

# CANEY CROSSING

SWC HWY 59 AT FM 1485 | NEW CANEY, TX 77357



**WALMART SHADOW-ANCHORED  
DEVELOPMENT**

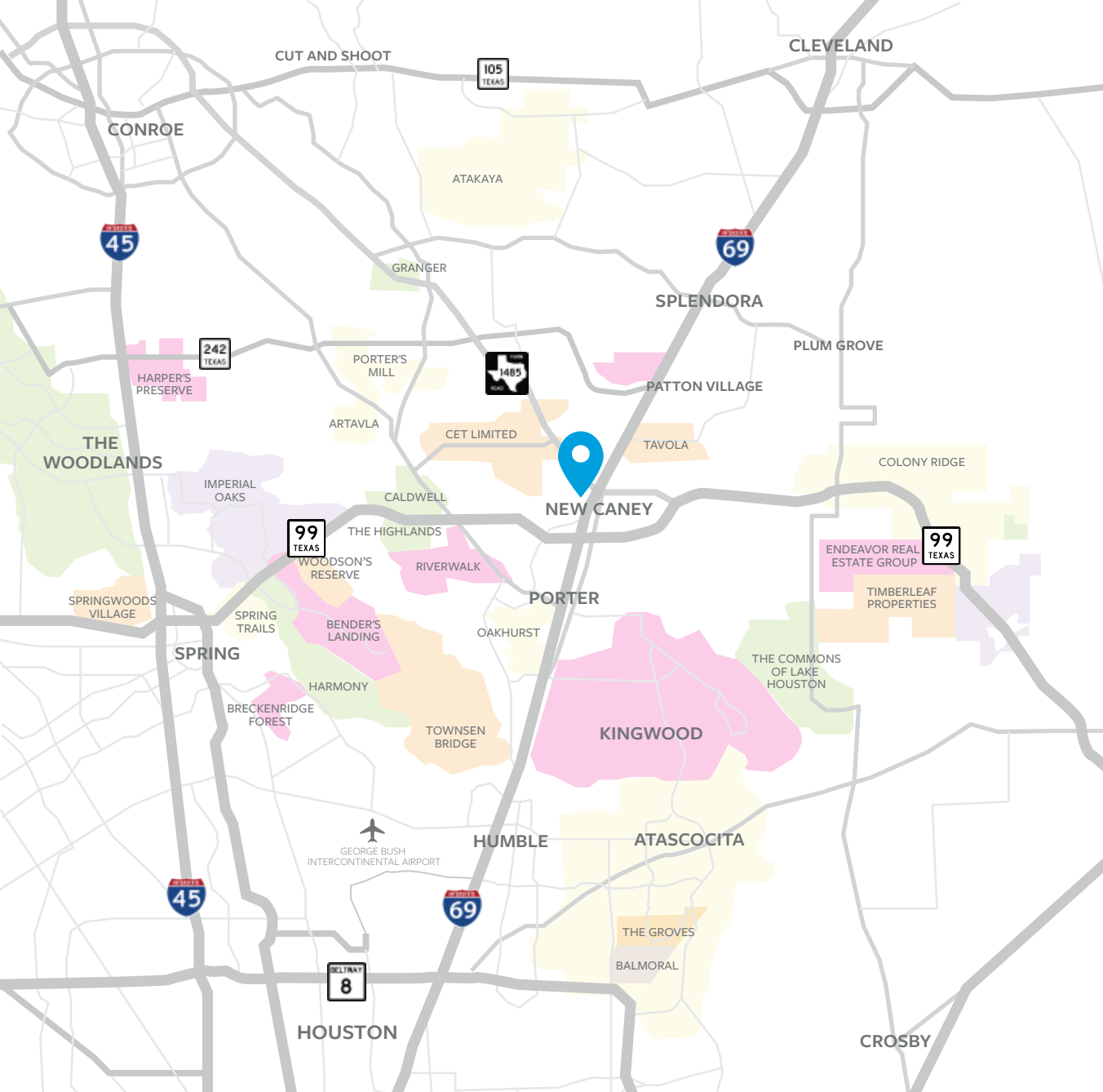


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## FAST-GROWING CORRIDOR

Montgomery County has recently been ranked the 18th Fastest Growing County in the U.S. With its close proximity to Bush Intercontinental Airport, the ExxonMobil campus in Spring, and other regional economic drivers, the area has experienced steady and accelerating growth over the last several years. 22 new communities and over 50,000 acres are under development, both residential and commercial. The population is projected to double to over 1.2 million by 2035. This growth presents a huge opportunity for retail and other personal services.

