



INTERCHANGE | 249



**PHASE I**  
DELIVERED

**PHASE II**  
UNDER CONSTRUCTION  
DELIVERING Q4 2026

**PHASE III**  
FUTURE DEVELOPMENT / BTS

**FOR LEASE**  
**40,000 - 309,000 SF**

13910 BOUDREAUX ROAD, TOMBALL, TX





# WHERE INFRASTRUCTURE MEETS OPPORTUNITY

## PARK OVERVIEW

- Class A logistics park located at the intersection of SH 249 and the Grand Parkway (SH 99) in Northwest Houston.

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- Immediate access to SH 99 and the region's primary transportation corridors, offering efficient connectivity to the CBD, regional ports, and distribution networks.

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- Access to a growing population base of over 319,000 residents within a 7-mile radius, supporting long-term labor availability.

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- Strong labor fundamentals supported by 10,500+ workers in transportation, production, construction, and skilled trades.

## UTILITY / INFRASTRUCTURE ADVANTAGE

- Robust utilities and infrastructure designed to support modern industrial operations

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- Heavy power capability accommodating manufacturing, advanced production, and energy-intensive uses.

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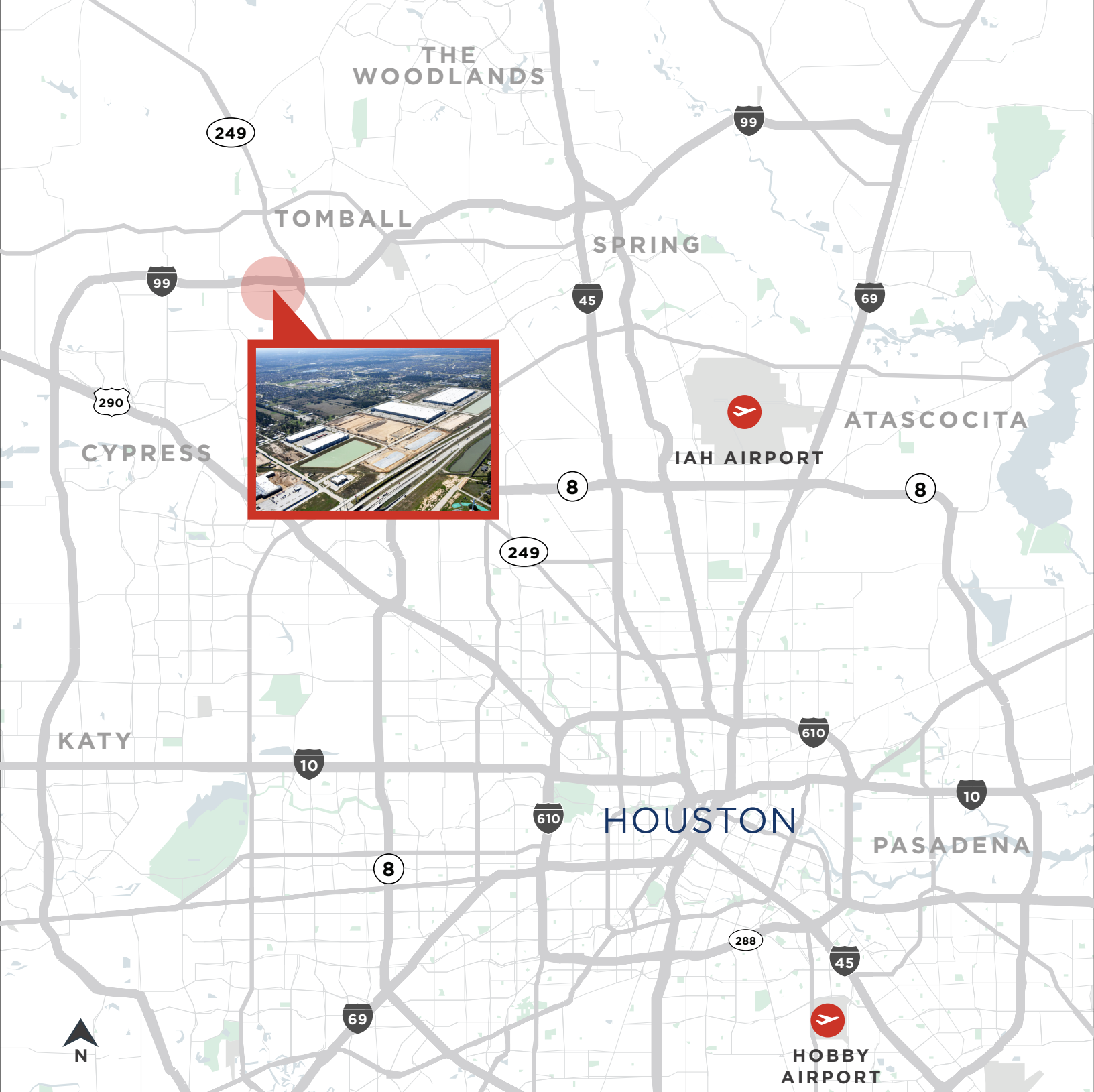
- New SH 99 exit ramp and feeder road directly in front of the site, enhancing access and traffic flow.

