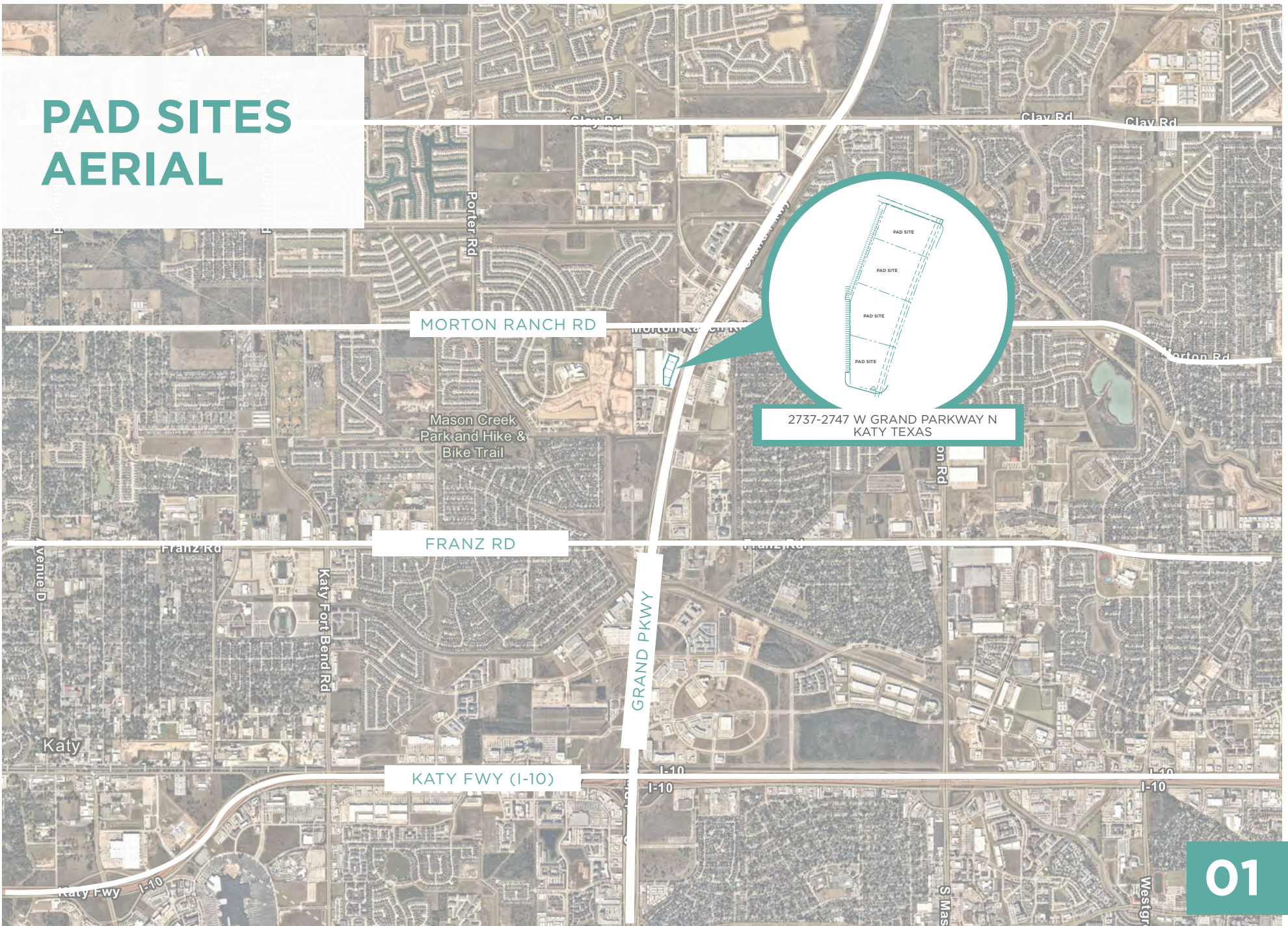


FIRST GRAND PARKWAY

COMMERCE CENTER
PAD SITES



PAD SITES AERIAL



2737-2747 W GRAND PARKWAY N
KATY TEXAS

VEHICLES PER DAY

MORTON RANCH RD
12,671 VPD

FRANZ RD
16,102 VPD

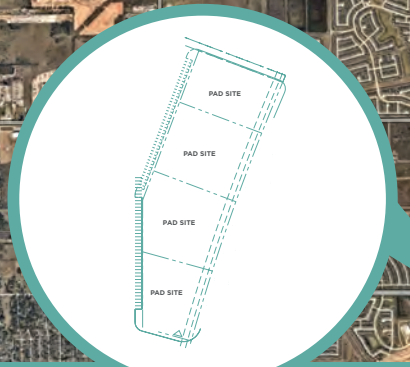
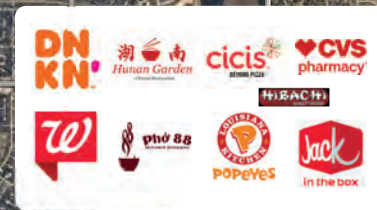
KATY FWY
158,399 VPD