### DEMOGRAPHICS

3 mile radius      5 mile radius

#### POPULATION

25,993      61,687

#### AVG HHI

\$91,441      \$99,422

#### HOUSEHOLDS

8,592      20,511

#### POPULATION GROWTH (2022-27)

4.2%      4.1%



**CRISS CROSS**  
— COMMERCIAL GROUP —

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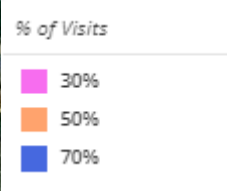
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# HUGE TRADE AREA

**CANEY CROSSING**  
2.7 M  
Visits in  
last 12 months



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# DEMOGRAPHICS

## Caney Crossing

20310 US-59, New Caney, TX 77357

Benchmark: State

● 30 % of Visits      ● 50 % of Visits      ● 70 % of Visits

### Overview

Population	18,881		31,389		74,753	
Households	6,126		11,115		27,320	
Persons per Household	3.08	111	2.81	102	2.73	99
Household Median Income	\$60,468.66	87	\$61,668.42	88	\$66,237.08	95
Household Median Disposable Income	\$53,722.28	87	\$54,628.28	89	\$58,474.72	95
Household Median Discretionary Income	\$39,510.97	91	\$39,507.12	91	\$42,425.02	97
Average Income Per Person	\$25,485.6	74	\$29,738.56	86	\$31,656.79	92
Median Rent	\$951.49	71	\$1,179.91	96	\$1,261.45	102
Median House Value	\$236,832.06	73	\$235,612.95	73	\$251,696.47	71
Average Age	37.43	100	37.12	100	36.96	99
Median Age	35.13	99	35.65	100	35.63	100
Households with Children	2,564 (41.9%)	129	4,098 (36.9%)	113	10,092 (36.9%)	114
High School Graduate or Higher	9,324 (77.4%)	91	16,370 (81.4%)	96	40,150 (84.4%)	100

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats ©Placer Labs 2023



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## PROPERTY FEATURES

- Development anchored by Walmart Supercenter
- Excellent visibility, direct access to Hwy 59 and FM 1485.
- Center has over 2.7 Million shopper visits per year.
- Dynamic growth corridor, 2 miles north of the Grand Parkway (99), 1 mile south of Grand TX Adventure Park
- Pads, box and retail space available
- Drive-thru, restaurant spaces and build-to-suit options
- Prominent pylon sign opportunities



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## HIGHLY ACCESSIBLE

With three entrances from FM 1485 and three (soon to be five) entrances off of Highway 59 south, Caney Crossing is convenient for customers to get in and get out.

### TRAFFIC COUNTS\*


Highway 59

**114,166**  
VEHICLES PER DAY

FM 1485

**22,806**  
VEHICLES PER DAY

\* 2021 TxDOT data

 Additional prominent pylon sign opportunities available.



