



INTERCHANGE | **249**

PHASE 1 DELIVERY 1Q 2023

Intersection of Grand Parkway 99 and 249

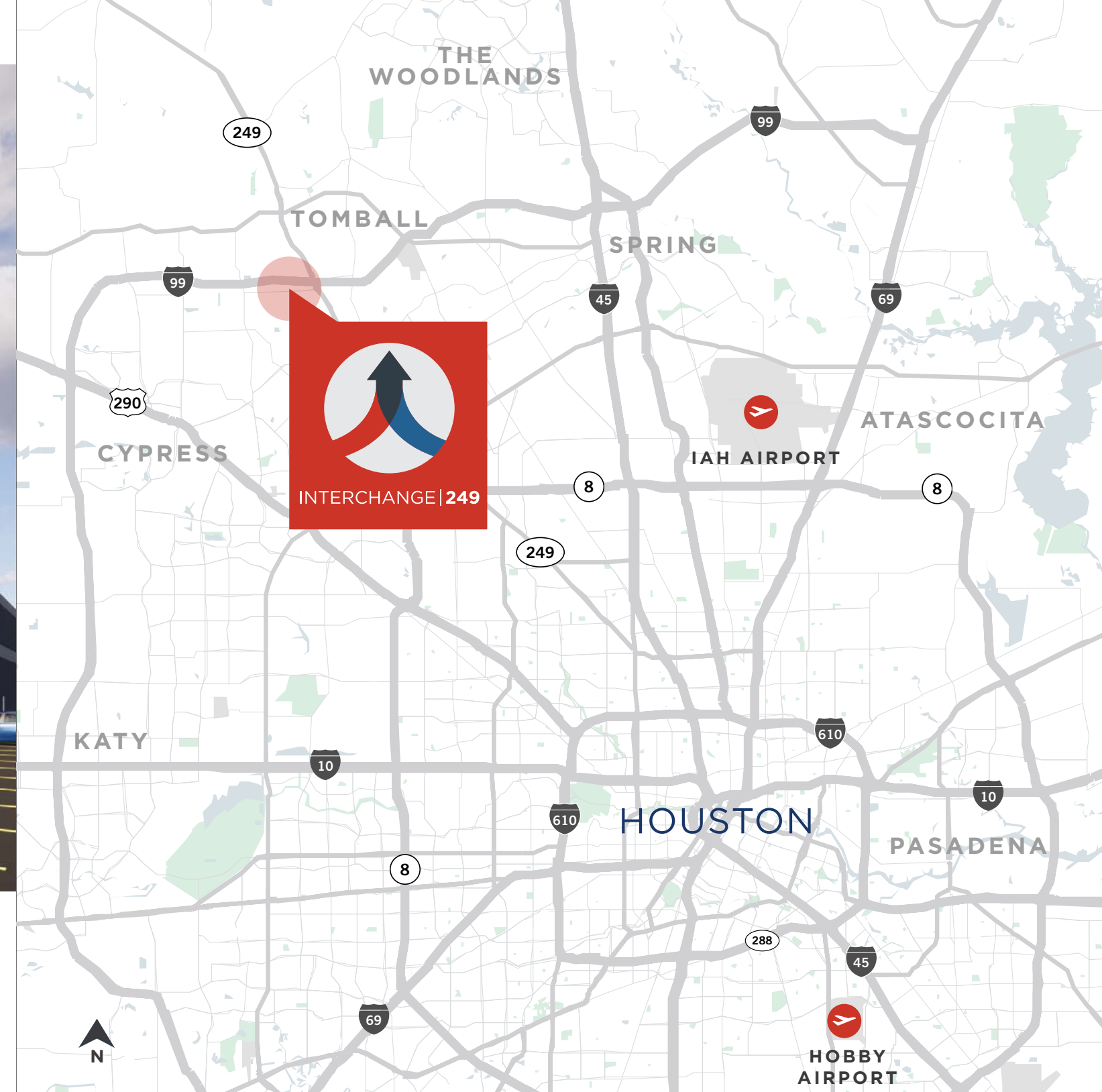
RENDERING TO COME



THE NEW MAIN AND MAIN

Located near the intersection of Grand Parkway 99 and Highway 249, Interchange 249 offers an unparalleled location at the new main and main in Northwest Houston.

The site benefits from unmatched labor and a growing residential and commercial boom.