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- Planned Boudreaux Road widening, supporting improved ingress, egress, and long-term capacity

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- Infrastructure positioned to support scalable development, including build-to-suit and future expansion



## KEY DISTANCES



**CYPRESS**  
18 Minutes



**IAH AIRPORT**  
26 Minutes



**CONROE**  
28 Minutes



**HOBBY AIRPORT**  
45 Minutes



**THE WOODLANDS**  
22 Minutes



**KATY**  
27 Minutes

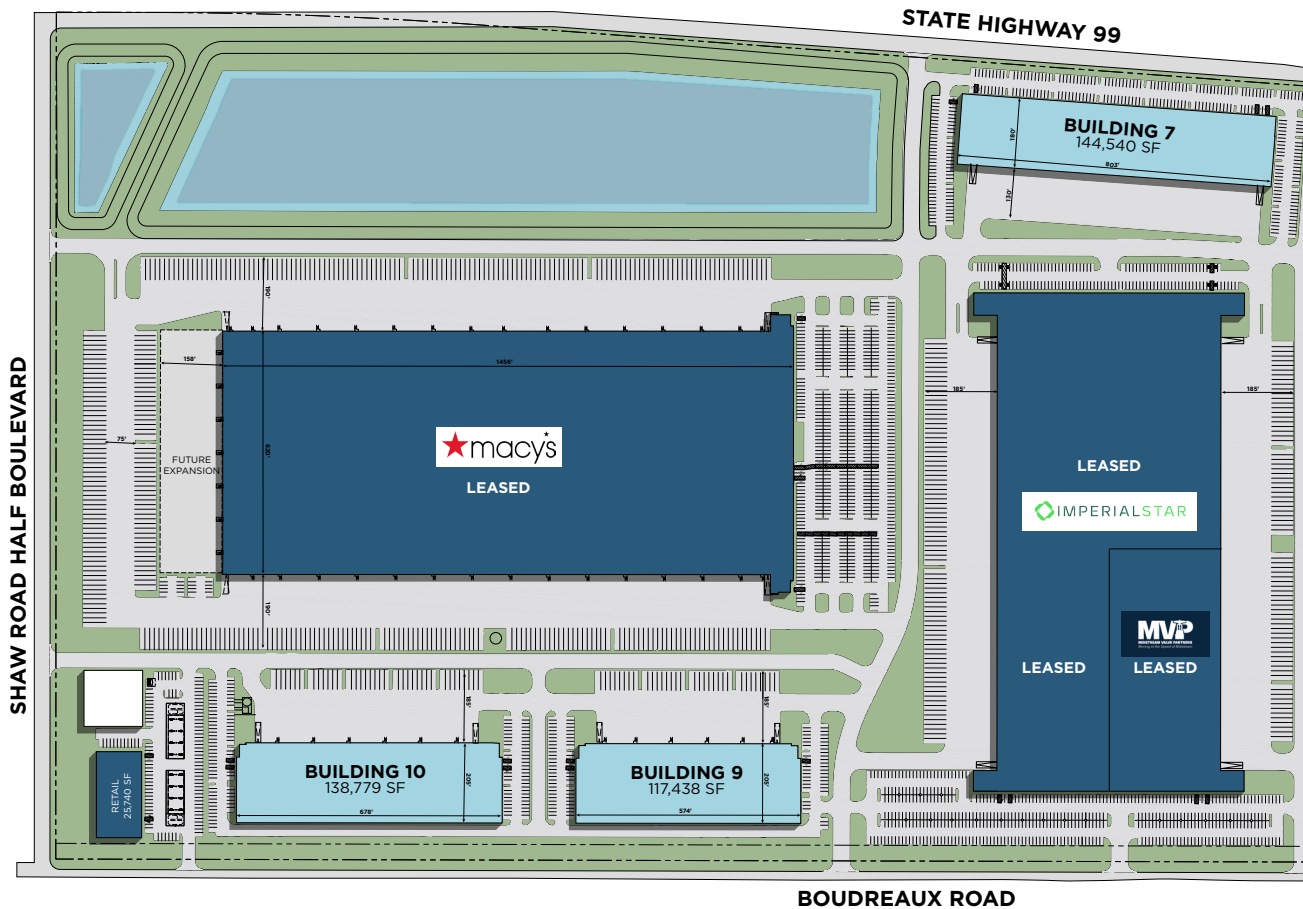


**HOUSTON CBD**  
34 Minutes



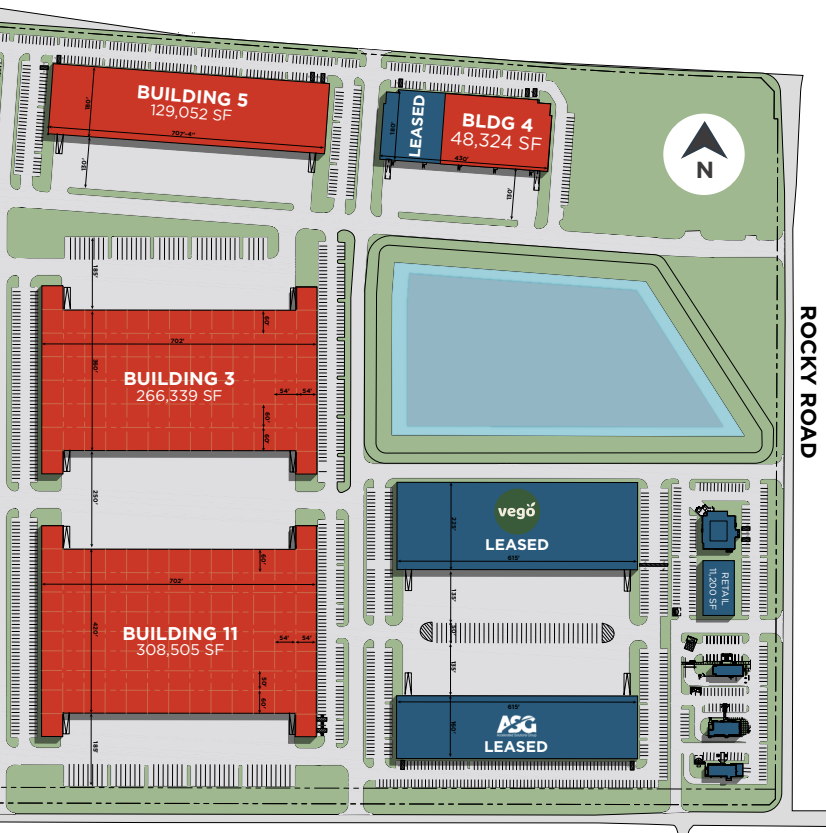
**PASADENA**  
45 Minutes

# MASTER SITE PLAN

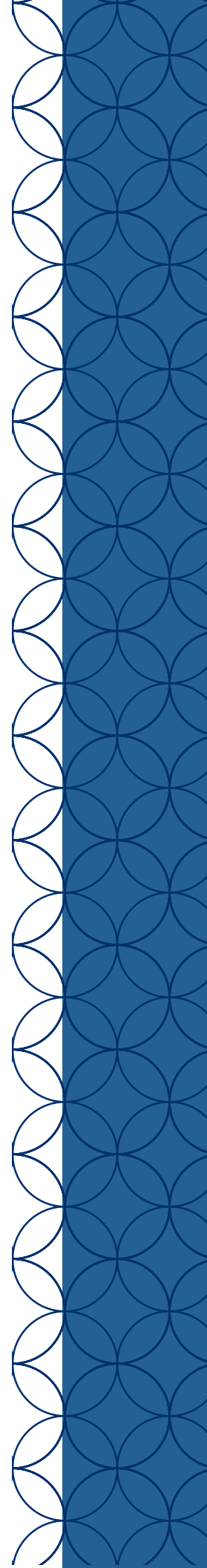


Building(s) Overview	Phase II		
	Building 3	Building 4	Building 5
Address	13910 Boudreaux Road	13810 Interchange Drive	13920 Interchange Drive
Total SF	266,339 SF	48,324 SF	129,052 SF
Office BTS	BTS	BTS	BTS
Configuration	Cross Dock	Rear Load	Rear Load
Power(amps)	4,000	2,000	2,000
Clear Height	36'	32'	32'
Column Spacing	60'x54'	60'x52'	60'x52'
Dock Doors	68(10'8"x9')	15 (10'8"x9')	42(10'8"x9')
Drive-in Doors	4	1	2
Sprinkler System	ESFR	ESFR	ESFR
Truck Court Depth	130'	130'	130'
Car Parking	238	63	284
Trailer Parking	39	0	0

- LEASED
- PHASE II - DELIVERY Q4 2026 (43.47 ACRES)
- PHASE III - UPCOMING (27.90 ACRES)