Pylon Signs 

## SECTION 1

In design development

## SECTION 2

2024 Delivery: pads and in-line space

## SECTION 3

Fully leased

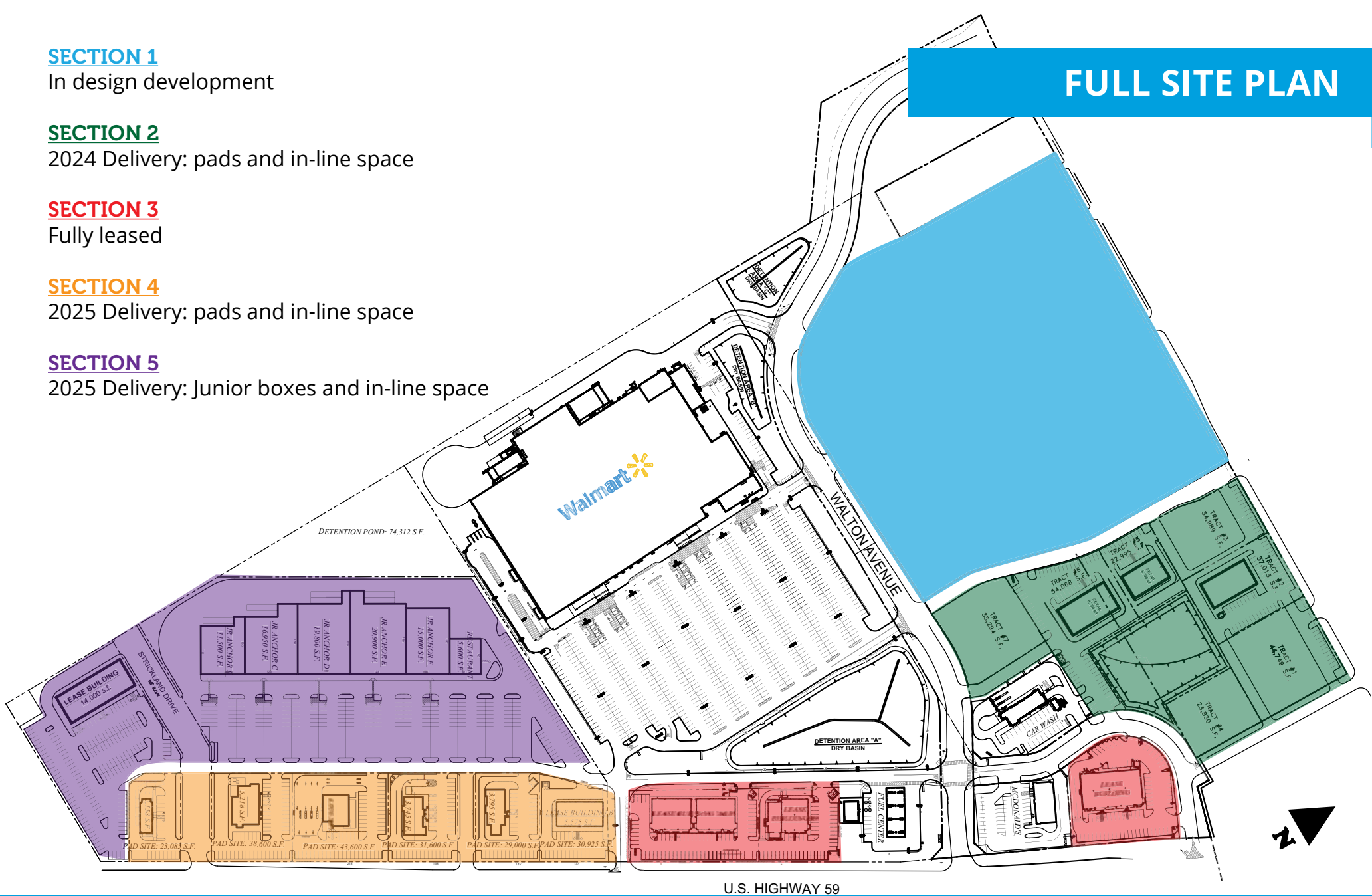
