



INTERCHANGE | **249**

PHASE I - DELIVERED
PHASE II - DELIVERING Q3 2024

Intersection of Grand Parkway 99 and 249

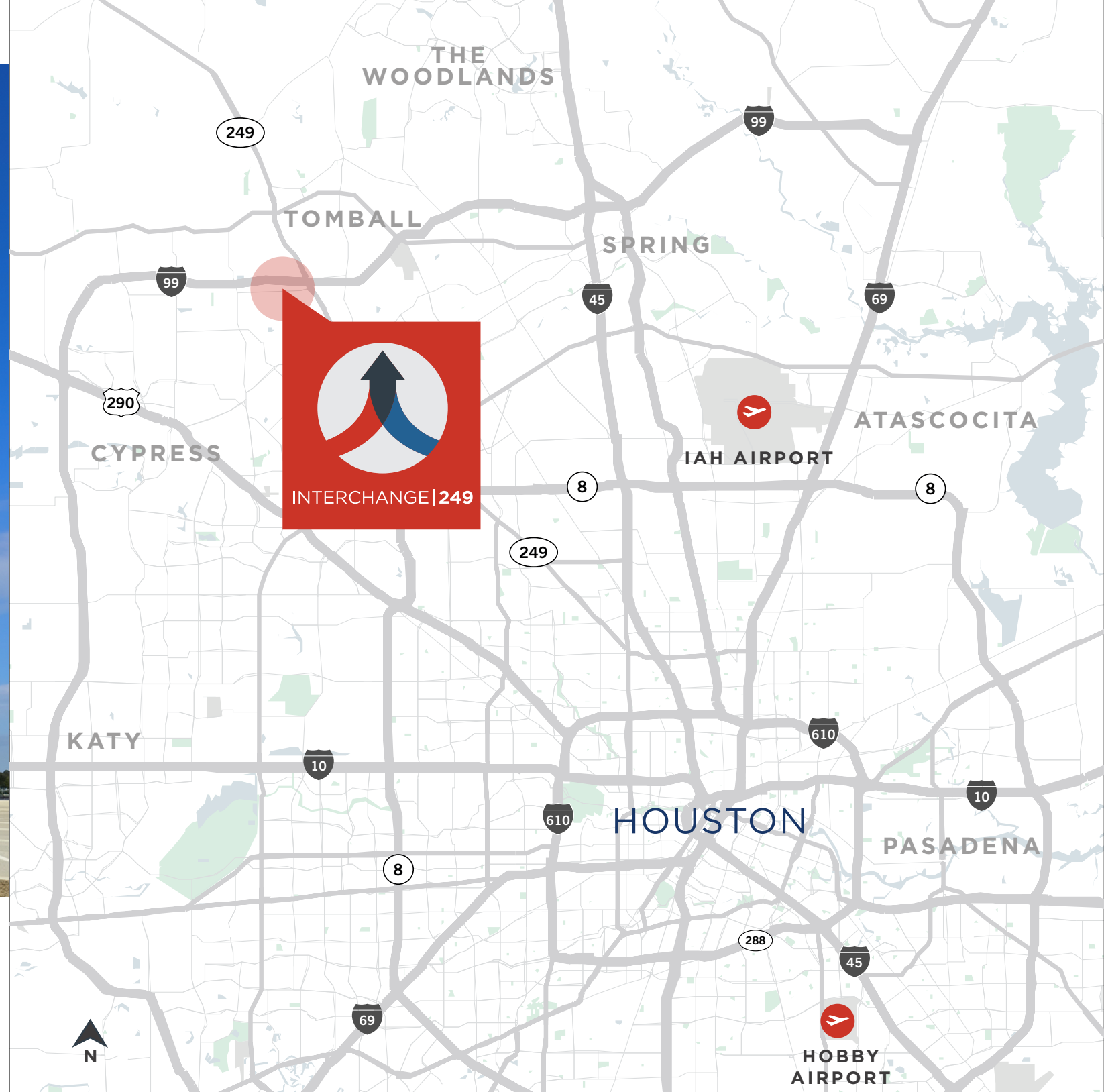
RENDERING TO COME



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 I | AVAILABLE NOW

BUILDING 1 HIGHLIGHTS

- 19,960 SF Available Now
- 13804 Boudreaux Rd.
- 2,585 SF Office
- Rear Load
- 30' Clear
- ESFR Sprinklers
- 53 Auto Parks