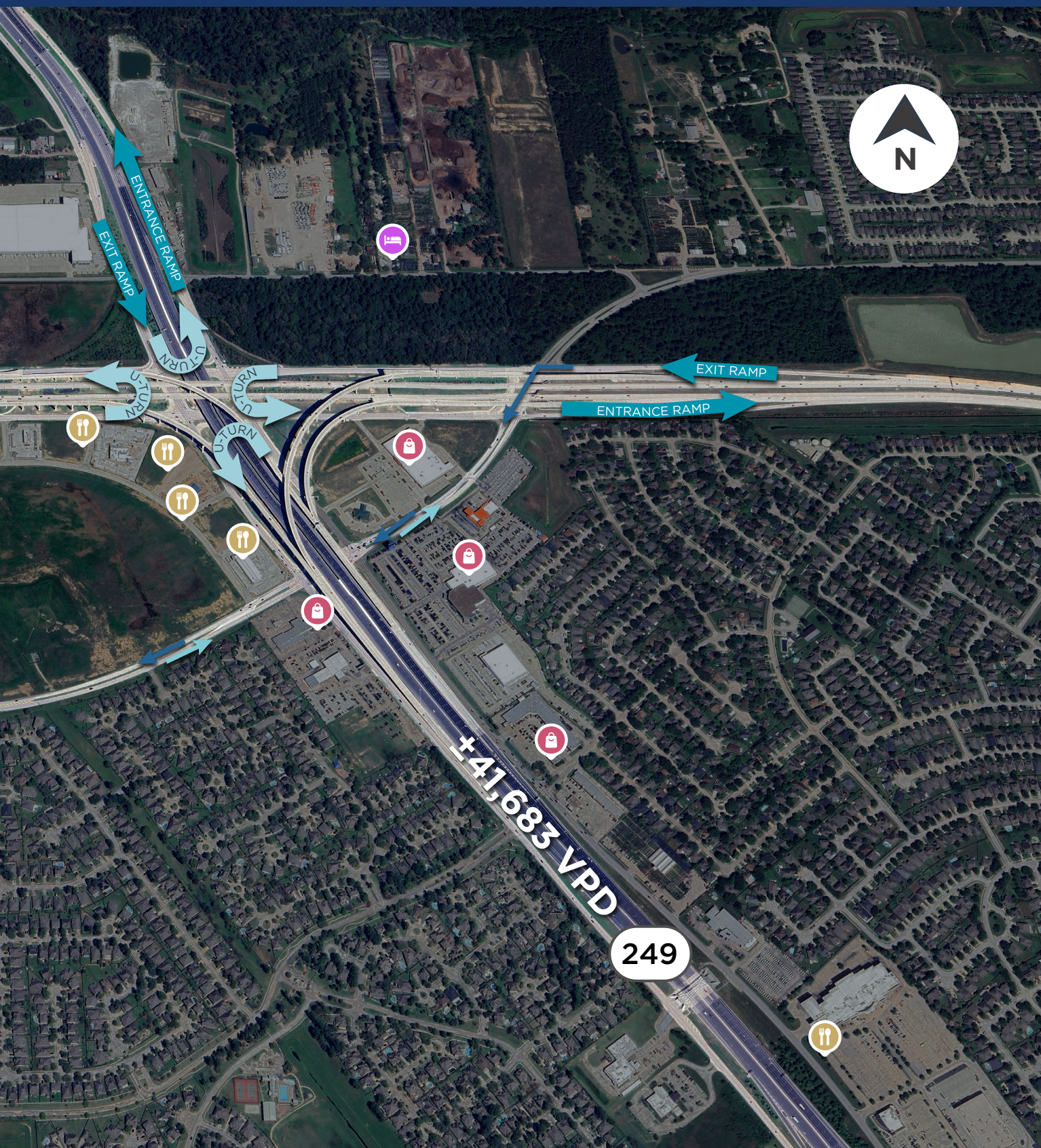


Building 11	Phase III		
	Building 7	Building 9	Building 10
13902 Boudreaux Road	14114 Interchange Drive	14510 Boudreaux Road	14530 Boudreaux Road
308,505 SF	144,540 SF	117,438 SF	138,779 SF
BTS	BTS	BTS	BTS
Cross Dock	Rear Load	Front Load	Front Load
4,000	2,000	2,000	2,000
36'	32'	32'	32'
50'x54'	TBD	TBD	TBD
68(10'8"x9')	TBD	TBD	TBD
4	2	2	2
ESFR	ESFR	ESFR	ESFR
130'	130'	130'	130'
236	301	98	128
45	0	36	41