## SECTION 4

2025 Delivery: pads and in-line space

## SECTION 5

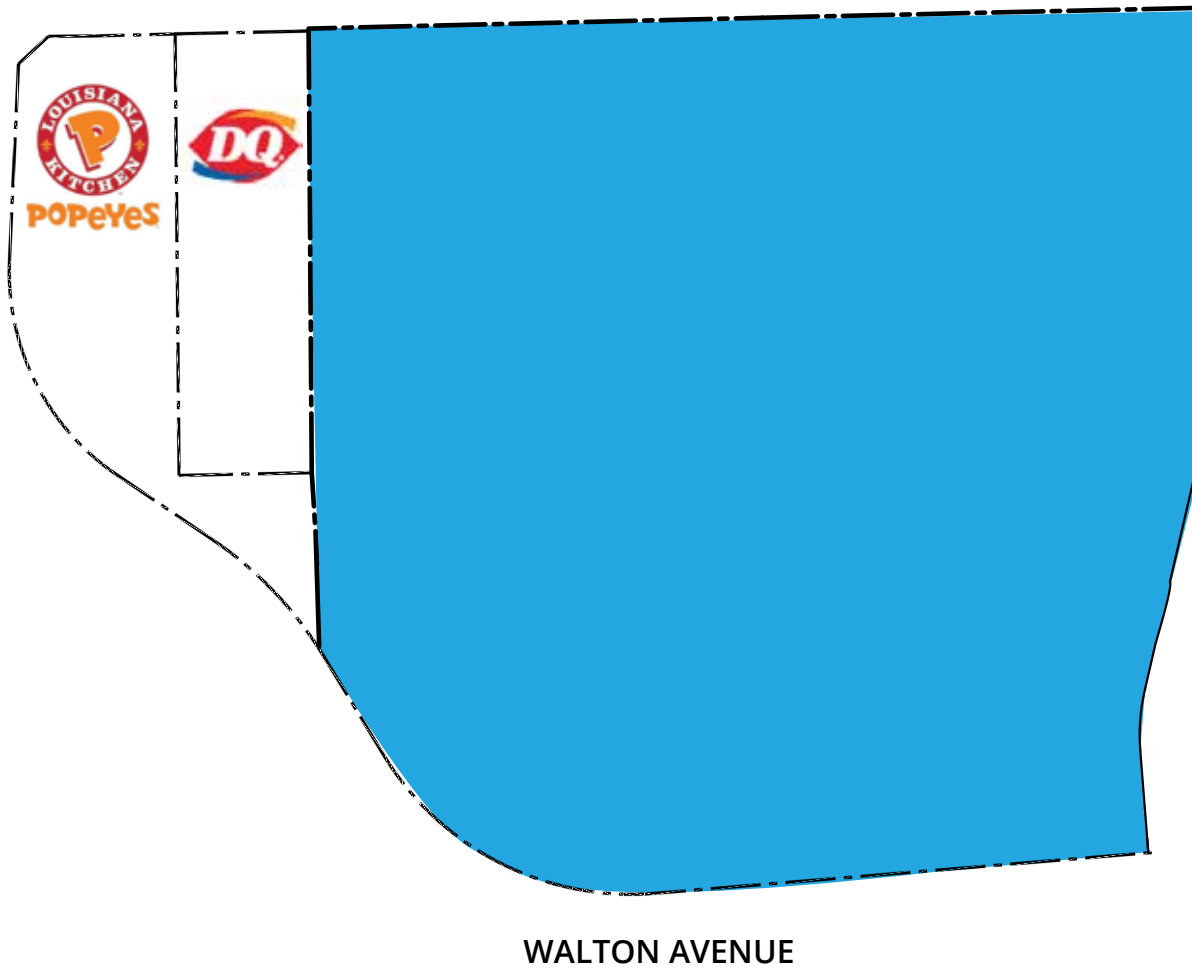
2025 Delivery: Junior boxes and in-line space

