



INTERCHANGE|**249**

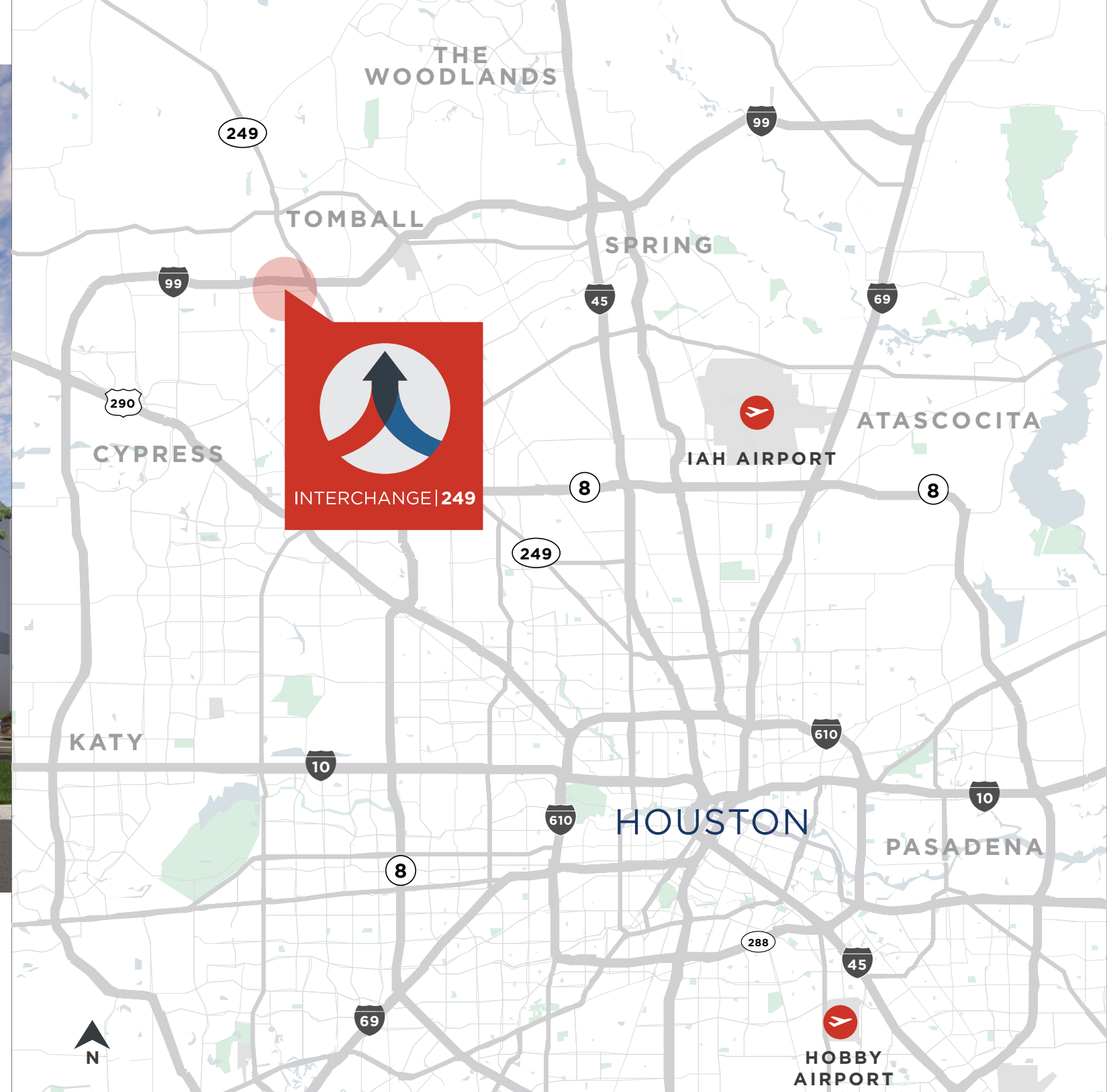
**PHASE I - DELIVERED**  
**PHASE II - UNDER CONSTRUCTION**  
**PHASE III - FUTURE DEVELOPMENT / BTS**