# INGRESS/EGRESS





# CLOSE PROXIMITY LOCATION



33 MILES INNER CITY

249

249

99

New Exit Ramp,  
Feeder Rd  
Directly in Front  
of Site

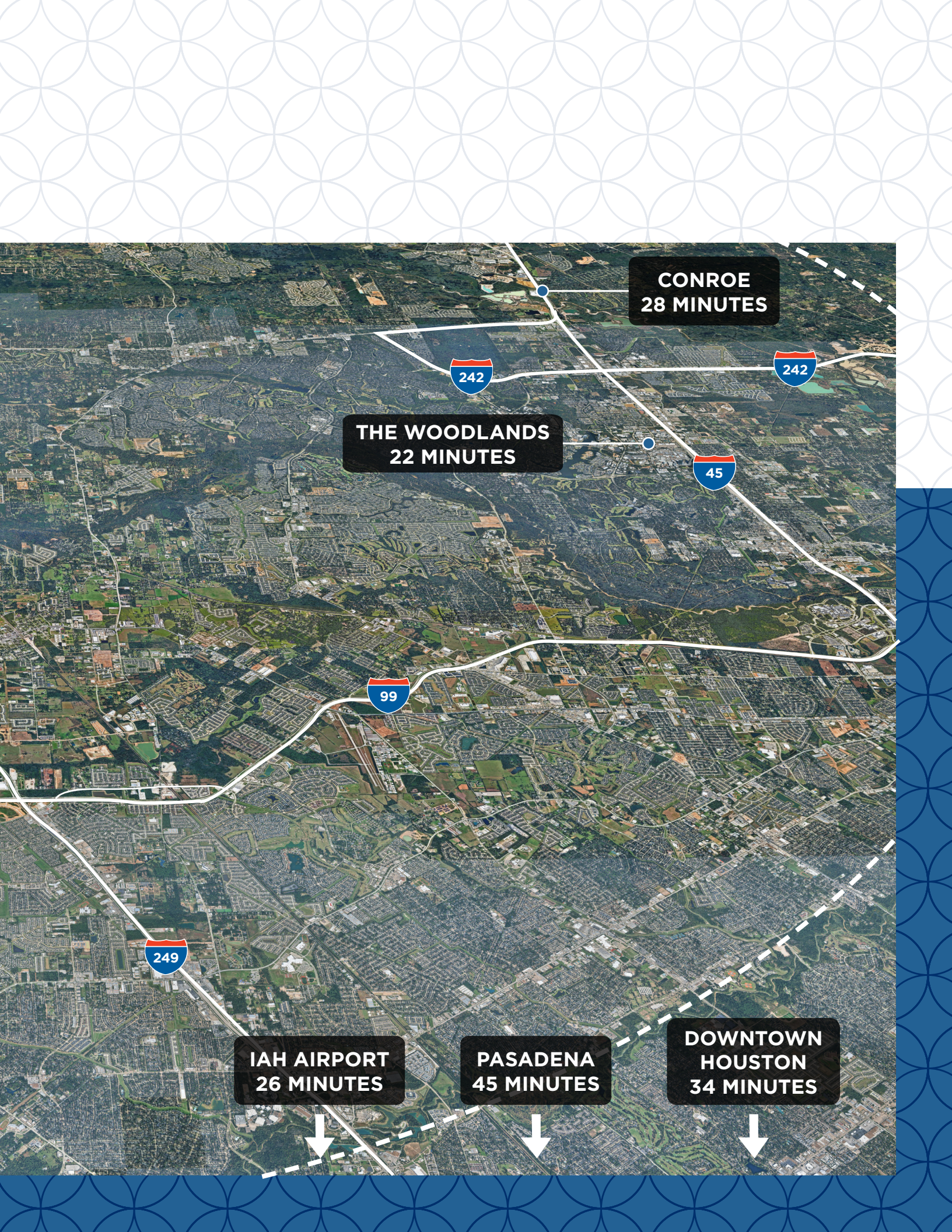
SITE

Boudreaux Rd  
To Be Widened

KATY  
27 MINUTES

CYPRESS  
18 MINUTES





**CONROE**  
28 MINUTES

**THE WOODLANDS**  
22 MINUTES

**IAH AIRPORT**  
26 MINUTES

**PASADENA**  
45 MINUTES

**DOWNTOWN HOUSTON**  
34 MINUTES

# NEARBY AMENITIES

## RESTAURANTS

1. Chick-fil-A
2. Arby's
3. Einstein Brothers
4. Panda Express
5. McDonald's US
6. Chicken Salad Chick
7. MOD Pizza
8. Sonic
9. Chili's Grill & Bar
10. Denny's
11. Burger King US
12. SUBWAY
13. Marco's Pizza
14. Jersey Mike's
15. Salata
16. Buffalo Wild Wings
17. Potbelly Sandwich Works
18. Jimmy John's
19. First Watch
20. Whataburger
21. Schlotzsky's
22. Papa John's
23. Jack in the Box
24. Popeyes Louisiana Kitchen
25. Chipotle Mexican Grill
26. Freddy's Frozen Custard & Steakburgers
27. Chicken Express
28. Hartz Chicken Buffet
29. Raising Cane's
30. Taco Bell
31. Popeyes
32. MOD Pizza
33. Bojangles'
34. Portillo's Restaurants
35. Black Bear Diner
36. Jersey Mike's
37. SUBWAY
38. Bombshells
39. Rudy's Texas Bar-B-Q
40. Texas Roadhouse
41. McDonald's US
42. Domino's Pizza
43. Chick-fil-A
44. Chipotle Mexican Grill
45. Lenny's Sub Shop
46. Wendy's
47. Whataburger
48. Fajita Pete's
49. IHOP
50. Hartz Chicken Buffet
51. Marco's Pizza
52. Freebirds World Burrito
53. Firehouse Subs
54. Burger King US
55. Popeyes
56. Luby's
57. Jason's Deli
58. Domino's Pizza
59. Teriyaki Madness
60. Jack in the Box
61. Red Robin
62. Lupe Tortilla
63. Los Cucos
64. Jersey Mike's
65. Chick-fil-A
66. First Watch
67. Raising Cane's
68. Kolache Factory
69. The Kebab Shop

70. Torchy's Tacos
71. The Halal Guys
72. Taco Bell
73. Papa John's
74. Sonic
75. Taco Cabana
76. KFC US
77. Jimmy John's
78. CAVA
79. McDonald's US
80. Hopdoddy Burger Bar
81. Another Broken Egg Cafe
82. Salata
83. Chuy's
84. Arby's
85. Jack in the Box
86. McAlister's Deli
87. Pappadeaux Seafood Kitchen
88. Five Guys
89. P.F. Chang's China Bistro
90. Gyu-Kaku Japanese BBQ
91. Panda Express
92. Pappasito's Cantina
93. Olive Garden
94. BJ's Restaurants
95. Chili's Grill & Bar
96. In-N-Out Burger
97. Charley's
98. Sarku Japan
99. Hooters
100. Denny's
101. Wendy's
102. Mahana Fresh
103. Saltgrass Steak House
104. Church's Chicken

## RETAIL

1. Boot Barn
2. SKECHERS
3. Kohl's
4. Famous Footwear
5. ULTA Beauty
6. Marshalls
7. Bealls
8. Lane Bryant
9. Kohl's
10. Famous Footwear
11. Old Navy
12. francesca's
13. Marshalls
14. DSW
15. Best Buy
16. ULTA Beauty
17. DAISO
18. Shoe Palace
19. Earthbound
20. Express
21. Foot Locker
22. Hot Topic
23. HUGO BOSS
24. Macy's Backstage
25. Macy's
26. AKIRA
27. Plato's Closet
28. Torrid
29. Charlotte Russe
30. ALDO
31. Zumiez
32. Champs Sports
33. Abercrombie & Fitch

