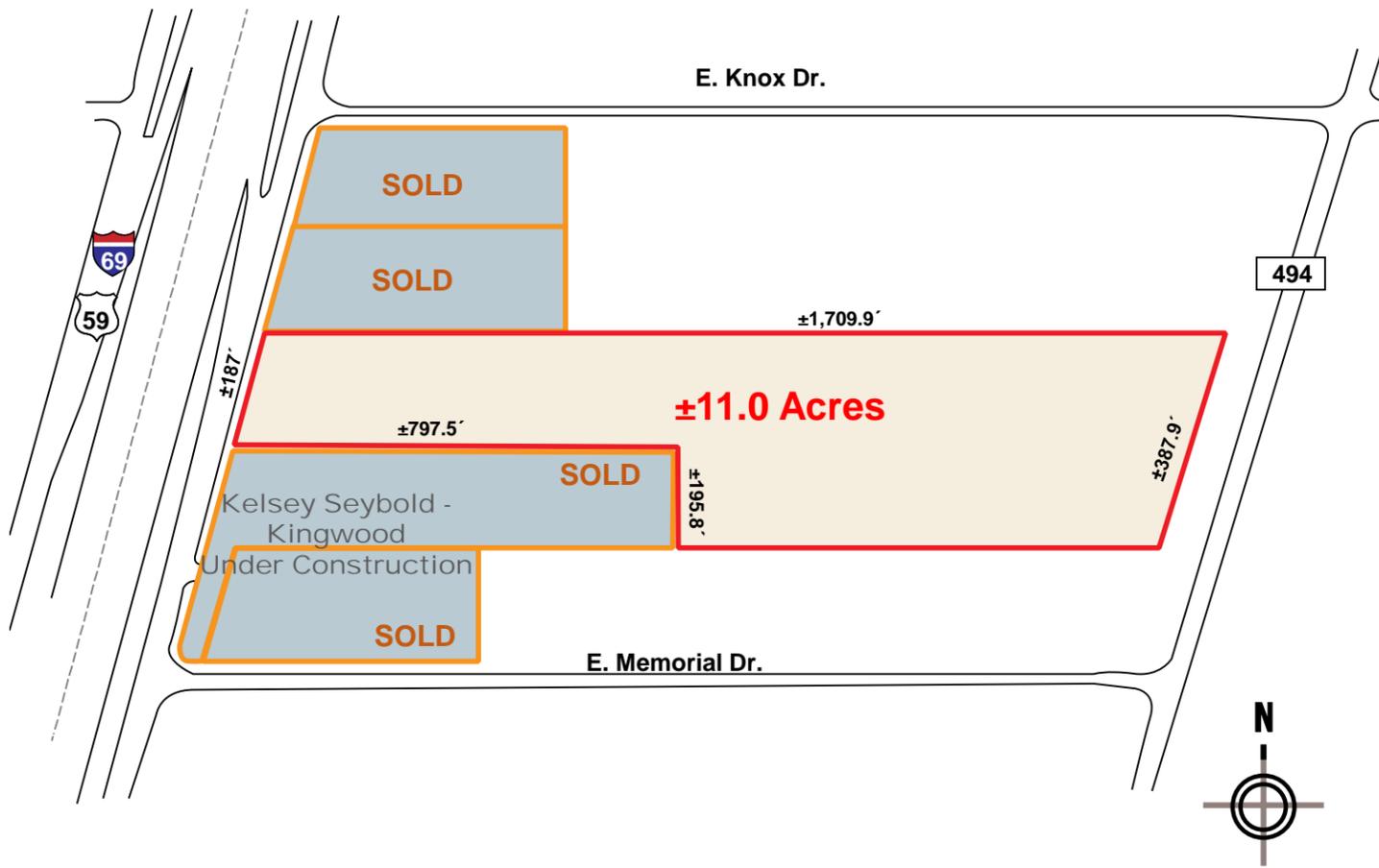


US 59/I-69 & Loop 494

Kingwood Area



US 59/I-69 & Loop 494

Kingwood Area

±11.0 Acres

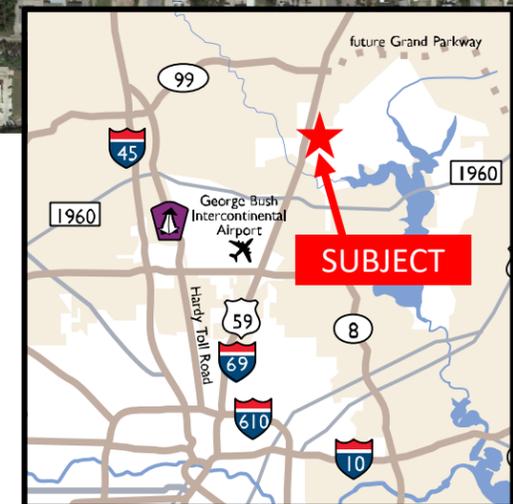
LAND - FOR SALE



Cushman & Wakefield of Texas, Inc. is pleased to offer for sale this approximately 11.0-acre development site in the Kingwood area.

The recent completion of the Grand Parkway extension to I-45 as well as rapid home growth in the area has spurred recent development.

This highly visible and accessible site features ±187 feet of freeway frontage as well as ±387 feet of frontage along Loop 494. This site, located in an area experiencing robust activity, is prime for future retail, office, hospitality, senior living, or multifamily development.



