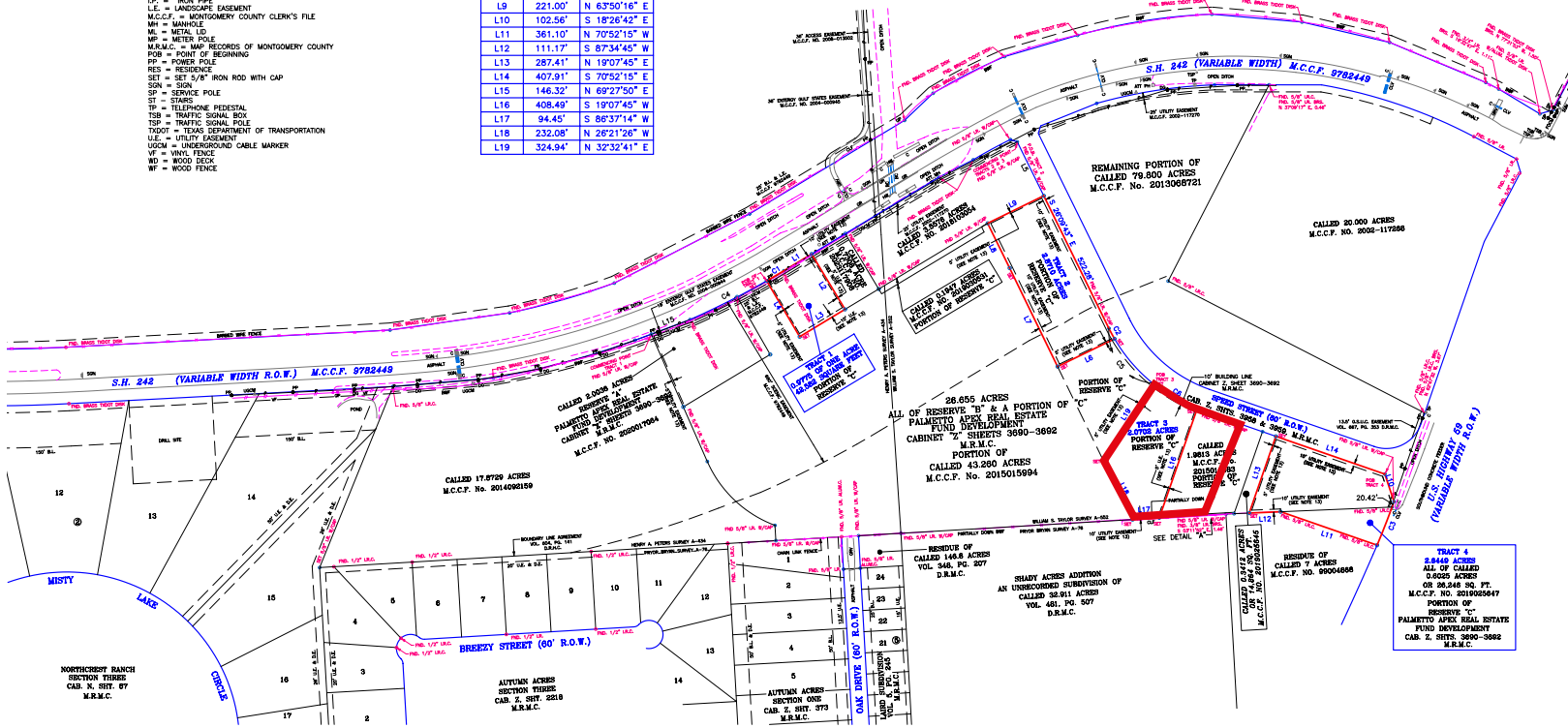
SURVEY - ±3.58 AC

ASKING PRICE: \$17/sf



- LEGEND:
- ALUM = ALUMINUM
 - ATT PH = ATT PULLHOLE
 - BC = BOX CULVERT
 - BL = BUILDING LINE
 - BEG = BUILDING
 - C = CONCRETE
 - CBB = CHIMNEY BLOCK BUILDING
 - CLF = CHAIN LINK FENCE
 - CM = CONCRETE
 - CLV = CULVERT
 - CM = CABLE MARKER
 - CONC. MON. = CONCRETE MONUMENT
 - DE = DRAINAGE EASEMENT
 - DO = DOWN GUY
 - D.M.A.C. = DEED RECORDS OF MONTGOMERY COUNTY
 - FGB = FIBERGLASS BUILDING
 - FND = FOUND
 - FOCM = FIBER OPTIC CABLE MARKER
 - FP = FLAG POLE
 - GAN = GARAGE
 - GP = GATE POST
 - GR = GRASS
 - GRM = GRAVEL MOUND
 - GRV = GRAVEL
 - G.S.U.C. = GULF STATES UTILITIES COMPANY
 - H = HEADLINE
 - HWF = HOG WIRE FENCE
 - I.R.C. = IRON ROD WITH CAP
 - IR = IRON ROD
 - IRP = IRON PIPE
 - L.E. = LANDSCAPE EASEMENT
 - M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
 - MA = MANHOLE
 - ME = METAL LEG
 - MP = METER POLE
 - M.A.R.C. = MAP RECORDS OF MONTGOMERY COUNTY
 - POB = POINT OF BEGINNING
 - PP = POWER POLE
 - RES = RESIDENCE
 - SET = SET 5/8" IRON ROD WITH CAP
 - SN = SIGN
 - SR = SERVICE POLE
 - ST = STAIRS
 - TR = TELEPHONE FEDESTAL
 - TSB = TRAFFIC SIGNAL BOX
 - TSR = TRAFFIC SIGNAL ROD
 - TYDOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - ULC = UTILITY EASEMENT
 - UOCM = UNDERGROUND CABLE MARKER
 - VF = VINYL FENCE
 - WD = WOOD DECK
 - WF = WOOD FENCE

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 114.52' | N 58°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 28°09'43" E |
| L6 | 224.07' | S 64°03'34" W |
| L7 | 387.65' | N 29°56'26" W |
| L8 | 176.38' | N 28°09'43" W |
| L9 | 221.00' | N 63°50'16" E |
| L10 | 102.56' | S 18°28'42" 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 28°21'26" W |
| L19 | 324.94' | N 32°32'41" E |



| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|---------|-----------|--------|---------|---------------|--------|
| C1 | 2979.78 | 01°21'20" | 70.49 | 35.25 | N 58°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 | 24°51'32" | 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 |

