

NORTH GROVE
A TOLL BROTHERS COMMUNITY

**THE LEARNING
EXPERIENCE**
Academy of Early Education

SUBJECT SITE

NORTH GROVE PKWY

FM 2978

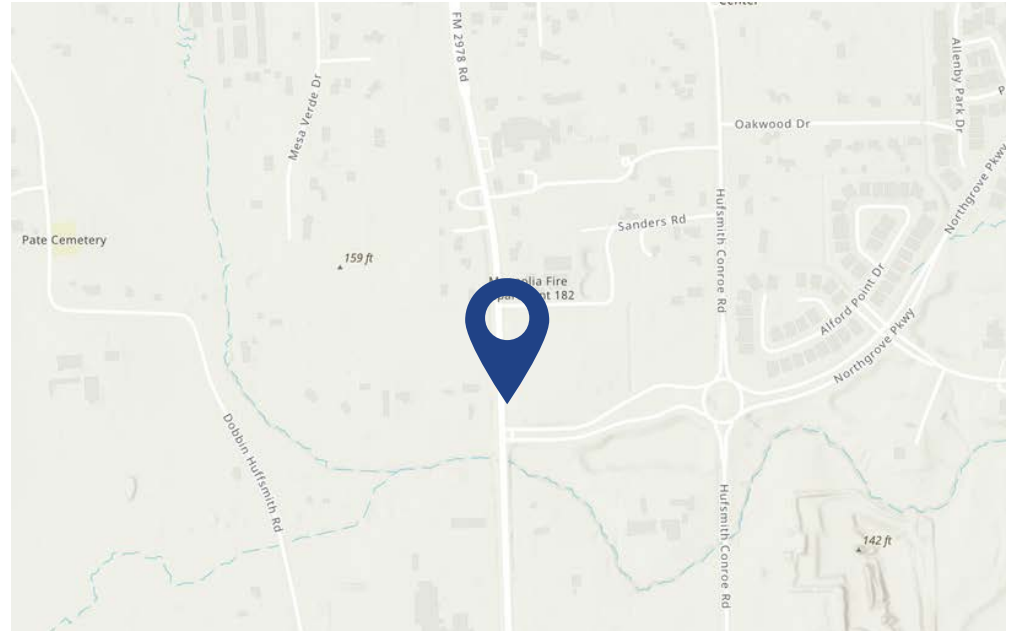


PAD SITES FOR SALE
3.0455 ACRES COMMERCIAL SITE

26842 FM 2978 | MAGNOLIA, TX 77354

9320 LAKESIDE BLVD | SUITE 250 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



- Located at the entry of NorthGrove Master Planned Community at Spring Creek, a Toll Brothers Community.
- Property consists of 3.0455 acres which can be subdivided (actual site purchase is 3.280 acres/ with a .2345 non-exclusive landscape easement to be conveyed.). Ideal for Freestanding Retail, Restaurant Pad or In-line Retail.
- Left ingress/egress from Northgrove
- Signalized Intersection at main entrance of development
- Community consists of approximately 996 homes with 200 acres of open green space
- Minutes from The Woodlands Master Planned Community in South Montgomery County, Tomball and Spring.
- Access from NorthGrove Parkway and FM 2978 with approximately 566 FF on FM 2978
- Convenient access to SH 249 & Grand Pkwy 99 (Toll Road)
- **MUD 137 – Full Utilities available with off-site detention and interior road.**
- FEMA : Outside the 500 year flood plain
- Top ranked schools in Magnolia
- Traffic Counts 2022 TXDOT: FM 2978 - 31,295

