

CHASEWOOD CROSSING

PAD SITES AND PROPOSED RETAIL CENTER



19450, 19500, 19350 & 19490 STATE HIGHWAY 249
HOUSTON, TEXAS 77070

Property Information:

- Three Class A office buildings (468,000 total SF) built on 30 acres
- 3 pad sites located on SH 249 between Cypresswood Drive and Grant Road
 - Open to ground lease, pad site sale or build-to-suit
 - New multi-Tenant retail center in development
 - 1,500-9,840 sq. ft. available
 - Additional land available for retail/medical space

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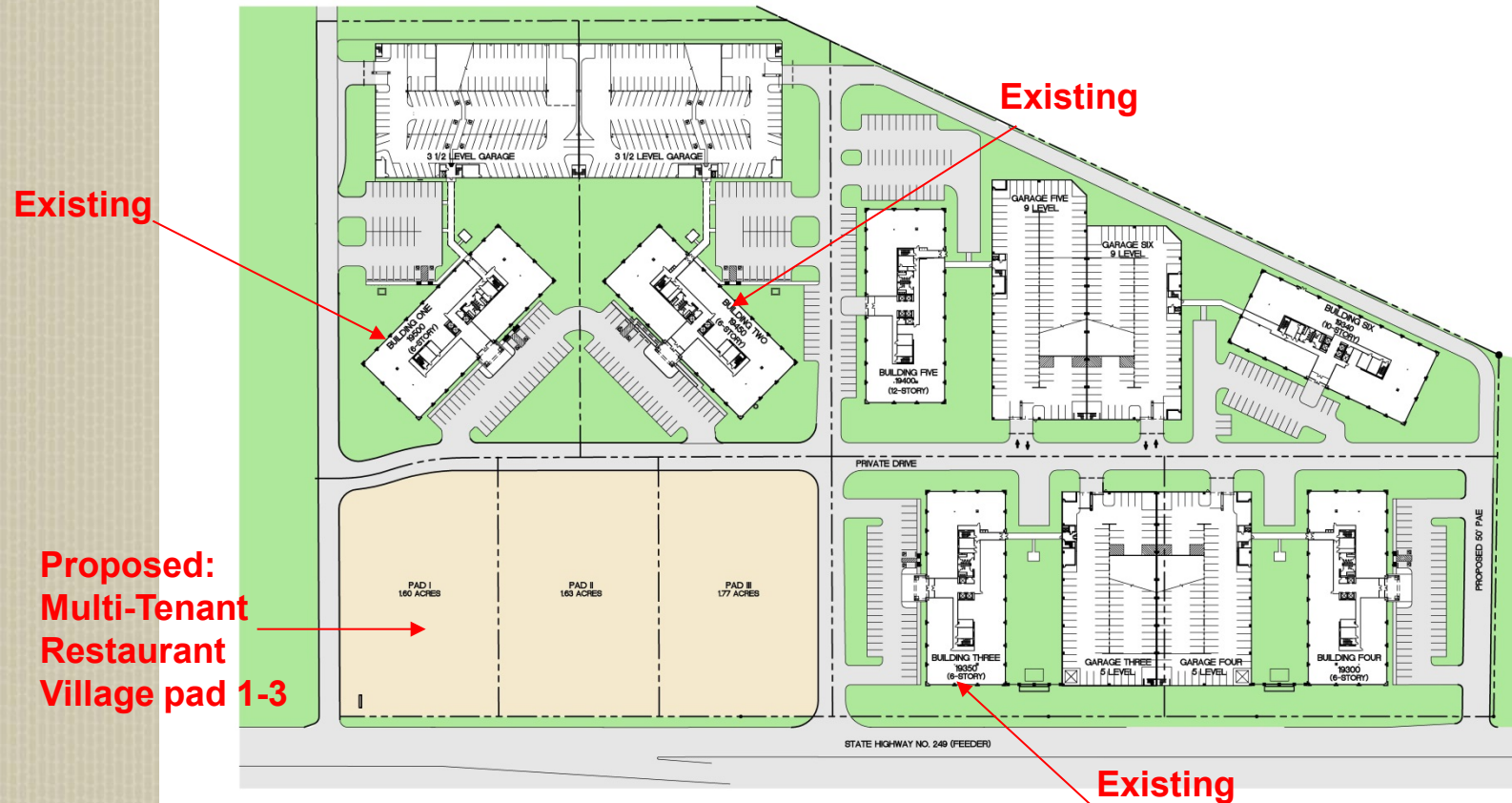
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LOCATION