## 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



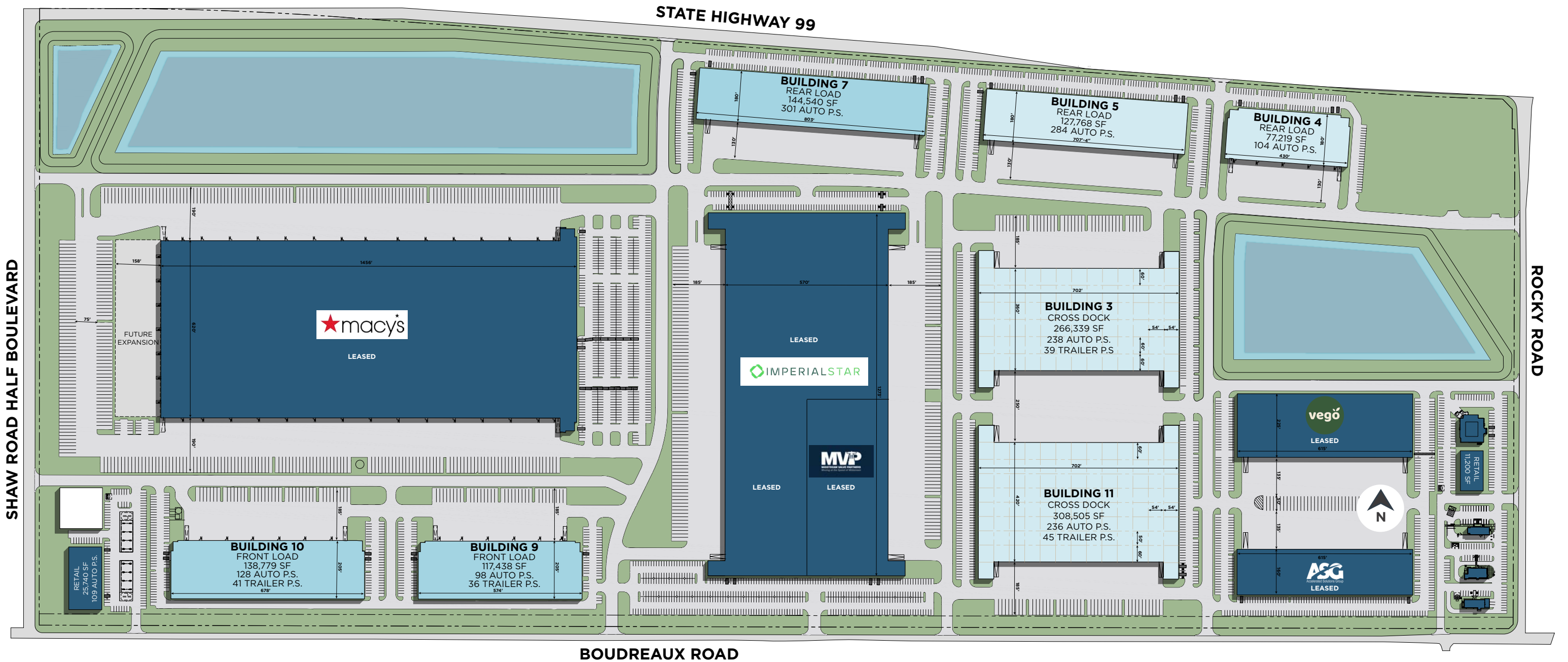
**KATY**  
27 Minutes