SALE PRICE	CALL FOR PRICING
LOT SIZE	3.4 ACRES

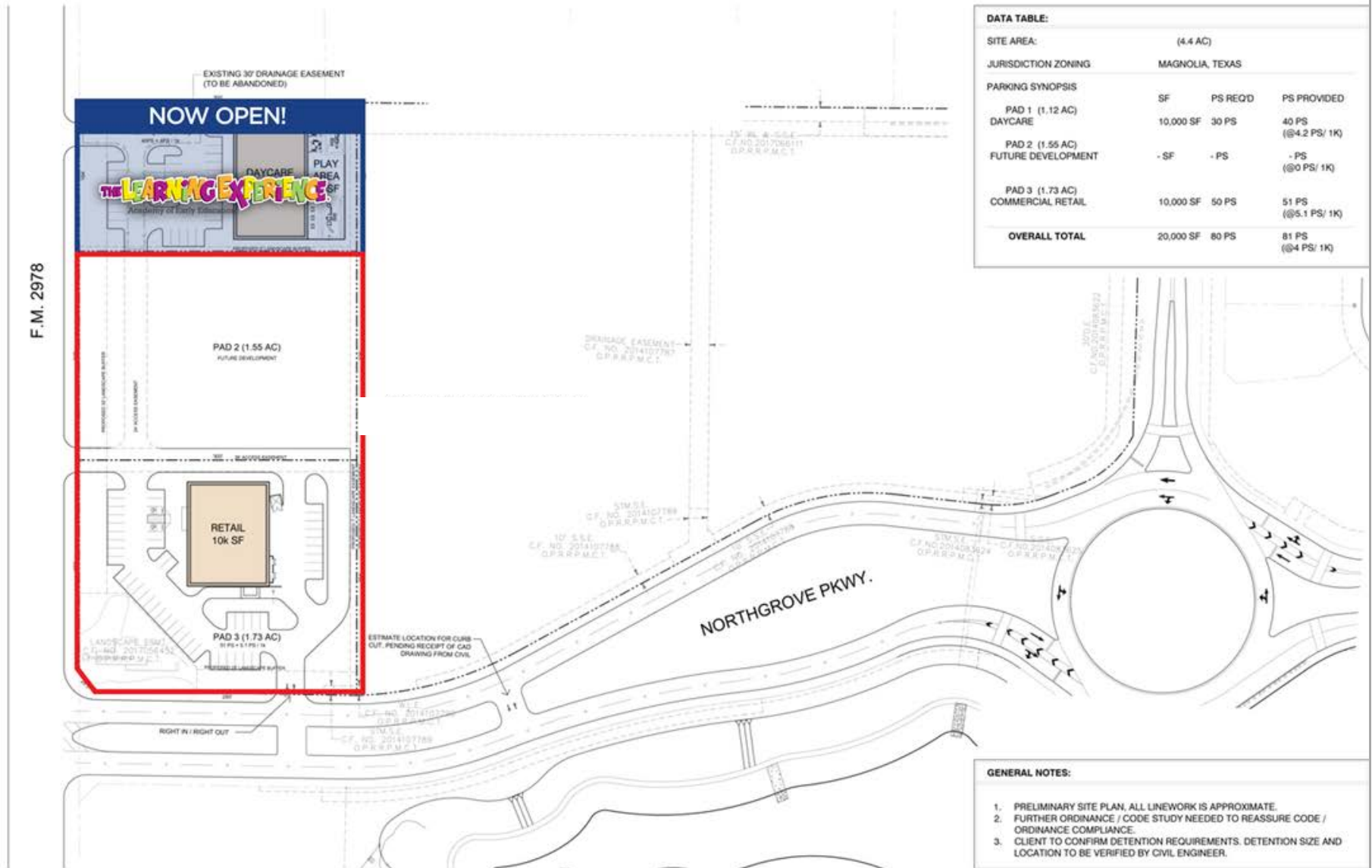
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,551	32,465	95,976
TOTAL DAYTIME POPULATION	1,081	30,237	101,114
AVG HOUSEHOLD INCOME	\$197,058	\$168,460	\$169,310
*SOURCE: SITE TO DO BUSINESS 2025			

3.0455 ACRES 26842 FM 2978



3.0455 ACRES AVAILABLE

PROPERTY SITE PLAN



PRELIMINARY SITE PLAN - B

identityARCHITECTS

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150

Scale: 1" = 50'-0"



COMERCIAL DEVELOPMENT

July 14, 2023

FM 2978 @ NORTHGROVE PKWY

MAGNOLIA, TX

17016-01_SITE_23.07.14

This drawing is for informational purposes only and does not constitute a contract. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the client.

