GRAND CENTRAL PARK

SWC OF I-45 & GRAND CENTRAL PARKWAY | CONROE, TX

PROPERTY DESCRIPTION:

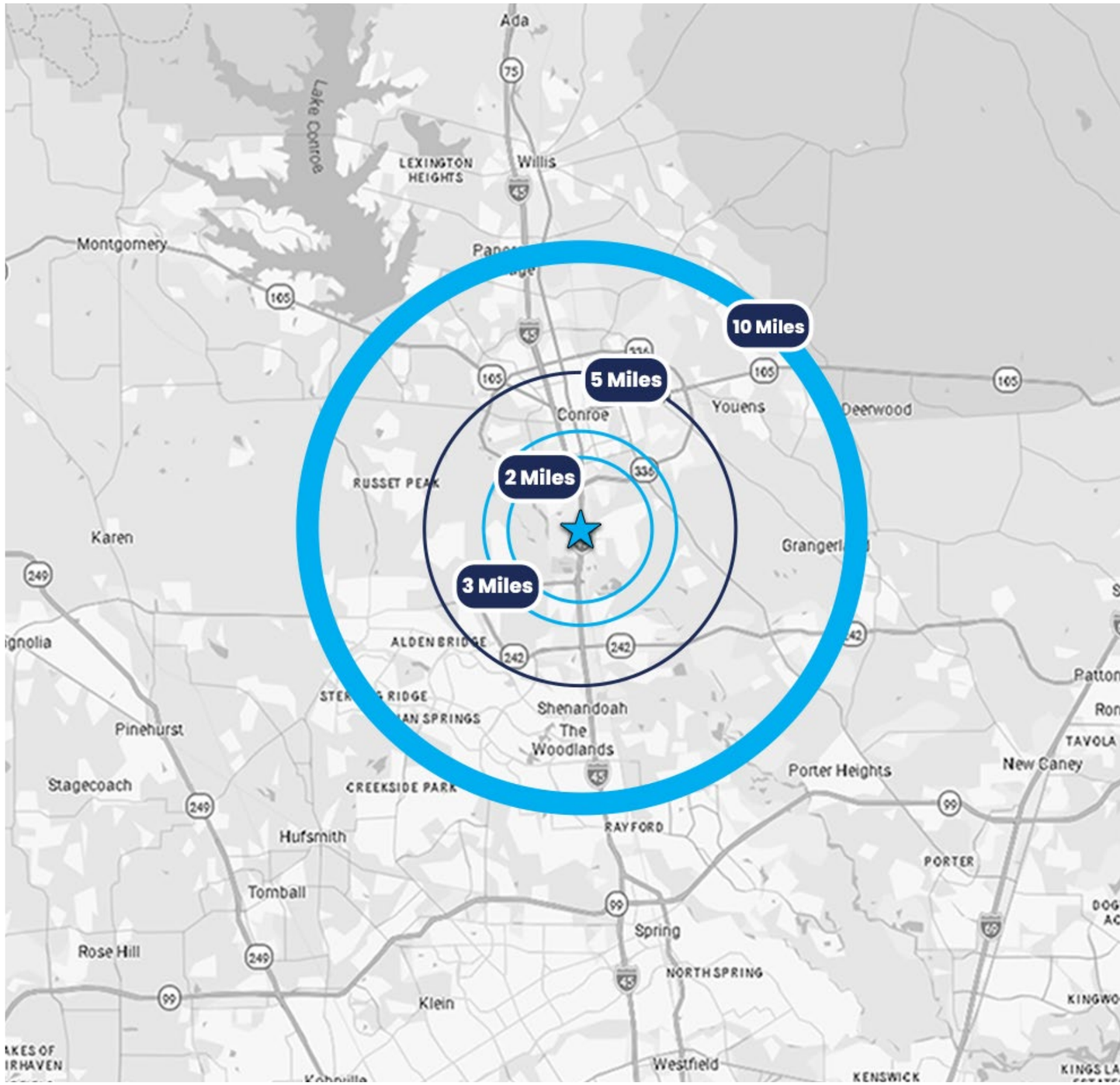
- Strategic Regional Access: Located directly at the intersection of Interstate 45 and South Loop 336, just 5 miles north of The Woodlands, providing exceptional visibility and an easy commute to the Houston Energy Corridor.
- Massive Built-In Audience: Integrated directly within a 2,046-acre master-planned community, giving businesses immediate access to a captive, growing residential population.
- Thriving Retail Ecosystem: Features three distinct commercial hubs—336 Marketplace, Greenway Village, and City Central—anchored by a 250,000-square-foot Kroger retail center alongside national tenants like Dick's Sporting Goods and Marshalls.