34. JCPenney
35. Hollister
36. Family Dollar Stores
37. Style Encore
38. MINISO US
39. Old Navy
40. Windsor
41. Aéropostale
42. Dillard's
43. American Eagle Outfitters
44. Zara
45. Michael Kors
46. Journeys
47. H&M (Hennes & Mauritz)
48. Burlington Stores
49. REI
50. Rally House
51. Buckle
52. GUESS
53. JD Sports US
54. Victoria's Secret
55. Nordstrom Rack
56. aerie
57. Tilly's

## FITNESS

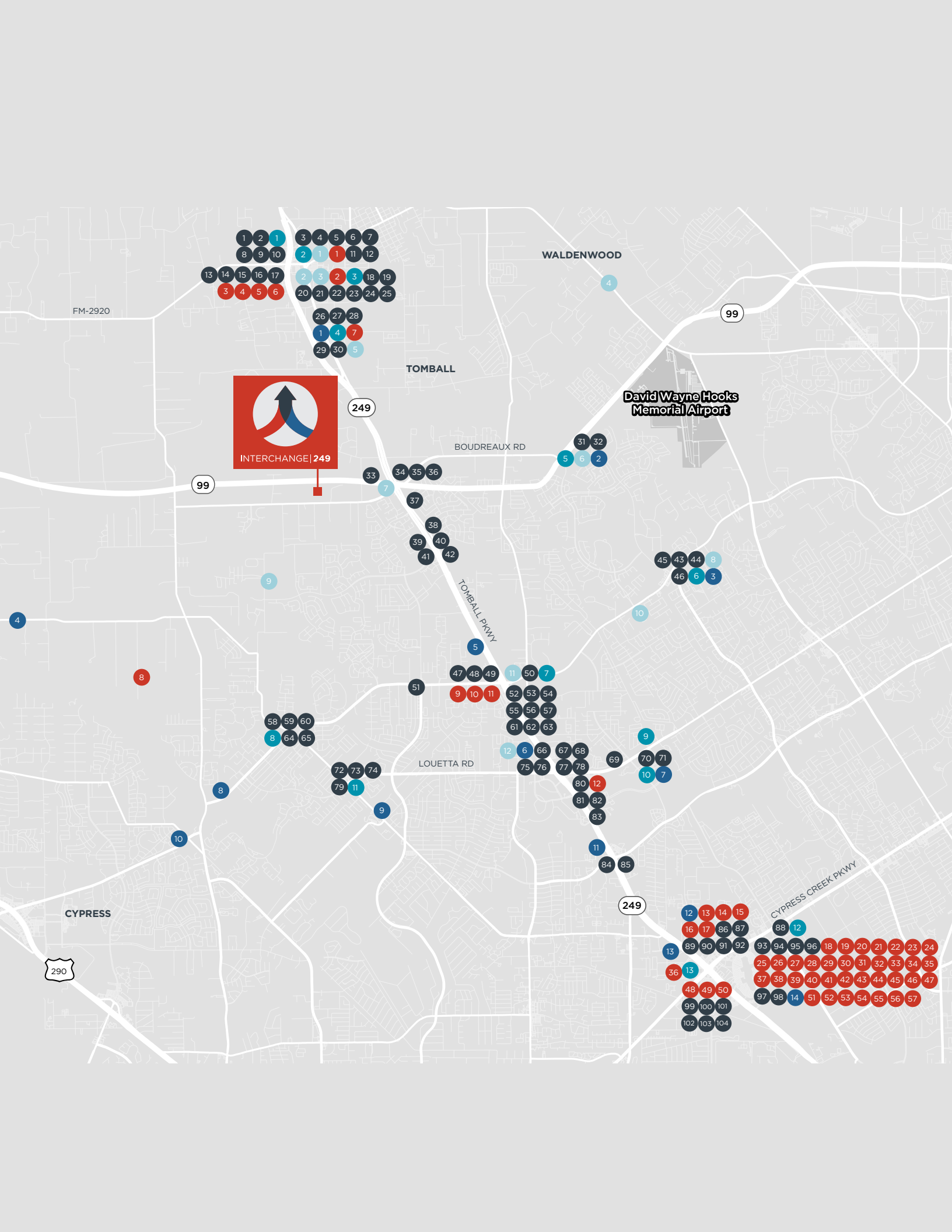
1. Planet Fitness
2. Body Fit Training
3. HOTWORX
4. CrossFit
5. CrossFit
6. Planet Fitness
7. Orangetheory Fitness
8. HOTWORX
9. F45 Training
10. Anytime Fitness
11. YMCA
12. Lifetime Fitness
13. EOS Fitness
14. 24 Hour Fitness

## GROCERY

1. Target
2. Kroger
3. H-E-B
4. La Michoacana Meat Market
5. H-E-B
6. Kroger
7. Sprouts Farmers Market
8. H-E-B
9. ALDI
10. Whole Foods Market
11. Kroger
12. Target
13. Fiesta Mart