KEY DISTANCES

 **CYPRESS**
18 Minutes


 **IAH AIRPORT**
26 Minutes


 **CONROE**
28 Minutes

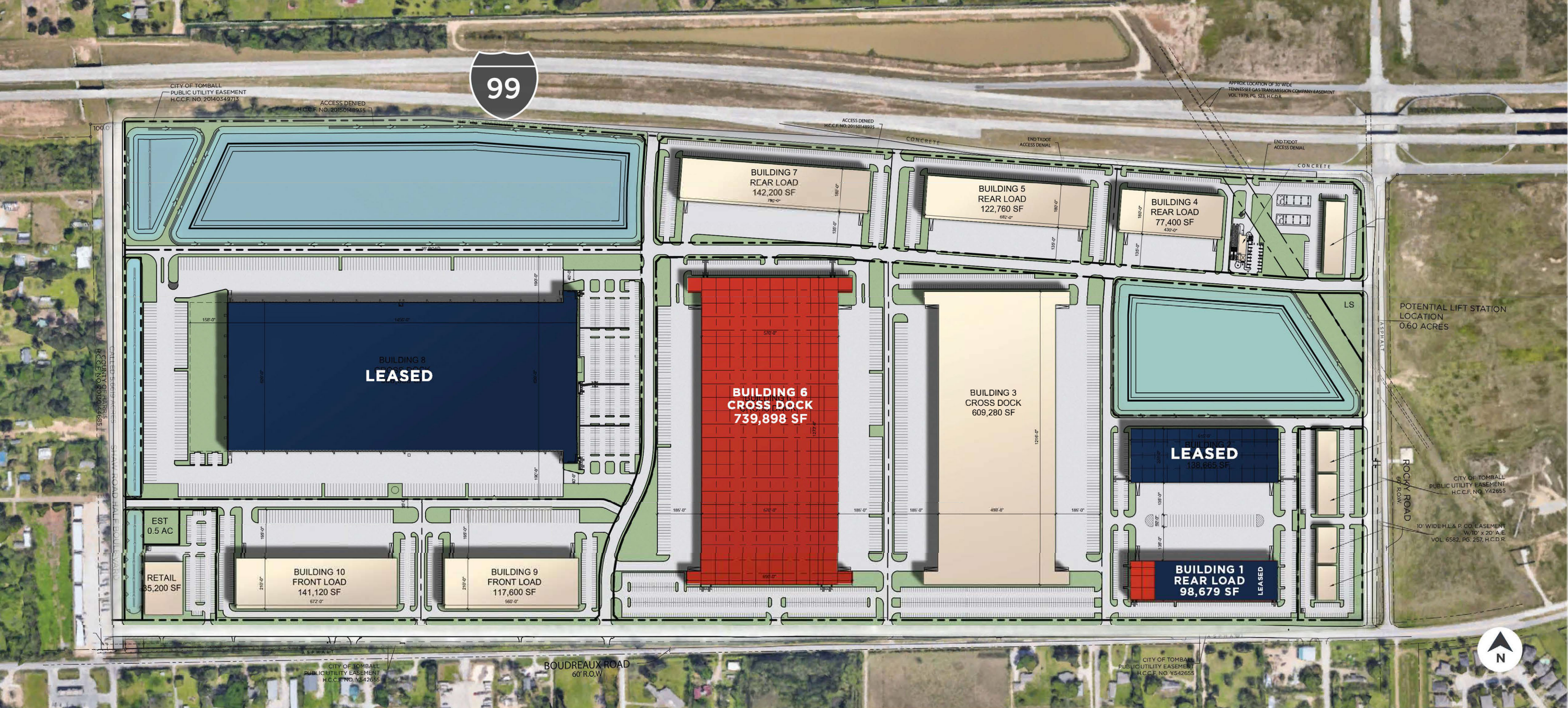
 **HOBBY AIRPORT**
45 Minutes

 **THE WOODLANDS**
22 Minutes

 **KATY**
27 Minutes

 **HOUSTON CBD**
34 Minutes

 **PASADENA**
45 Minutes



PHASE 1 DELIVERY Q1 2023

BUILDING 1 13804 BOUDREAUX RD

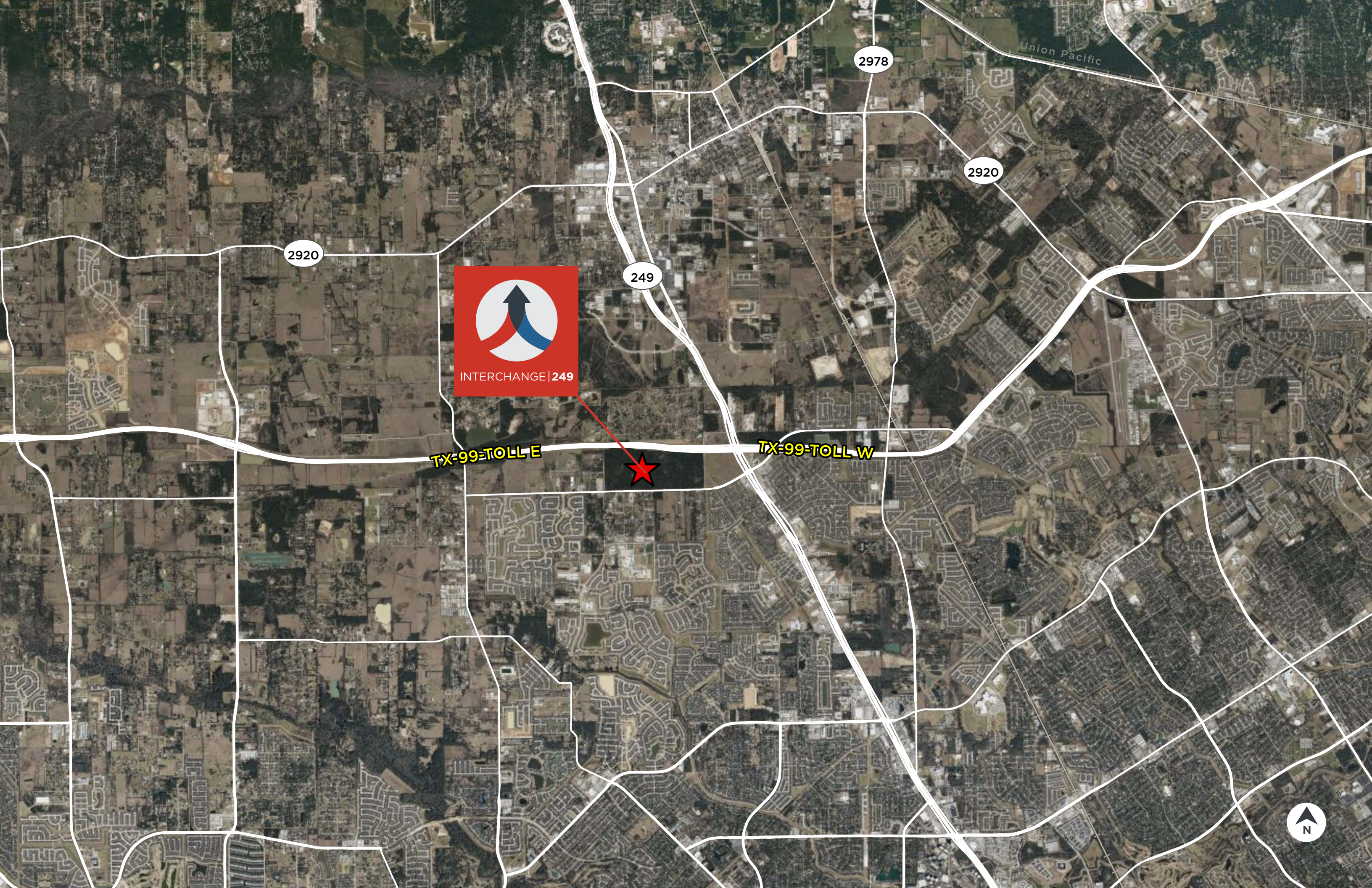
- 19,960 SF AVAILABLE
- 98,679 SF Total Building
- Rear Load
- 30' Clear
- ESFR Sprinklers
- 278 Car Parks

BUILDING 6 19200 HAMISH RD

- 739,898 SF AVAILABLE
- Cross Dock
- 36' Clear
- ESFR Sprinklers
- 625 Car Parks
- 174 Trailer Parks

ADDITIONAL BUILDINGS

- BUILDING 2 - 138,665 SF **LEASED**
- BUILDING 3 - 609,280 SF
- BUILDING 4 - 77,400 SF
- BUILDING 5 - 122,760 SF
- BUILDING 7 - 142,200 SF
- BUILDING 8 - 910,051 SF **LEASED**
- BUILDING 9 - 117,600 SF
- BUILDING 10 - 141,120 SF