AVAILABLE:

- 4.90 AC Pad Sites & Retail/Medical Space Available

AREA RETAILERS:

Kroger MARKETplace · Total Wine & More · Michaels · ROSS · petco · Burlington · DSW · five BELOW · planet fitness · DICK'S · HomeGoods Marshalls · EōS FITNESS · ULTA BEAUTY



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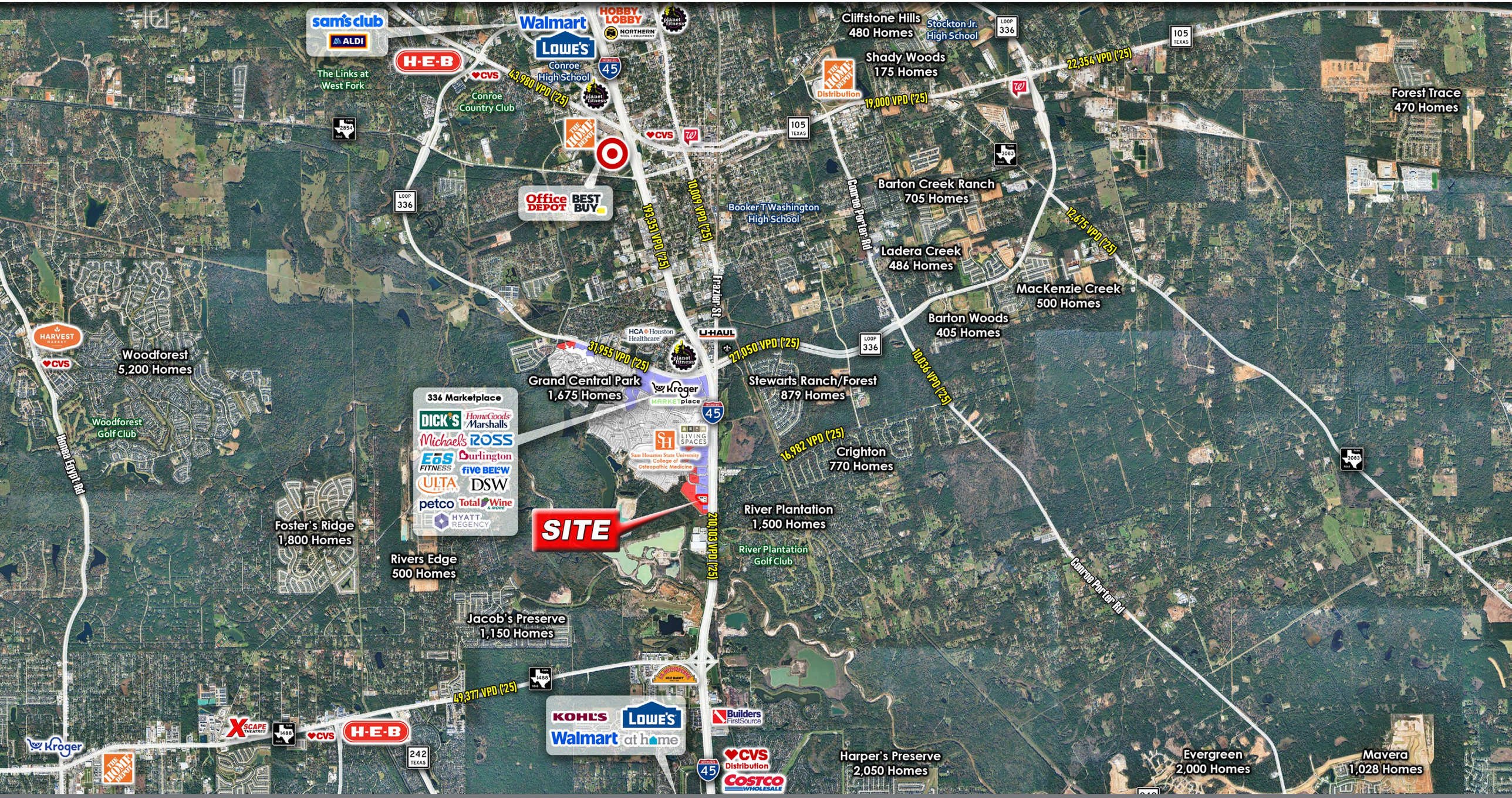
MARKET AERIAL