GRAND PKWY
34,000 VPD

2737-2747 W GRAND PARKWAY N
KATY TEXAS



IN CLOSE PROXIMITY



2737-2747 W GRAND PARKWAY N
KATY TEXAS

Congressman
Bill Archer Park
and Dog Park

FIRST GRAND PARKWAY COMMERCE CENTER

- 3.926 total acres available with frontage on the Grand Parkway
- For sale or ground lease
- Can be demised to individual pad sites as suggested on site plan
- Utilities in place
- Access to both the Grand Parkway and Morton Ranch Rd.
- Price and lease rate - inquire with broker

30 MINUTE DEMOGRAPHICS

POPULATION: 1,874,925
EMPLOYEES: 829,405
MEDIAN HH INCOME: \$79,612
MEDIAN AGE: 33.4



257,523
POPULATION
 Within 5 Miles



\$95,000
AVG. INCOME
 Within 5 Miles



47%
HOUSING GROWTH
 2010-2020



34
AVG. AGE
 Within 5 Miles

444,750

POPULATION
 Within 7 Miles

\$114,000

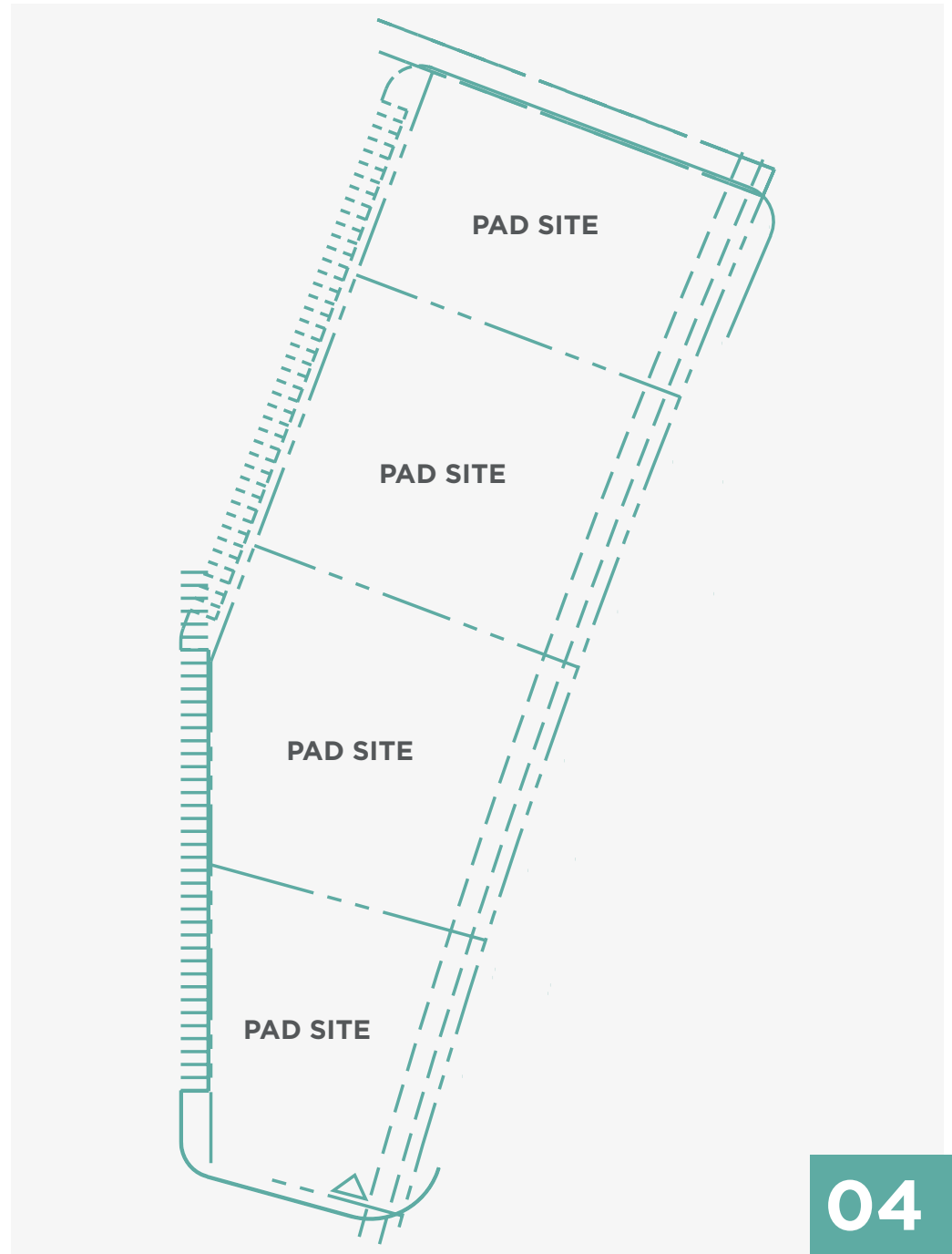
AVG. INCOME
 Within 7 Miles

47,776

FUTURE HOMES
 Within 7 Miles

33.6

AVG. AGE
 Within 7 Miles





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