For more information, contact:

David L. Cook, SIOR, CRE (713) 963 2888 david.cook@cushwake.com
Jeff G. Peden, SIOR (713) 963 2880 jeff.peden@cushwake.com
Scott E. Miller (713) 963 2835 scott.miller@cushwake.com

Cushman & Wakefield
 Licensed Real Estate Brokers
 1330 Post Oak Boulevard | Suite 2700
 Houston, TX 77056
 www.cushmanwakefield.com

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US 59/I-69 & Loop 494

Kingwood Area

Site Information

- ±11.0 acres of land on the east side of US 59/I-69
- Frontage: ±187' on US 59/I-69 & ±387' on Loop 494
- Utilities:
 - Water - Porter Special Utility District
 - Sanitary Sewer- Porter MUD
- Easy access to:
 - Grand Parkway – ±4 miles
 - Sam Houston Parkway (Beltway 8 North) – ±10 miles
 - George Bush Intercontinental Airport – ±7 miles
 - Houston's Central Business District – ±23 miles

Area Amenities

- Kelsey-Seybold Kingwood Clinic – Opening 2020
- Kingwood Place, east of US59/I69 on Northpark, a multi-use development anchored by a new HEB
- Lone Star College-Kingwood Performing Arts Center
- Kingwood Hospital
- Memorial Hermann Hospital

2017 Traffic Counts

I 69/US 59 north of E. Memorial = 89,074

I 69/US 59 south of E. Memorial = 155,197

2014 Traffic Counts

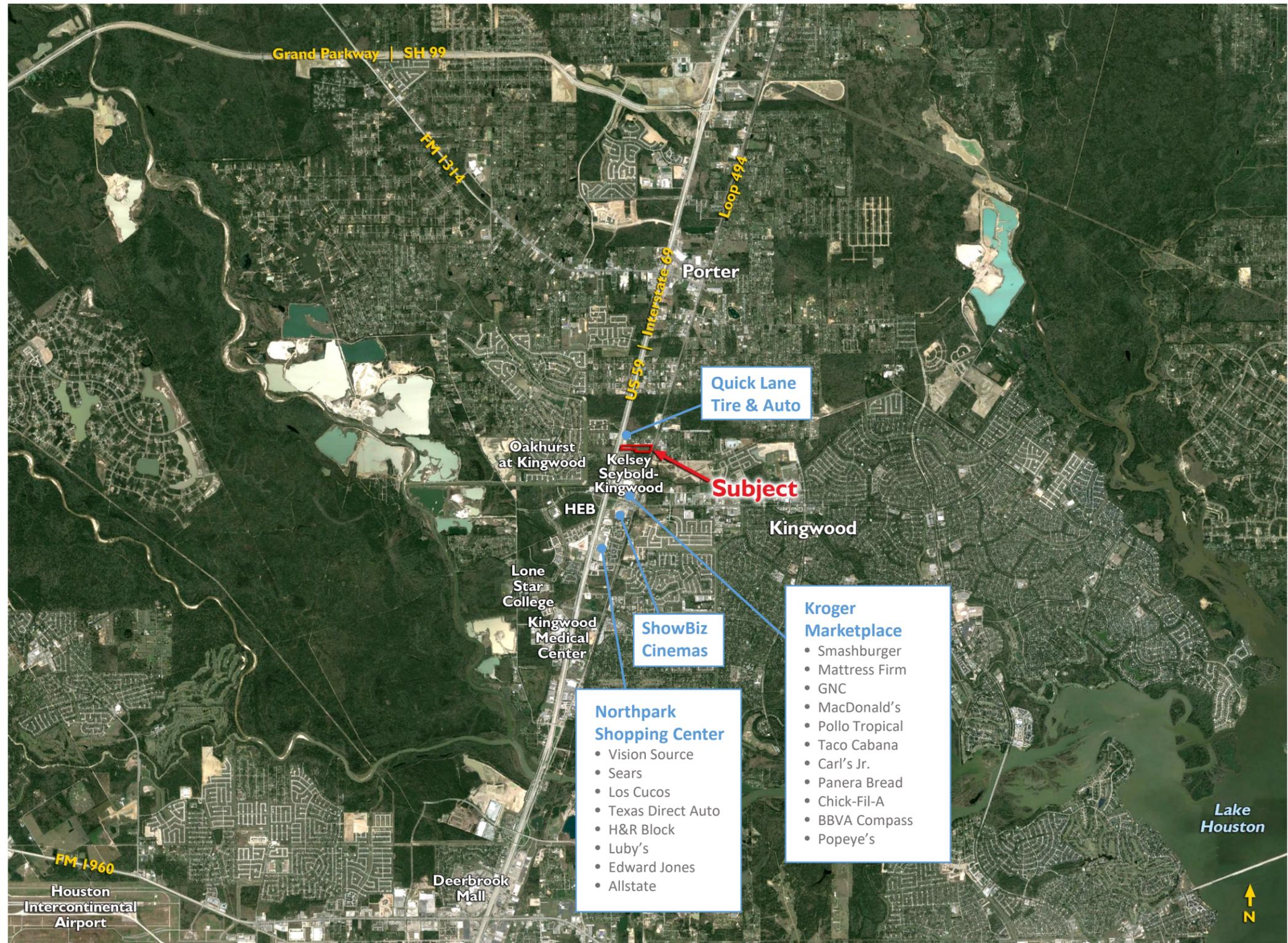
I 69/US 59 north of Northpark Drive = 72,400

I69/US 59 south of Northpark Drive = 113,800

2018 Demographics

	1 mile	3 miles	5 miles
Average HH Income	\$98,553	\$102,922	\$110,505
Total Population	5,543	50,135	105,659
Employed Civilians (16+)	3,116	27,306	55,070

- Call Broker for Pricing



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