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RETAIL AERIAL

GRAND CENTRAL PARK

CLOSE AERIAL

DEVELOPMENT SUMMARY				
PAD	PAD AREA (AC)	BUILDING AREA (SF)	PARKING SPACES (PS)	PS / 1k
PAD - 1	± 2.65 AC	± 16.100 SF	158	9.8
PAD - 2	± 0.80 AC	± 4.200 SF	29	6.9
PAD - 3	± 0.65 AC	± 3.350 SF	24	7.1
PAD - 4	± 0.80 AC	± 3.300 SF	30	9.0
TOTAL	**± 4.90 AC**	**± 26.950 SF**	**241**	

GRAND CENTRAL PARK

Grand Central Park in Conroe, Texas, blends untouched natural beauty with modern living to create an immersive forest retreat. Centered on 1,000 acres of preserved woodlands, winding trails, and pristine lakes, the community fosters an active, wellness-driven lifestyle where residents disconnect and recharge in a state-park setting.

The architecture balances rustic warmth and contemporary sophistication. Natural stone and rich wood grains pair with clean lines across modern residential builds and resort-style amenities like The Lake House, establishing an upscale woodland sanctuary designed for social connection and recreation.

Commercial hubs like 336 Marketplace and City Central bring vibrant retail, dining, and hospitality directly to the neighborhood. This master plan unites urban energy and secluded nature into a self-sustaining, balanced ecosystem.

Amenities

- The Lake House recreation complex, pool, playground, fitness center and dog park. Pickelball courts
- Frisky Biscuit Dog Park
- Lakes for fishing and kayaking
- Parks & playgrounds
- Nature trails
- 336 Marketplace
- City Central commercial district

Community FACTS

- 2,046 Acres
- Approx. 1,600 homes planned
- Over 10 Miles of nature trails and pathways
- 10 Community Parks and amenities
- New homes from the low $300s - Millions
- 1,500 to 3,800 sq. ft.

ACCLAIMED *Schools*

CONROE ISD

conroeisd.net

- Wilkinson Elementary School
- Rice Elementary
- Cryar Intermediate School
- Peet Jr. High School
- Conroe High School
- Private Schooling Nearby

GRAND CENTRAL PARK.