3.0455 ACRES 26842 FM 2978

SURROUNDING AMENITIES



SURROUNDING DEVELOPMENTS



NORTHGROVE COMMUNITY HIGHLIGHTS

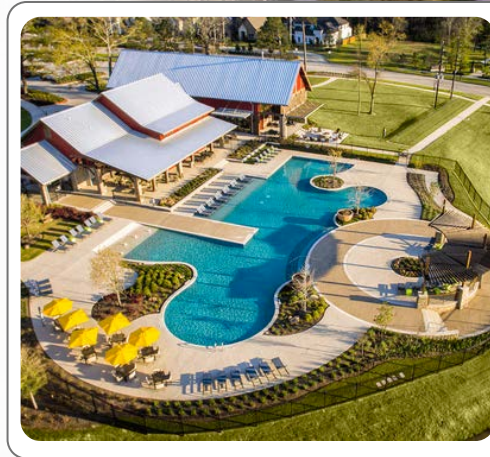
NorthGrove is located off FM 2978 in southern Montgomery County. This convenient location is minutes from The Woodlands, yet has the friendliness of an intimate town and is just a stone's throw away from major employers, shopping centers, al fresco dining, and cultural centers.

Proximity to The Woodlands, Tomball, and major thoroughfares including the extended Grand Parkway, Texas SH 249, and Woodlands Parkway makes access easy.

NorthGrove is located within the highly desirable Magnolia Independent School District. Magnolia ISD has a solid history of constructing impressive schools to meet the needs of new communities.

Exceptional new home builders in the Houston area who will help you realize the vision of NorthGrove, and help make your dream home a reality. Ashton Woods, Chesmar Homes, Highland Homes, Perry Homes, Toll Brothers & Westin Homes are building in our master-planned community.

Within NorthGrove, you'll find over 200 acres of preserved green space, hike and bike trails, luxury outdoor gathering spaces, three community lakes AND The Retreat, a 7.5-acre recreation center that includes a contemporary lodge-style clubhouse.



 NORTHGROVE

MARKET OVERVIEW

TOMBALL - MARKET OVERVIEW

Tomball, Texas, located less than 30 miles northwest of Houston, has emerged as a premier business destination by blending economic opportunity with small-town charm. Advanced infrastructure, a business-friendly mindset, quality education, and hospitable quality of life drive Tomball's sustained growth. With roots as a railroad hub in the early 1900's, Tomball has become a modern destination for business and commerce.

Tomball is home to more than 1,500 businesses and nearly 14,000 employees. Companies from all over the globe have located in Tomball, and for good reason. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small.

Thanks to improved accessibility and an advancing economic environment, Tomball is steadily growing. Tomball's population is expected to expand from around 12,000 to more than 20,000 by 2030. Including the area immediately surrounding Tomball, population is expected to crest above 100,000 within five years.

Tomball's growing population will help serve the booming Tomball economy by inserting more qualified talent into an already capable workforce. The Tomball Economic Development Corporation has a strategic commitment to develop and maintain a talented, robust workforce within Tomball. Working with stakeholders like the Tomball Independent School District and Lone Star College-Tomball, the TEDC provides opportunities to attract premium talent to Tomball businesses.



MAJOR EMPLOYERS



No. of Employees: 824



No. of Employees: 680



No. of Employees: 1,300



No. of Employees: 580



No. of Employees: 200

THE WOODLANDS MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

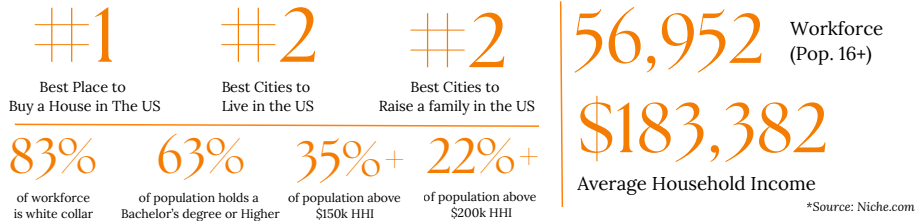
Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment,



FOR MORE INFORMATION:

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