## COFFEE

1. Starbucks US
2. Shipley Do-Nuts
3. 7 Brew Coffee
4. PJ's Coffee of New Orleans
5. Dutch Bros Coffee
6. Black Rock Coffee
7. Starbucks US
8. Dutch Bros Coffee
9. Just Love Coffee
10. Scooter's Coffee & Yogurt
11. Shipley Do-Nuts
12. Starbucks US



# BOOMING WITH OPPORTUNITY

## 15 MILES

2025 Total Population	1,556,313
2025 Total Households	542,996
2025 Total Retail Consumer Expenditures	19,607,939,944
2025 Total Businesses (NAICS)	53,335



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## 10 MILES

2025 Total Population	704,238
2025 Total Households	248,036
2025 Total Retail Consumer Expenditures	9,762,921,173
2025 Total Businesses (NAICS)	24,036

## 5 MILES

2025 Total Population	146,268
2025 Total Households	50,827
2025 Total Retail Consumer Expenditures	2,133,280,150
2025 Total Businesses (NAICS)	4,903

## HOUSEHOLD INCOME PROFILE

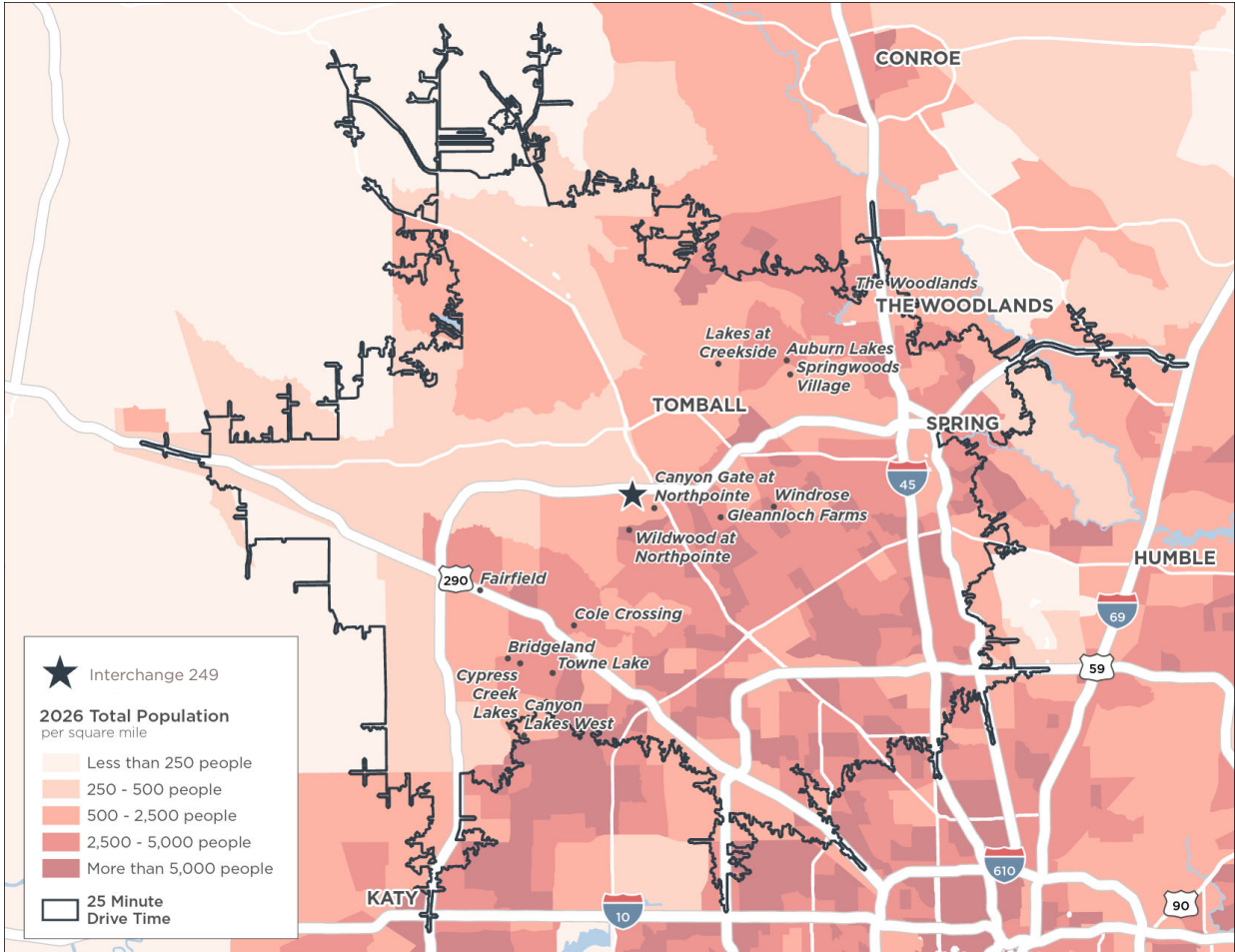
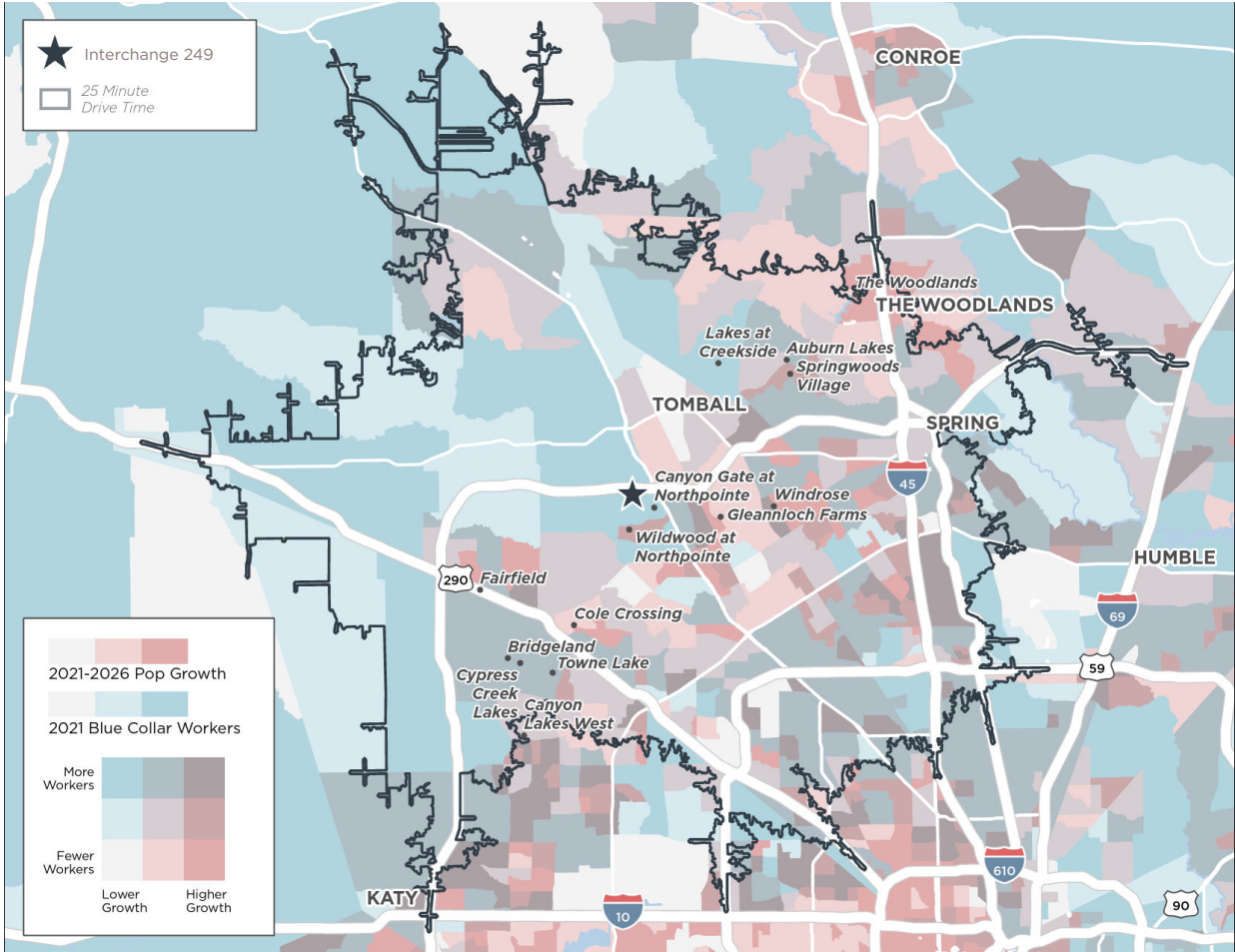
	2025	2030
Median Household Income	\$129,379	\$151,084
Average Household Income	\$166,401	\$195,837
Per Capita Income	\$52,564	\$62,861

