

# Walmart Shadow Anchored Retail for Lease

## Caney Crossing — Montgomery County, TX

SWC Highway 59 & FM 1485

30.153201, -95.218827 (Lat Long)



**CRISS CROSS**  
— COMMERCIAL GROUP —

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Demographics	1-Mile	3-Miles	5-Miles
Total 2016 Population	1,599	15,052	41,559
Average Household Income	63,188	71,496	70,869
Growth 2016-2021	8.94%	9.98%	10.92%
Total Housing Units	532	5,149	14,297

SOURCE:  
<http://www.emctx.com/eco-dev/demographic-studies>

- Tremendous access to Highway 59 and F.M. 1485
- Freeway visibility
- Direct exposure and access to Walmart Super-center
- Freeway and F.M. 1485 lighted intersection
- Pads, box and inline retail space available
- Drive-thru/restaurant spaces available
- Build-to-suit opportunities
- Freeway and F.M. 1485 signage available
- Growing part of Houston area
- 2 miles north of Grand Parkway
- 1 mile from the Grand Texas adventure park



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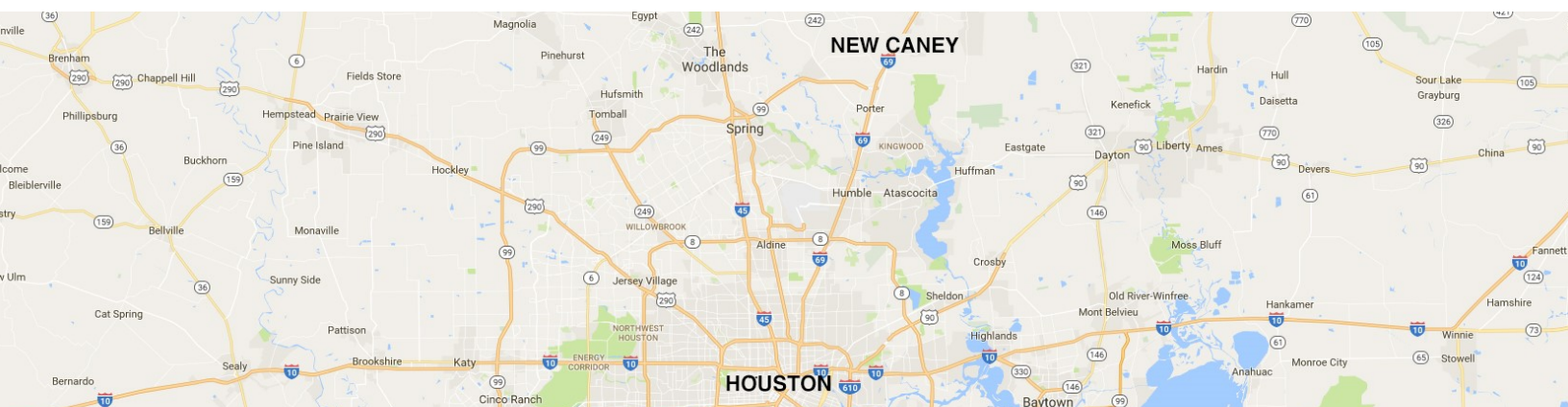


### Market Profile

The site is located in East Montgomery County at the intersection of US 59 and FM 1485, one mile north of the Grand Parkway and two miles south of the under-development Grand Texas theme park. East Montgomery County's economy is very strong and continues to strengthen each year.

More than 60,000 people live in the East Montgomery County trade area, and the major markets of Houston, Conroe, and The Woodlands are less than thirty minutes away. The area's labor force is one of its primary assets. An abundance of workers with strong work ethics in a broad range of professions are available.

Montgomery County is ranked as the 6th fastest growing county in Texas with its population more than doubling in the last twenty years. With a growth rate of between five and six percent per annum and a 2010 census population of 455,746, it is projected to top one million residents in the next twenty-five years.



### Rapidly Developing Area

The East Montgomery County area is fast becoming one of the focal points for development in the greater Houston region. Considering its close proximity to Bush Intercontinental Airport, the Port of Houston, downtown Houston and other regional economic centers the area has seen rapid growth over the last five years. The proximity to the new ExxonMobil campus in Spring also positively impacts the residential development market.

Several new projects, both residential and commercial, are currently being developed. Instrumental in these projects are regional developers such as Friendswood Development Company, The Signorelli Company and others. Projects include residential subdivisions, commercial tracts, or both in several cases. Home prices range from the \$120's to the \$800,000's. Significant among these residential developments are Oakhurst at Kingwood, Valley Ranch and Tavola. Numerous nationally-known home builders are currently building in these area developments.



**\$83,619 Average HH Income for Area in the next 5 years.**

2016 Nielsen



**Over 18.33% Population Growth since 2010**

2016 Nielsen (5-mile radius)



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