BUILDING 6 HIGHLIGHTS

- 353,996 SF Available Now
- 19200 Hamish Rd.
- 3,584 SF Office
- Cross Dock
- 36' Clear
- ESFR Sprinklers
- 312 Auto Parks
- 20 Trailer Parks

PHASE II | AVAILABLE Q3 2024

BUILDING 4 HIGHLIGHTS

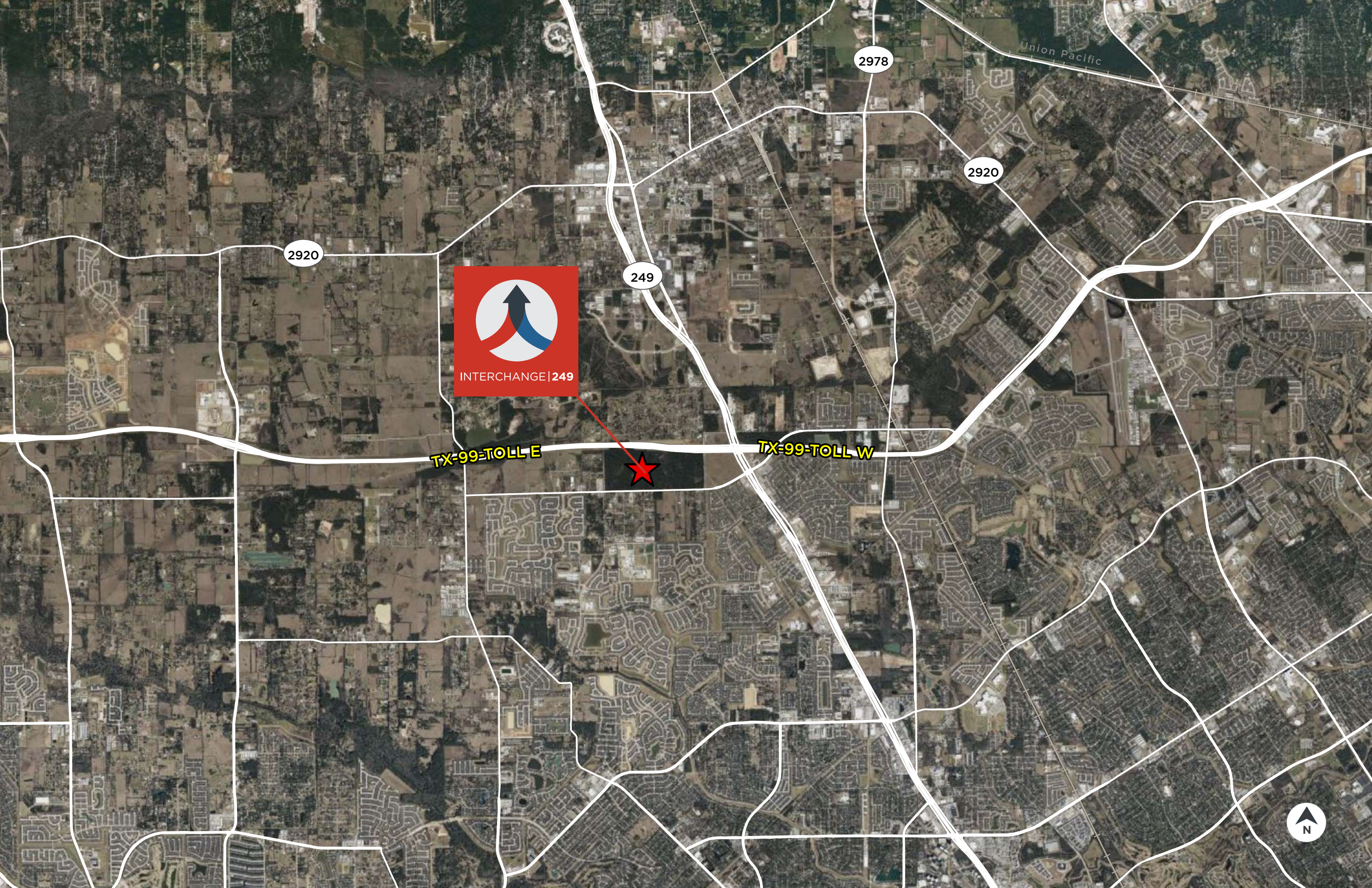
- 77,400 SF
- Rear Load
- 32' clear
- 110 Auto Parks
- 130' Truck Courts
- Grand Parkway Frontage