- NOTES:
- This survey was performed in connection with the contract for the insurance furnished by Stewart Title Guaranty Company, File No. 1413102, Effective Date: February 8, 2014 & Issued Date: February 19, 2015.
 - Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203), Derived from CGCS site COG.
 - Surveyer did not abstract tract.
 - () indicates deed or plot cast.
 - Subject to Restrictive Covenants as recorded under M.C.C.F. Nos. 9052356, 9782414, 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 maps subject to natural drainage courses and ravines not shown hereon.
 - 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. 9892626, 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.R.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 Blane McReynolds recorded under M.C.C.F. Nos. 8050368, 9782414 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. 2014038911.
 - 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. 742, Pg. 379 D.R.M.C.
 - Subject to Memorandum of Development Agreement and Escrow Agreement recorded under M.C.C.F. No. 2015015997, First Amendment to Memorandum of Development Agreement and Escrow Agreement recorded under M.C.C.F. No. 2015043515, Second Amendment to Memorandum of Development Agreement and Escrow Agreement recorded under M.C.C.F. No. 2015104862.
 - 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 hereon.
 - Revised March 15, 2024 to change tract configuration for Tract 1.



Harry H. Hoyt IV
Registered Professional Land Surveyor

H HOVIS Land Surveys - Computer Me
S SURVEYING 5000 Cabbage - Springtown, Texas 770
C COMPANY (817) 488-9691

Acresage - Residential - Industrial - Con
 Texas Firm Registration No. 00300460

EXHIBIT OF 0.5775 OF ONE ACRE OR 42,582 SQUARE FEET
 TRACT 11 - 0.8714 ACRES TRACT 01 - 2.6709 ACRES TRACT

CONTACT INFORMATION

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com

ALEX KELLY

Vice President

+1 713 425 1863

alexh.kelly@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027

us.jll.com

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