



Creekside Business Park North

FM 2978 - Tomball, TX 77375

A development opportunity on direct FM 2978 frontage in one of North Houston's strongest flex and professional office corridors. Part of the established Creekside Business Park campus, with horizontal engineering and detention sizing substantially complete.

WHY THIS CORRIDOR

- 23,000 VPD — high-visibility FM 2978 frontage
- Minutes from Grand Parkway (99) and The Woodlands
- Potential Uses: Flex / Professional Office / Light Industrial
- Two completed phases of Creekside Business Park to the south
- High-income, high-growth residential base

All information is preliminary and subject to change without notice. This flyer is for informational purposes only and does not constitute an offer, commitment, or agreement of any kind. Demographic data sourced from Esri BA (2024). Traffic counts from TxDOT AADT.

SITE

FM 2978
Direct road frontage

The Woodlands Corridor
Prime North Houston submarket

Flex, Professional Office, & Light Industrial
Potential Uses

Site Infrastructure & Detention Engineering
Substantially Complete

TRADE AREA

Population <small>15-min Drive Time</small>	192,728
5-Year Pop. Growth <small>5-Mile Radius</small>	9.2%
Daily traffic	23k VPD

BTS Opportunity in a Highly Visible Location

Build-to-suit and pad sale inquiries welcome

(281) 904-0208