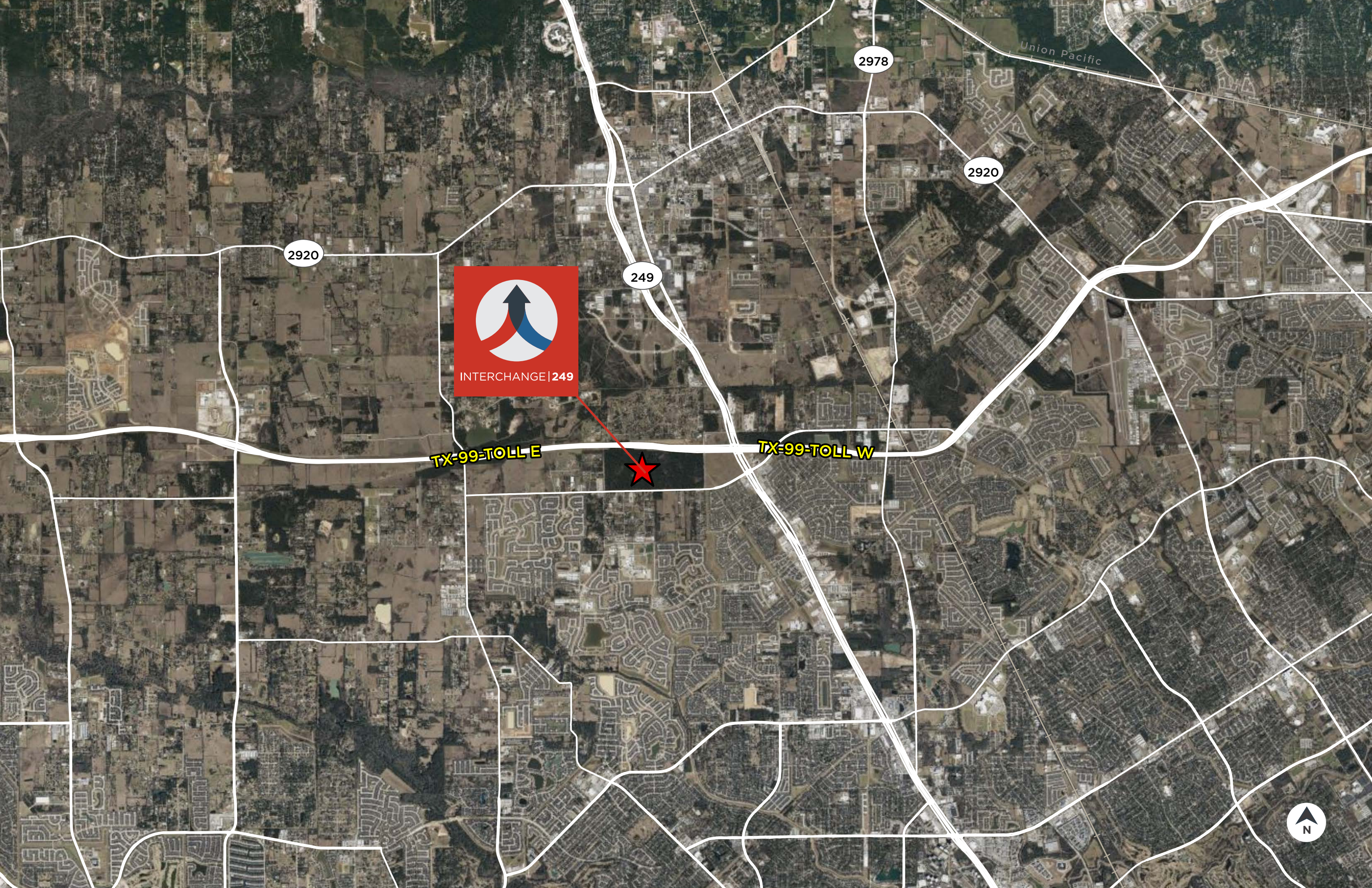
**HOUSTON CBD**  
34 Minutes



**PASADENA**  
45 Minutes



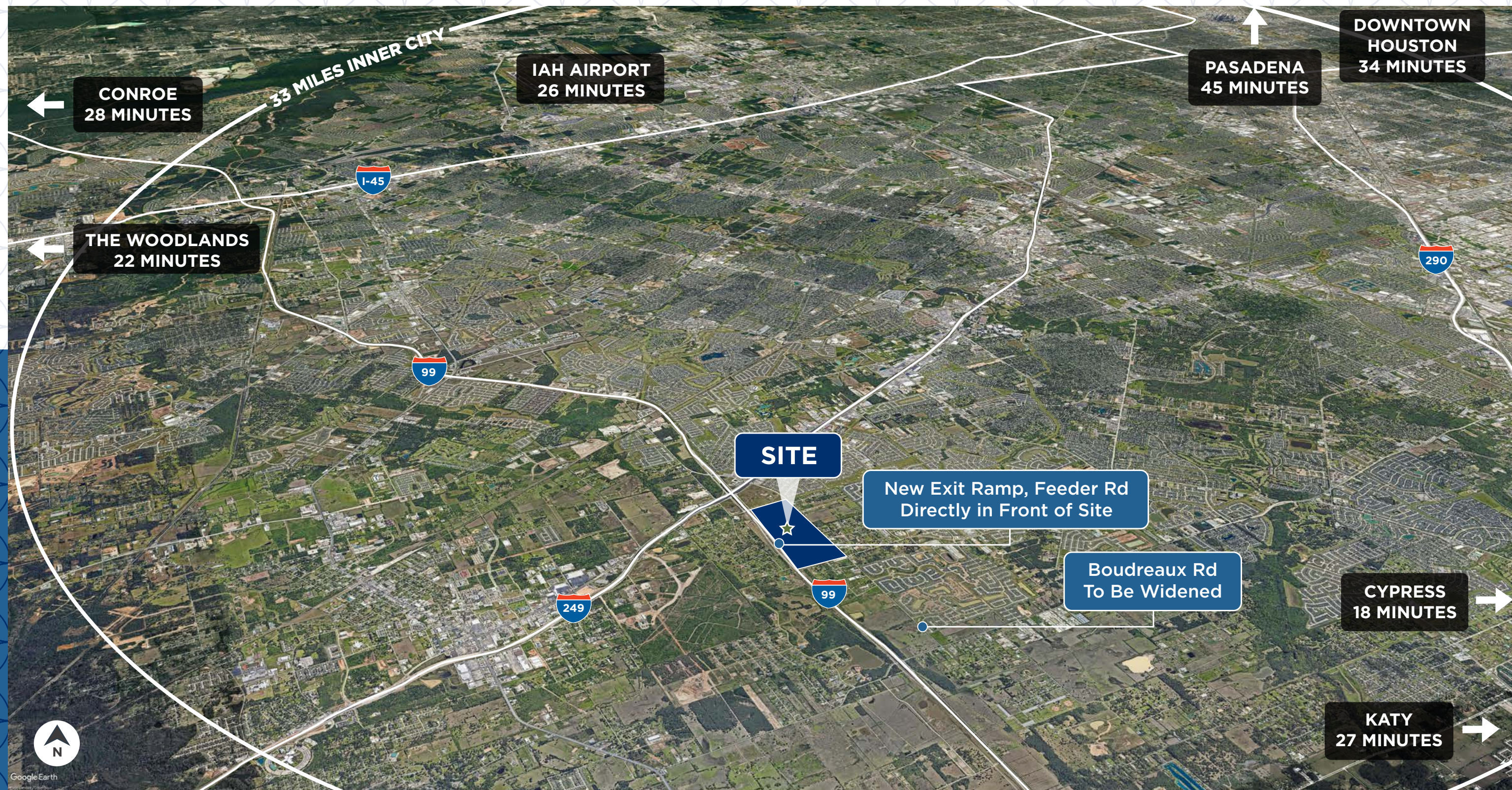