## EMPLOYMENT PROFILE

OCCUPATION	EMPLOYED	PERCENT	US PERCENT	LOCATION QUOTIENT
Farming/Fishing/Forestry	41	0.1%	0.5%	0.11
Construction/Extraction	2,329	3.0%	4.9%	0.61
Installation/Maintenance/Repair	1,830	2.3%	2.9%	0.80
Production	2,174	2.8%	5.0%	0.55
Transportation/Material Moving	4,191	5.3%	7.7%	0.70

## EDUCATION

POPULATION AGE 3+ SCHOOL ENROLLMENT	2019 - 2023 ACS ESTIMATE	PERCENT	MOE (±)
Total	2,744	100%	1,397
Enrolled in school	946	34.5%	1,007
Enrolled in nursery school, preschool	43	1.6%	167
Public school	6	0.2%	28
Private school	37	1.3%	189
Enrolled in kindergarten	23	0.8%	75
Public school	23	0.8%	75
Private school	0	0.0%	0
Enrolled in grade 1 to grade 4	362	13.2%	420
Public school	211	7.7%	172
Private school	151	5.5%	448
Enrolled in grade 5 to grade 8	193	7.0%	320
Public school	125	4.6%	127
Private school	68	2.5%	364
Enrolled in grade 9 to grade 12	147	5.4%	261
Public school	117	4.3%	201
Private school	30	1.1%	147





## INTERCHANGE | 249

JIM FOREMAN

+1 713 963 2824

[jim.foreman@cushwake.com](mailto:jim.foreman@cushwake.com)

ALLISON BERGMANN

+1 713 963 2865

[allison.bergmann@cushwake.com](mailto:allison.bergmann@cushwake.com)



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