GRAND CENTRAL PARK

SUMMARY PROFILE

POPULATION
(3 mi Radius, 2026)
45,698

HOUSEHOLDS
(3 mi Radius, 2026)
17,660

INCOME
(3 mi Radius, 2026)
$101,985

TOTAL DAYTIME POPULATION
(3 mi Radius, 2026)
39,574

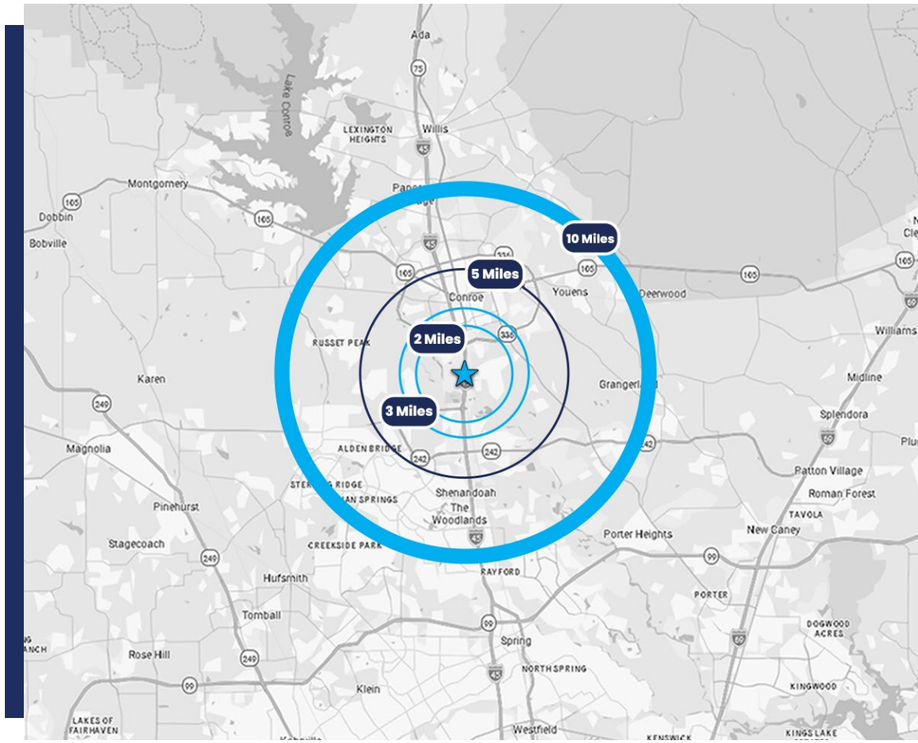
1 mi Ring

2 mi Ring

3 mi Ring

5 mi Ring

	1 Mile	2 Miles	3 Miles	5 Miles
POPULATION SUMMARY				
2010 Total Population	1,310	8,679	27,096	73,053
2020 Total Population	1,338	11,902	37,384	101,357
2020 Group Quarters	0	105	299	604
2026 Total Population	3,604	16,297	45,698	129,457
2026 Group Quarters	0	111	316	644
2031 Total Population	3,826	17,366	48,862	140,010
2026-2031 Annual Rate	1.20%	1.28%	1.35%	1.58%
2026 Total Daytime Population	2,867	18,064	39,574	132,165
Workers	785	9,603	15,152	62,819
Residents	2,082	8,461	24,422	69,346
HOUSEHOLD SUMMARY				
2010 Total Households	477	3,361	9,727	26,535
2010 Average Household Size	2.74	2.54	2.77	2.74
2020 Total Households	469	4,668	13,662	37,298
2020 Average Household Size	2.85	2.53	2.71	2.70
2026 Total Households	1,431	6,602	17,660	49,245
2026 Average Household Size	2.52	2.45	2.57	2.62
2031 Total Households	1,545	7,149	19,259	54,182
2031 Average Household Size	2.48	2.41	2.52	2.57
2026-2031 Annual Rate	1.54%	1.60%	1.75%	1.93%
2026 Families	1,029	4,512	11,730	33,453
2026 Average Family Size	2.94	2.99	3.22	3.20
2031 Families	1,100	4,839	12,641	36,440
2031 Average Family Size	2.91	2.97	3.19	3.17
2026-2031 Growth Rate	1.34%	1.41%	1.51%	1.73%
MEDIAN HOUSEHOLD INCOME				
2026	$146,578	$126,118	$101,985	$95,702
2031	$167,021	$150,382	$122,394	$108,442
MEDIAN HOME VALUE				
2026	$459,281	$404,751	$397,724	$376,762
2031	$536,683	$467,316	$468,491	$460,722
MEDIAN AGE				
2010	46.9	40.4	34.2	34.1
2020	48.1	38.8	35.3	35.4
2026	45.1	40.5	37.4	36.9
2031	45.3	41.1	38.5	38.0



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	16,297	45,698	129,457	419,857

FUTURE TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2031	17,366	48,862	140,010	465,233

MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	$126,118	$101,985	$95,702	$105,230

Information About Brokerage Services

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

11-3-25

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage acnvines, 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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dunes and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 dunes 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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 dunes 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This nonce 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 nonce below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate´s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2