BUILDING 9 HIGHLIGHTS

- 117,600 SF
- Front Load
- 32' Clear
- 98 Auto Parks
- 185' Truck Court
- 36 Trailer Parks

BUILDING 10 HIGHLIGHTS

- 141,120 SF
- Front Load
- 32' Clear
- 128 Auto Parks
- 185' Truck Court
- 41 Trailer Parks



TX-99-TOLL E

TX-99-TOLL W

249

2920

2978

2920

Union Pacific





AN OPTIMAL LOCATION

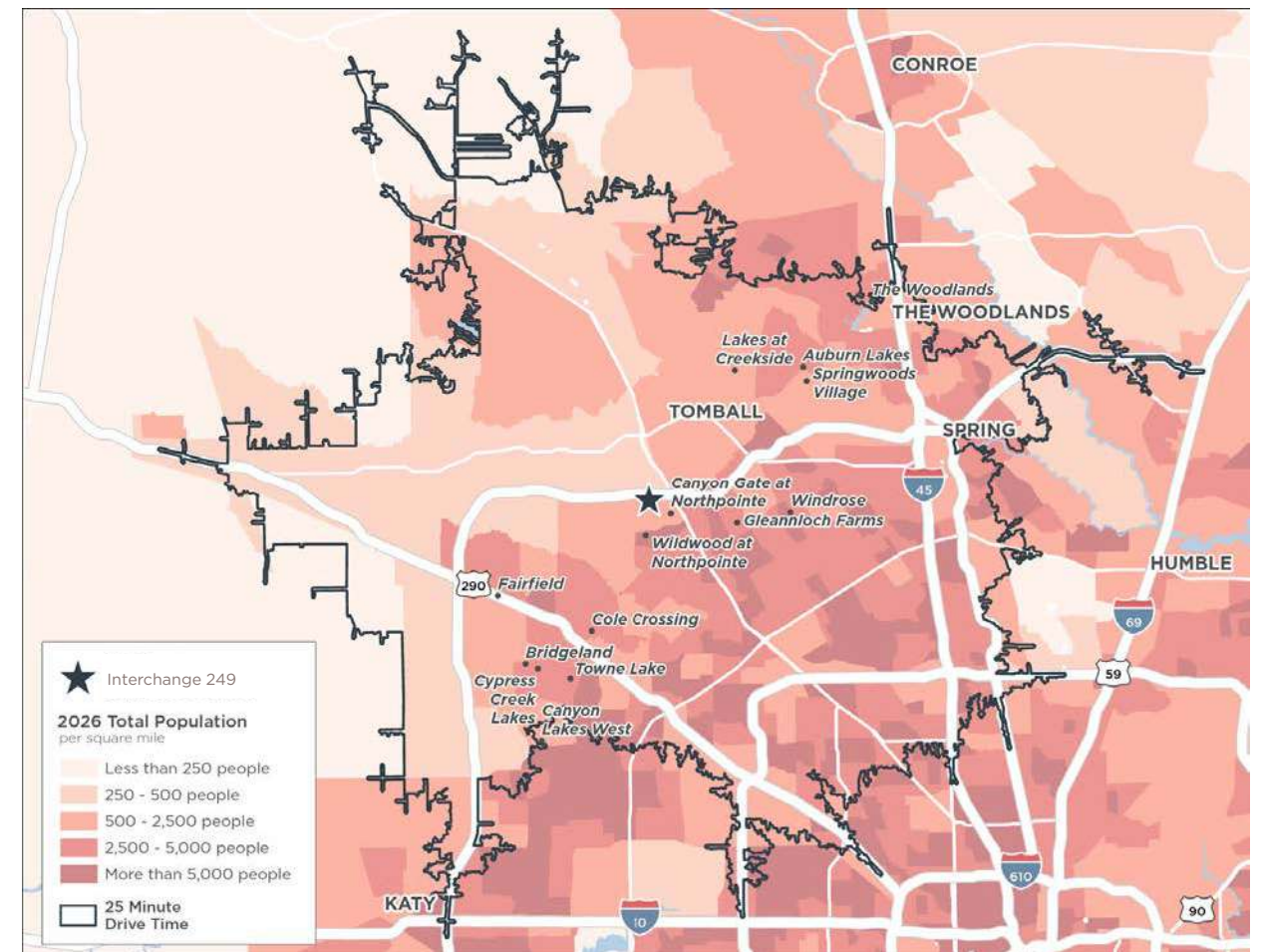
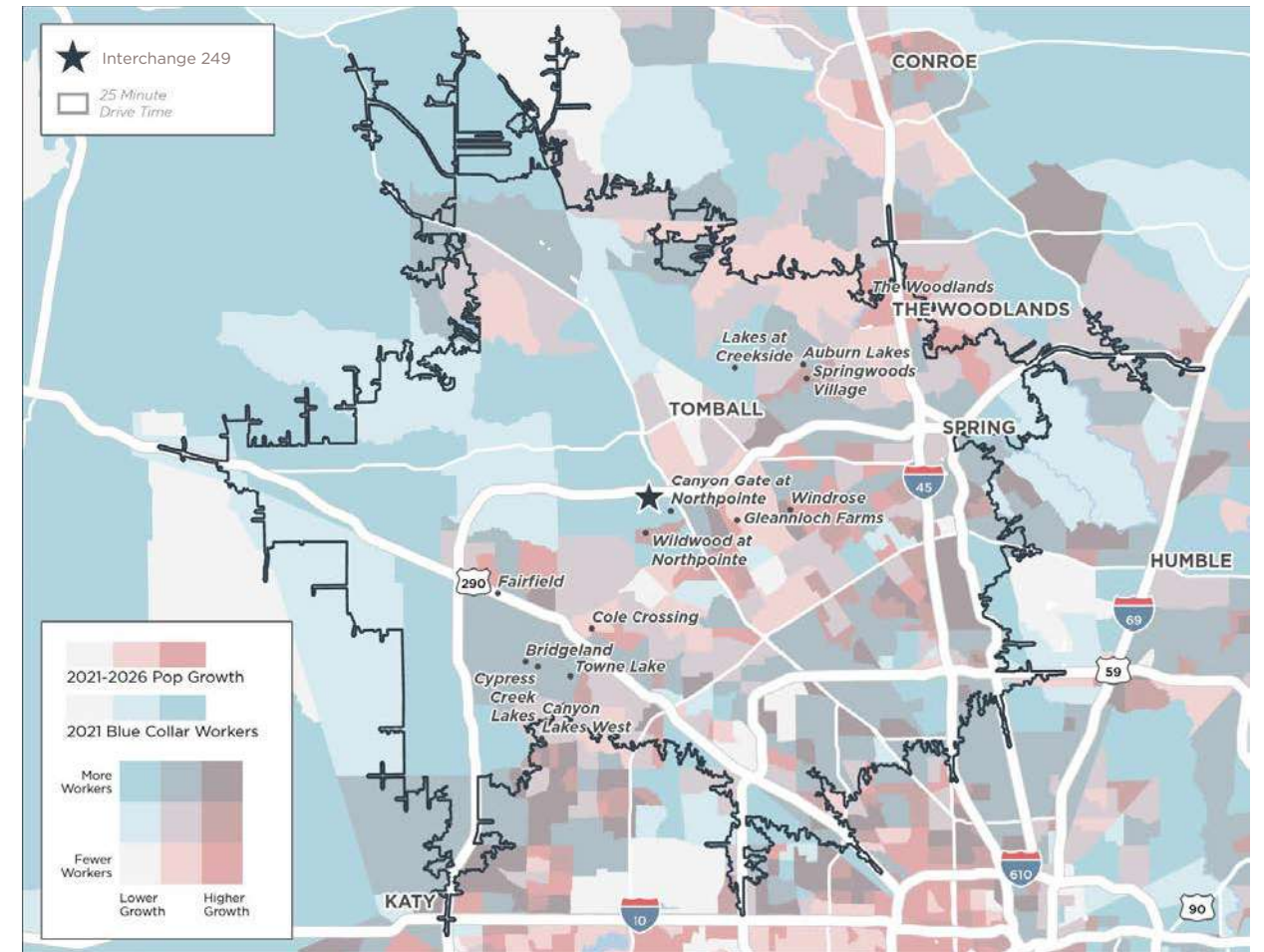
BOOMING WITH OPPORTUNITY

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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