19450, 19500, 19350 & 19490 State Highway 249, Houston, Texas 77070



CHASEWOOD CROSSING SITE PLAN

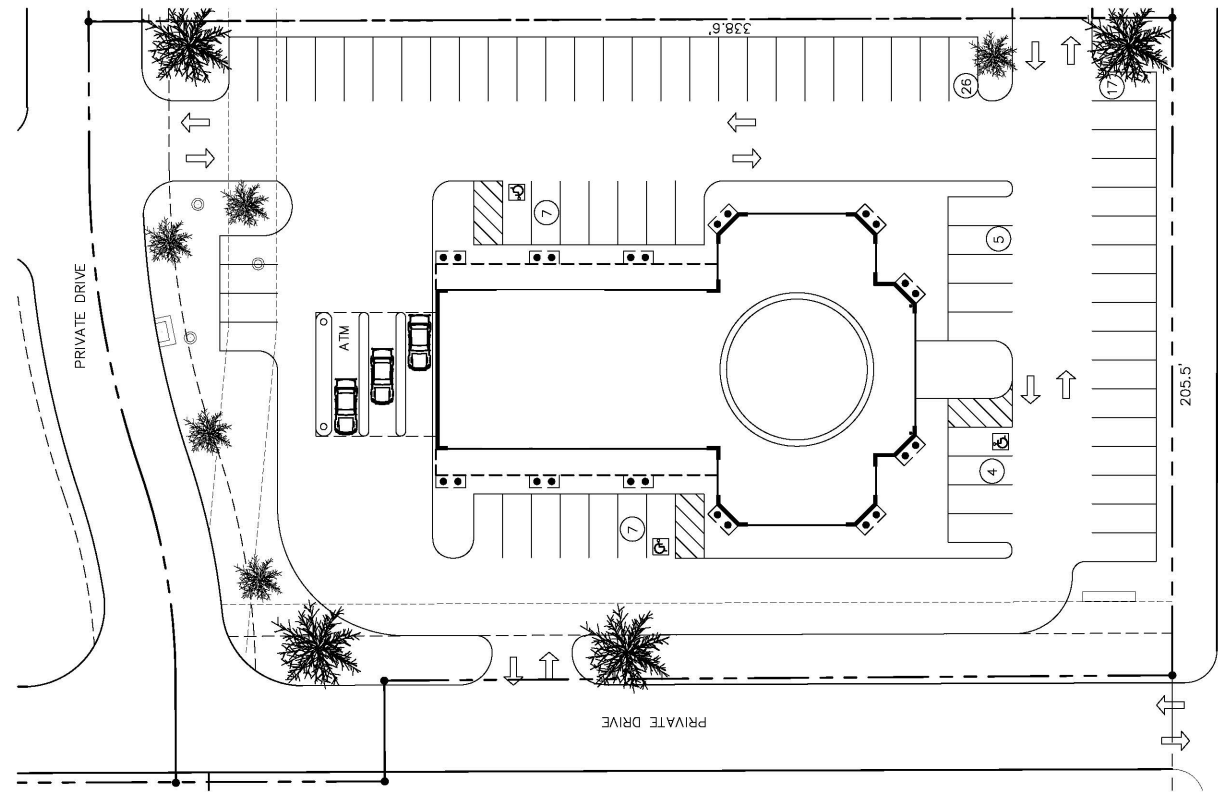


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04/28/14



SITE PLAN

RETAIL CENTER SITE PLAN



STATE HIGHWAY NO. 249 (FEEDER)

CHAGWOOD CROSSING PAD SITE 1	REV. 0.0000 TOMA ARCHITECTURAL REGISTRATION NO. 4484 THIS PLAN IS A PRELIMINARY DRAWING AND NOT BE USED FOR REGULATORY OR PERMITTING PURPOSES OR CONSTRUCTION.
9,840 SF. 1-STORY BUILDING	
1.60 ACRES	04/08/11
70 PARKING SPACES	

CHASEWOOD CROSSING

SIDE ELEVATION



Billy D. Tippit Architects, Inc.
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Architects Space Planners Consultants



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CHASEWOOD CROSSING FRONT ELEVATION



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CHASEWOOD CROSSING PAD SITES

19350/19450/19500 SH 249

Pad I	1.60 Acres
Pad II	1.63 Acres
Pad III	1.77 Acres

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Champion Forest

Master Planned Development

Demographic Information

Demographics				Traffic Counts	
	1 Mile	3 Miles	5 Miles	Highway 249 north of FM 1960	145,000 VPD
2018 Population Estimates	13,773	110,814	283,020	Highway 249 south of Cypresswood	136,000 VPD
Projected Population (2018)	14,126	113,905	290,751	Highway 249 north of Cypresswood (2006)	145,540 VPD
Avg. Household Income (2018)	\$115,800	\$114,319	\$107,695	Highway 249 south of Cypresswood (2006)	25,176 VPD
Avg. Number of Households (2018)	5,446	44,590	106,500		
Daytime Total Employees	4,292	43,215	88,287		

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