# FULL SITE PLAN



## SECTION 1

FM 1485



### HUGE REDEVELOPMENT POTENTIAL

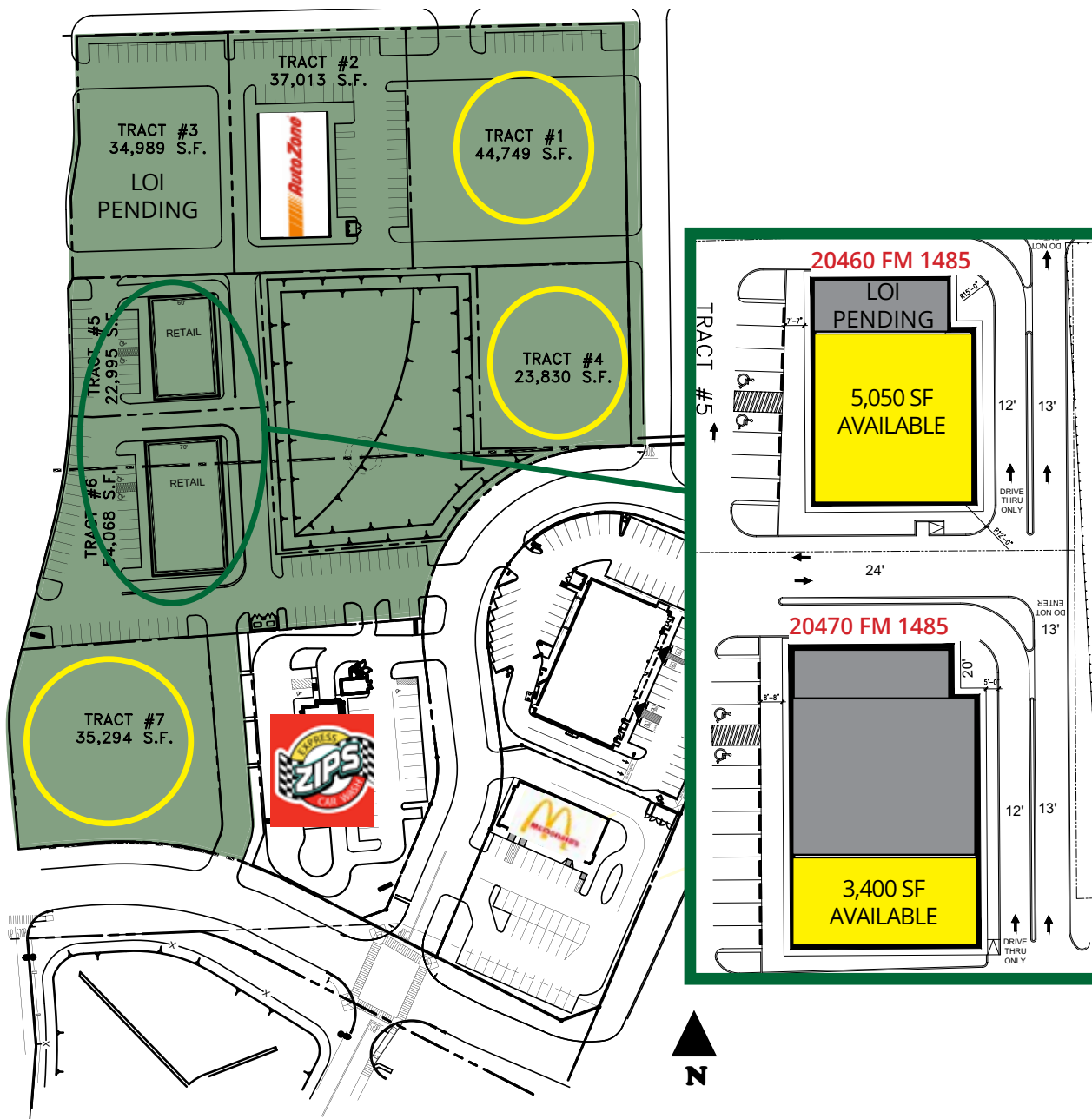
- Former school building and grounds could be razed for ground lease/build to suit.
- Opportunity for large retailer to develop custom site.
- 14 acre parcel is available for redevelopment.