2920



249

2978

2920

TX-99-TOLL E

TX-99-TOLL W





AN OPTIMAL LOCATION

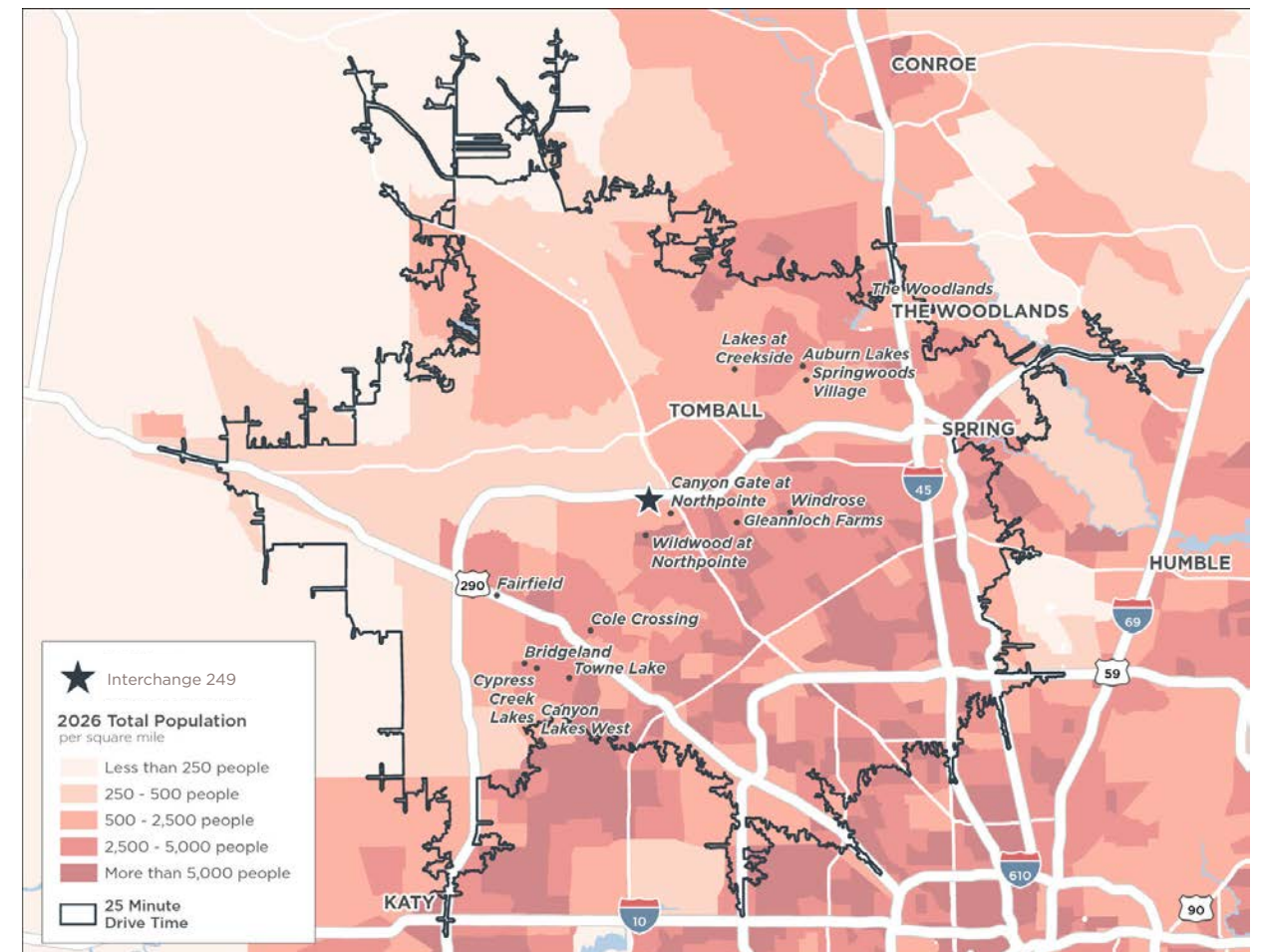
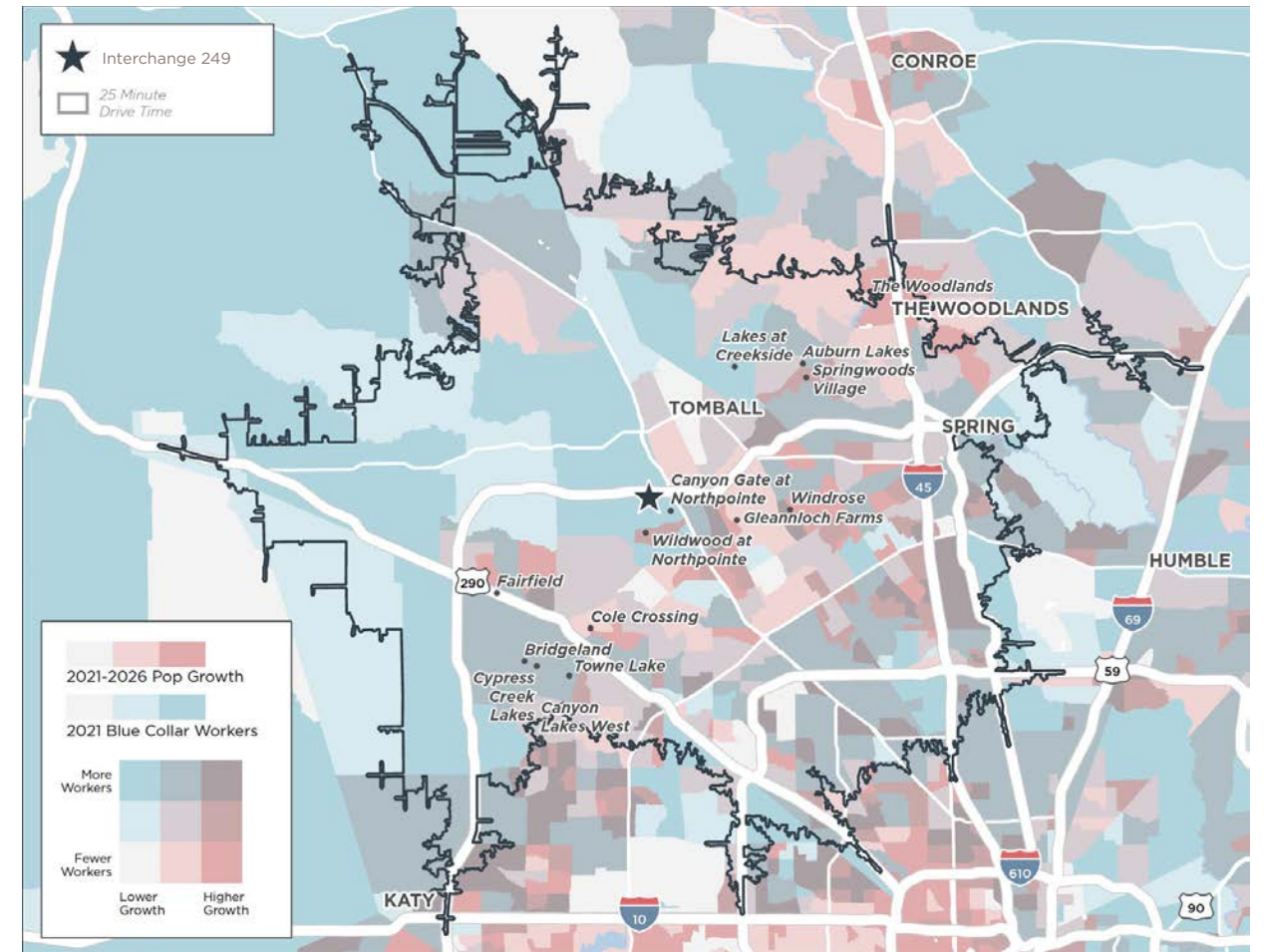
BOOMING WITH OPPORTUNITY

The tremendous commercial and residential progress of Northwest Houston over the past decade has highlighted the region's attractive demographic and economic figures, that together create a local economy prime for job creation and continued prosperity.

Led by a population growth rate projected to be three-times greater than the current U.S. average over the next five years, Northwest Houston also boasts a median household income nearly 20% higher than national averages.

With no signs of a local economic slowdown and booming residential growth across the region, tenants of Interchange 249 have an extraordinary opportunity to take advantage of one of America's top talent pools.

	3 Miles	5 Miles	7 Miles
POPULATION SUMMARY			
2020 Total Population	52,739	144,563	293,187
2025 Total Population	57,752	157,620	319,006
2020 - 2025 Growth Rate	9.15%	8.70%	8.50%
2020 Households	17,725	48,500	100,218
2025 Households	19,306	52,578	108,394
2020 Total Retail Consumer Expenditure	\$1,320,831,438	\$3,956,108,755	\$8,141,082,876
2025 Total Retail Consumer Expenditure	\$1,860,555,077	\$5,314,683,517	\$10,730,512,043
2020 - 2025 Retail Growth Rate	40.86%	34.32%	31.80%





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