

GRAND CENTRAL PARK

grandcentralparktx.com
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LOCATION

Conroe, TX

POPULATION (3 MILE)

47,024

AVG HHI (3 MILE)

\$90,712

NO. OF OCCUPIED HHS

759

TOTAL PLANNED HOMES

1,700

AVG HOME SALES PRICE

\$485,000

TRAFFIC COUNTS (CARS/DAY)

I-45 Feeder S: 4,807

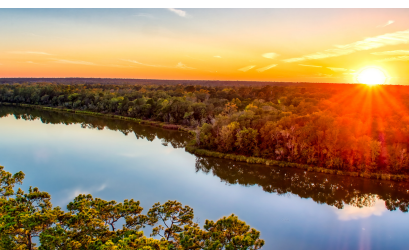
Loop 336: 15,917

PROPERTY DETAILS

- Located in the 2,046-acre Grand Central Park mixed-use master-planned community
- Available commercial tracts located near I-45 and Loop 336
- High traffic counts on two major thoroughfares
- Utilities available, Regional drainage provided

LOCATION HIGHLIGHTS

- Only about 800 acres of the property will be developed, with approximately 1,200 acres of woodlands, 100+ acres of lakes and miles of existing and planned trails.
- Anchored by Kroger Marketplace, DICK's Sporting Goods, Michaels, Marshalls and HomeGoods, 336 Marketplace located along Loop 336 and offering over 250,000 sq. ft. of retail, entertainment, service and food and beverage establishments, is a grand addition to Grand Central Park.
- Located along I-45, City Central encompasses Marcel Boulevard mixed-use development, Sam Houston State College of Osteopathic Medicine, and the under-construction Hyatt Regency Conroe Hotel & Convention Center
- Minutes from The Woodlands to the south with a population of approximately 113,000 and 39,000 employees
- Located in Conroe which is the fastest growing city in the nation
- 1.5 miles of frontage along I-45 and 1.5 miles of frontage along Loop 336



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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.