# SECTION 2

## 2024 DELIVERY

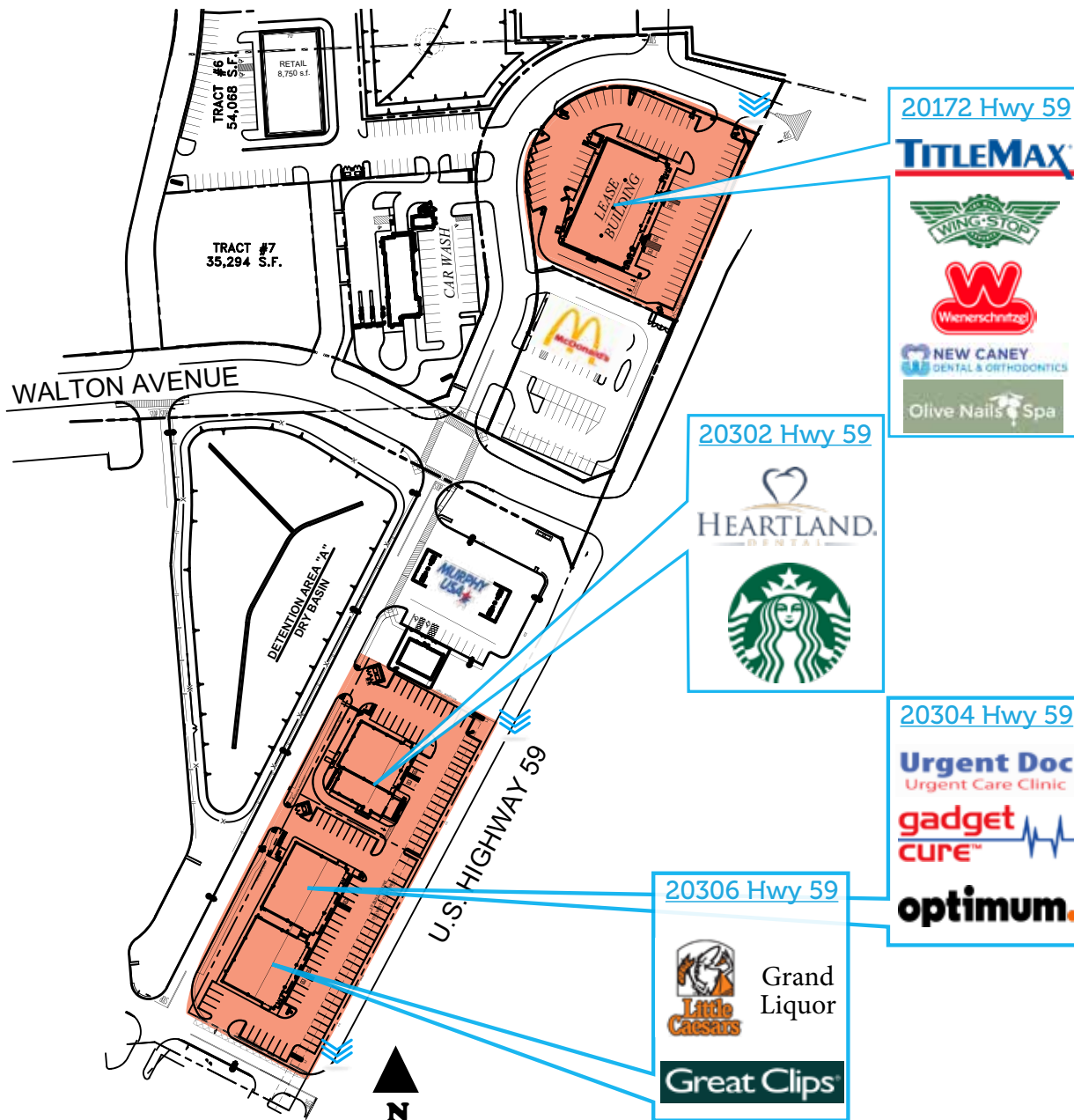
- INLINE RETAIL SPACE AVAILABLE
  - divisible to 1,000 SF or greater
  - Up to 5,050 contiguous SF available
- PAD SITES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT
  - Tract #1 surveyed at 44,749 SF
  - Tract #4 surveyed at 23,830 SF
  - Tract #7 surveyed at 35,294 SF



# SECTION 3

## IN-LINE RETAIL SPACE

- Four buildings along Hwy 59:
  - 20172
  - 20302
  - 20304
  - 20306
- Pylon signage available