- LEASED
- PHASE II - UNDER CONSTRUCTION
- PHASE III - FUTURE DEVELOPMENT / BTS



TX-99-TOLL E

TX-99-TOLL W





AN OPTIMAL LOCATION

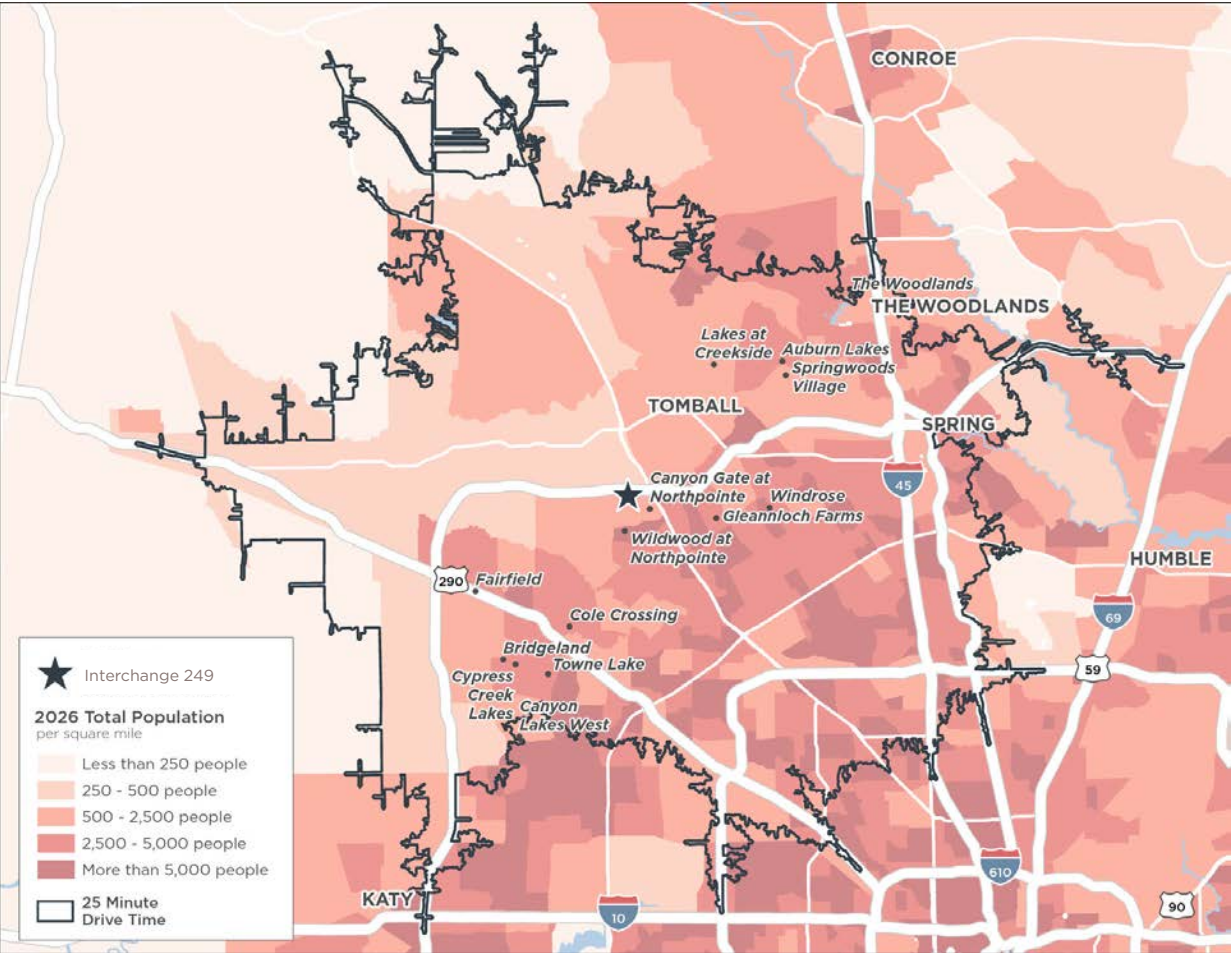
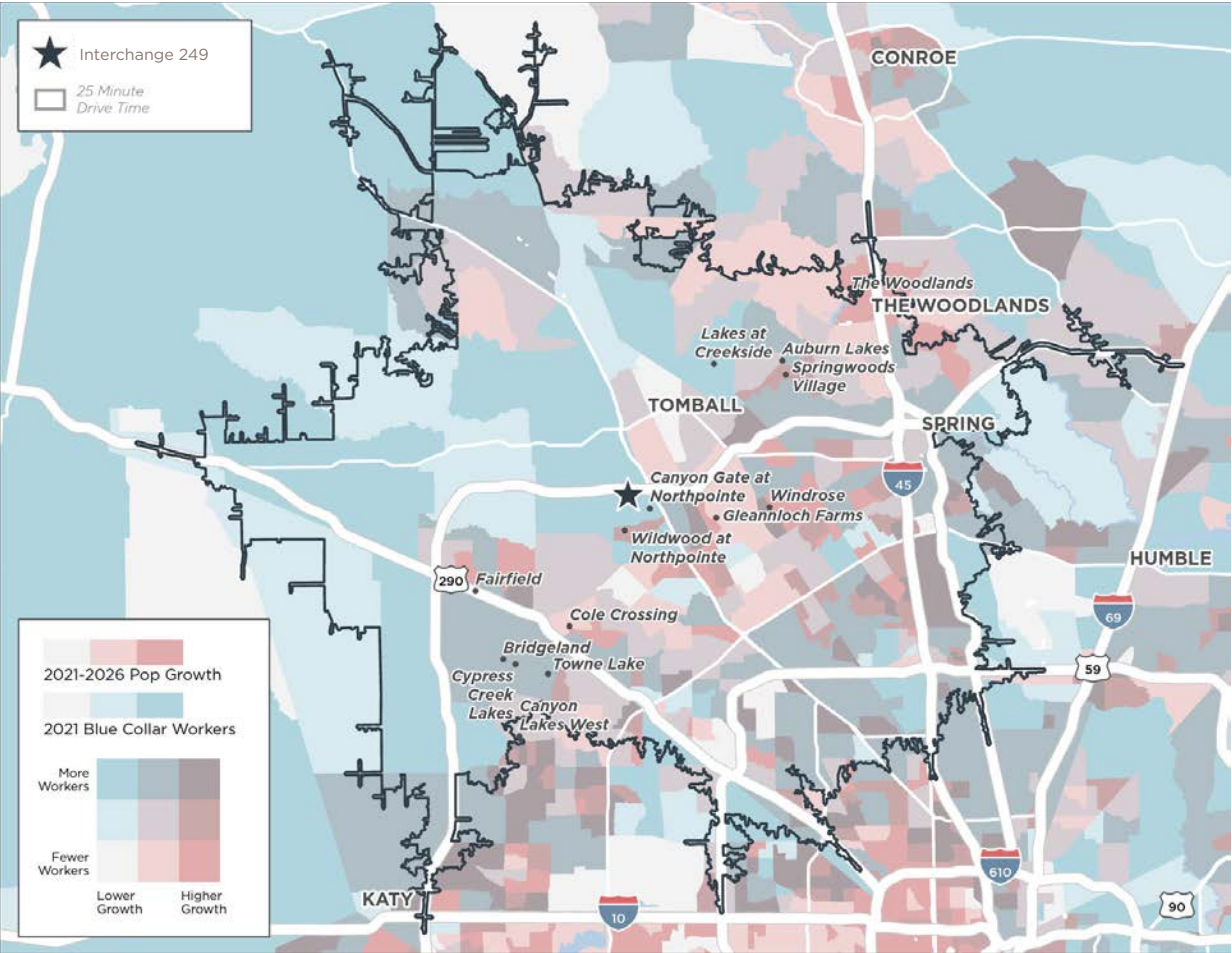
# BOOMING WITH OPPORTUNITY

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%           |





## INTERCHANGE|249

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