# SECTION 3

## IN-LINE RETAIL SPACE



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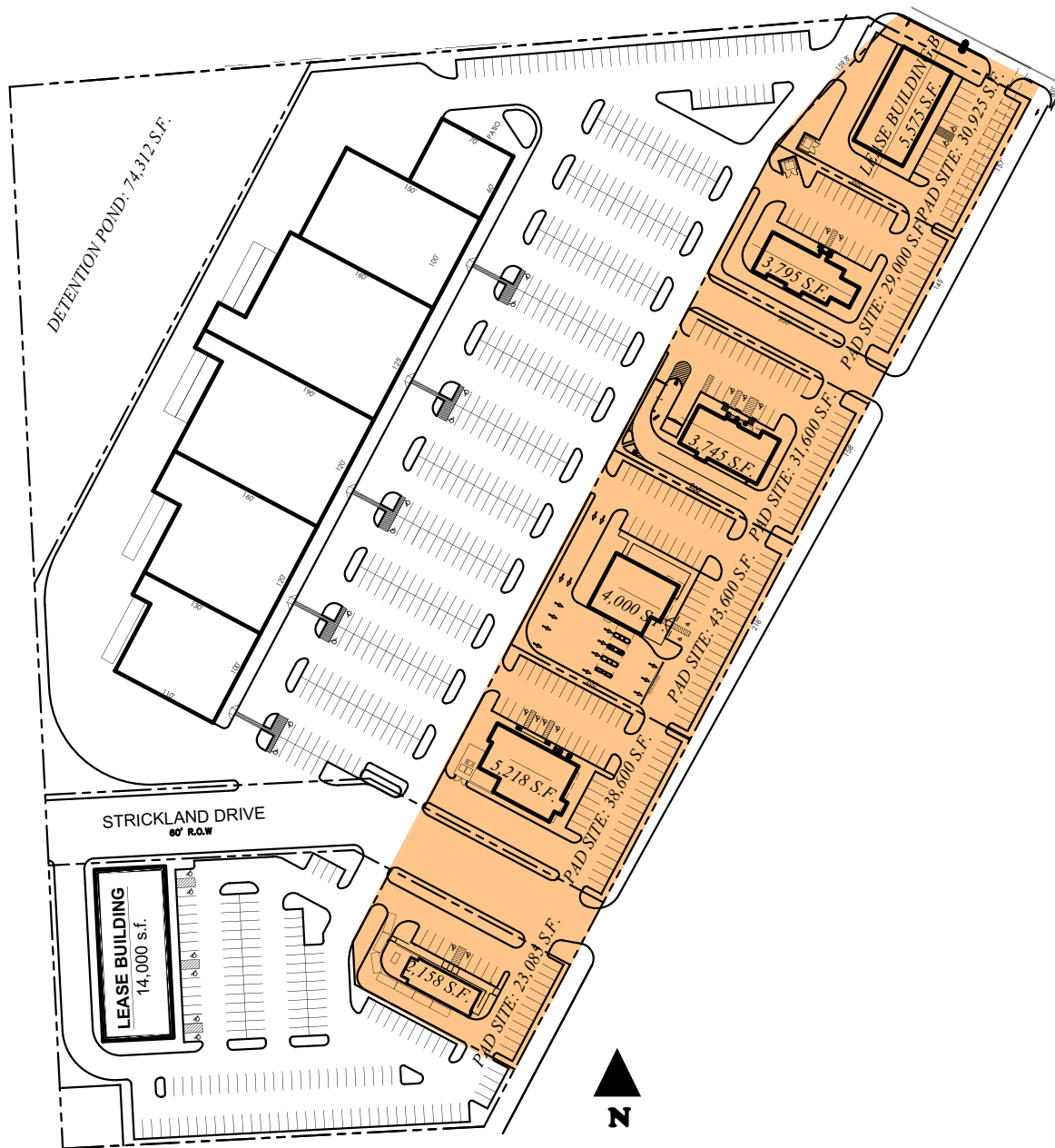
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## SECTION 4

2025 AVAILABILITY WITH MULTIPLE ENTRANCES OFF HWY 59 SOUTH AND CROSS-ACCESS TO WALMART

- Six Pad sites with flexible retail uses
- Pad sizes adjustable to fit tenant needs
- Ground lease and build-to-suit options
- Small-space in-line retail space available



# SECTION 5

## 2025 AVAILABILITY

- Approximately 14,000 SF of in-line retail space
- Junior anchor spaces available
- Box configurations currently adjustable
- Space available that is suitable for restaurant with patio



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# INFORMATION ABOUT BROKERS SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the

agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Criss Cross Commercial Group</b>	<b>9007652</b>	<b>info@crisscrosscg.com</b>	<b>713.956.6625</b>
LICENSED BROKER/BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME	LICENSE NO.	EMAIL	PHONE
<b>Maxine Parappilly</b>	<b>576981</b>	<b>kmaxine@gmail.com</b>	<b>281.748.5721</b>
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BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE