



LEASE SPACE - PAD SITES - WALMART ANCHORED

SWC HWY 59 AT FM 1485
 20350 FM 1485, NEW CANEY, TX 77357



99
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 HOUSTON, TX 77024



AVAILABLE

PAD SITES AND RETAIL SPACE

CURRENT TENANTS & NEARBY TRAFFIC GENERATORS

WALMART • STARBUCKS • MCDONALDS • WEINERSCHNITZEL
JACK IN THE BOX • SONIC • TACO BELL • POPEYE'S • WALGREENS
MOBIL • SHELL • ADVANCE AUTO PARTS



POPULATION

1 MILE	3 MILE	5 MILE
2,244	21,086	56,655



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
2,828	19,883	50,059



NUMBER OF HH

1 MILE	3 MILE	5 MILE
771	6,968	18,979



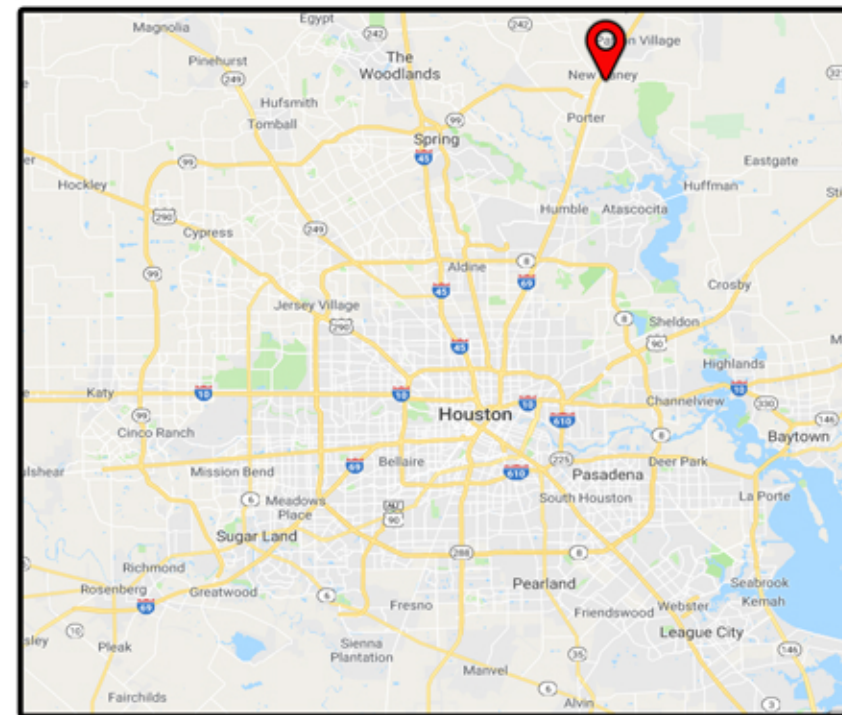
AVG HH INCOME

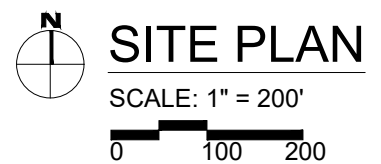
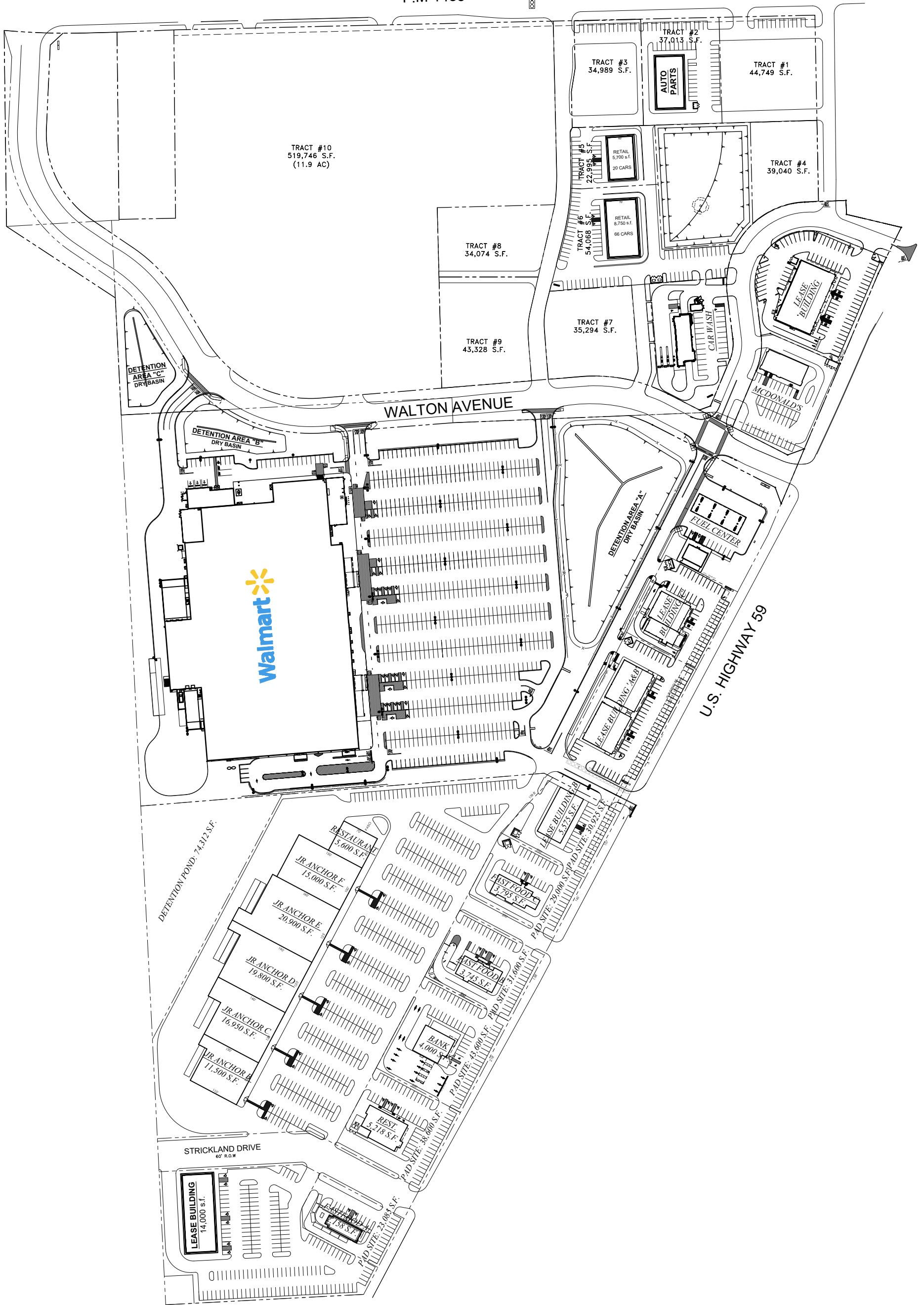
1 MILE	3 MILE	5 MILE
\$72,563	\$74,483	\$84,459



TRAFFIC COUNTS

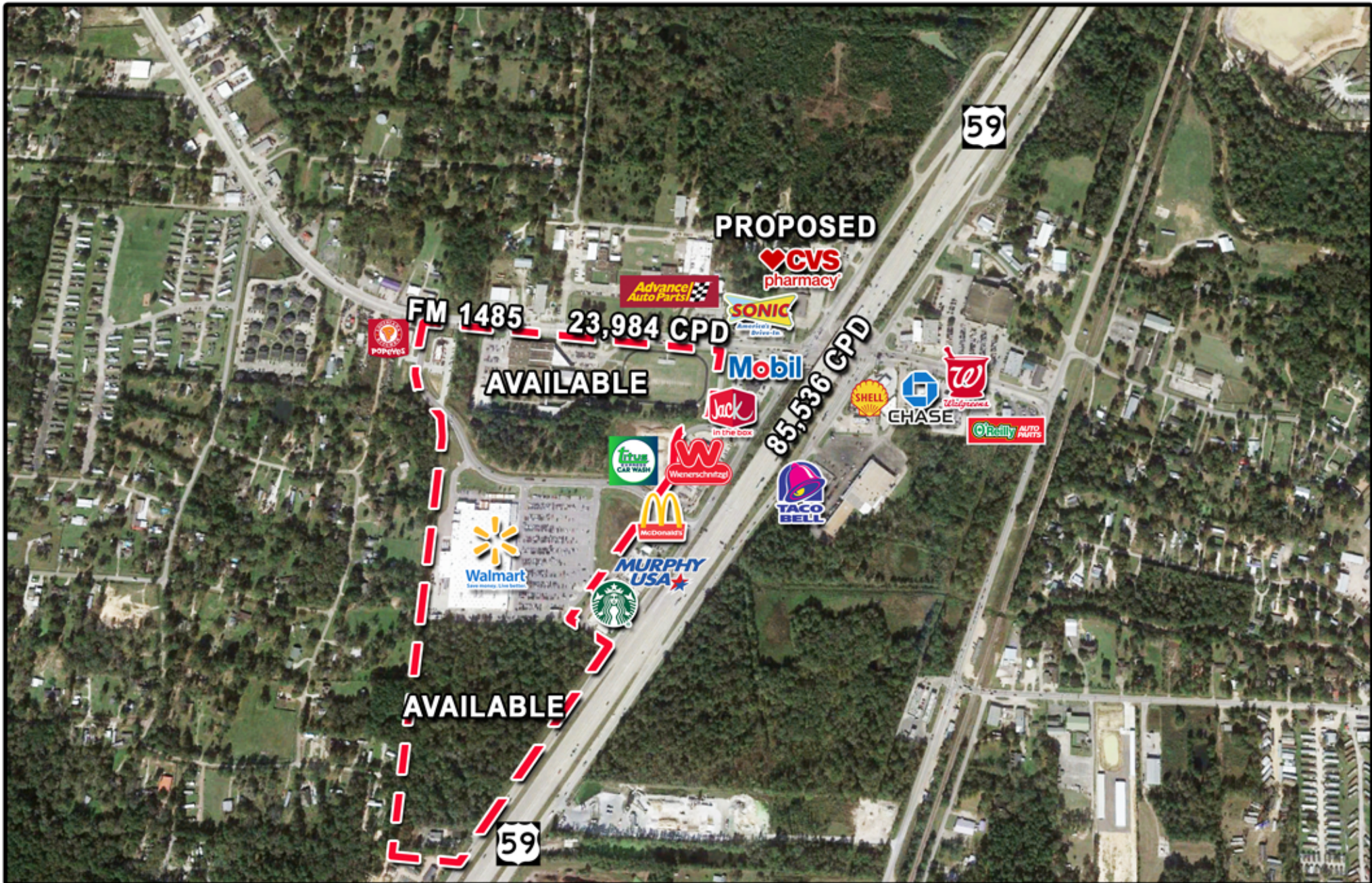
HWY 59:	85,536 CPD
FM 1485:	23,984 CPD

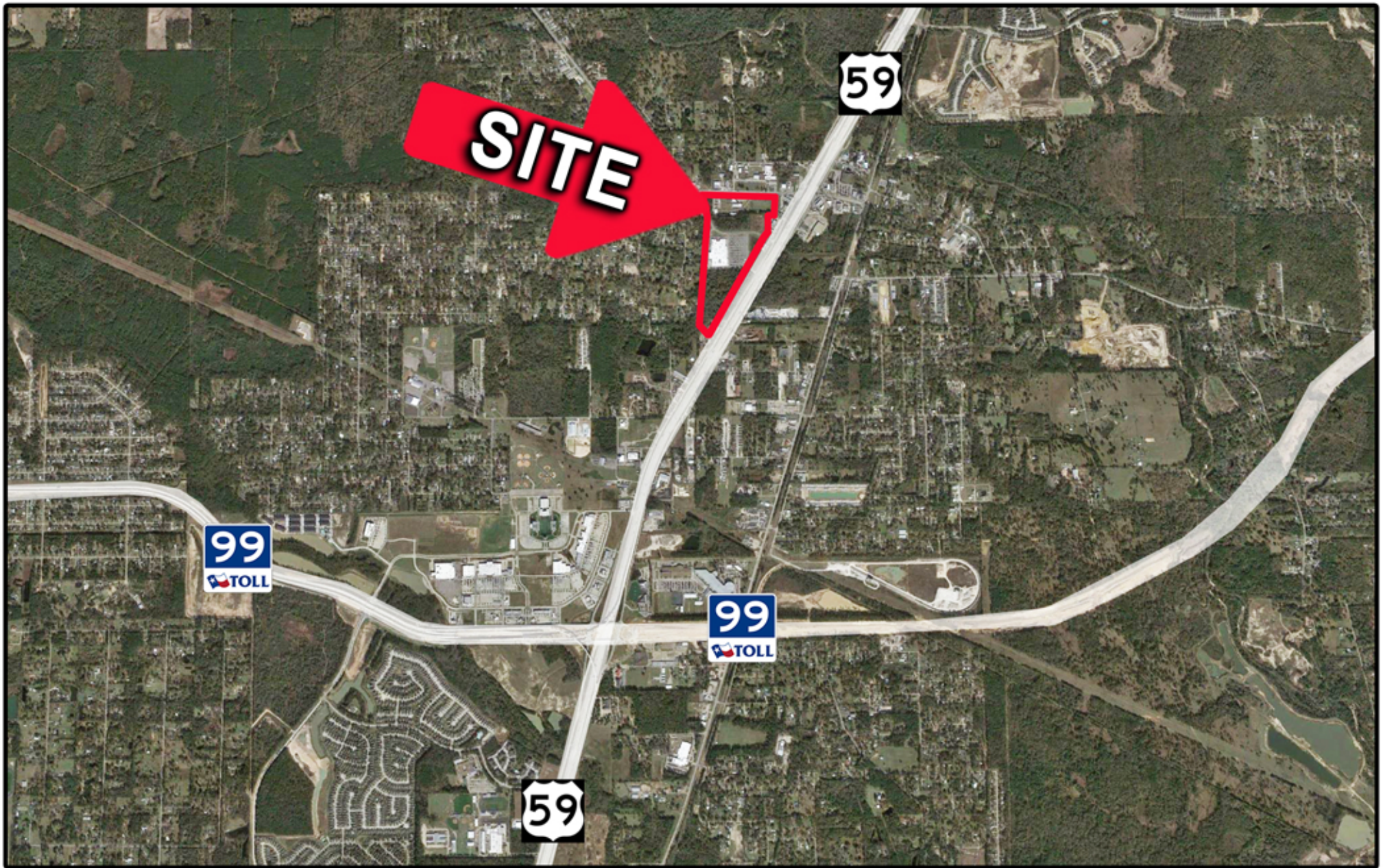


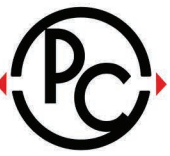


CANEY CROSSING

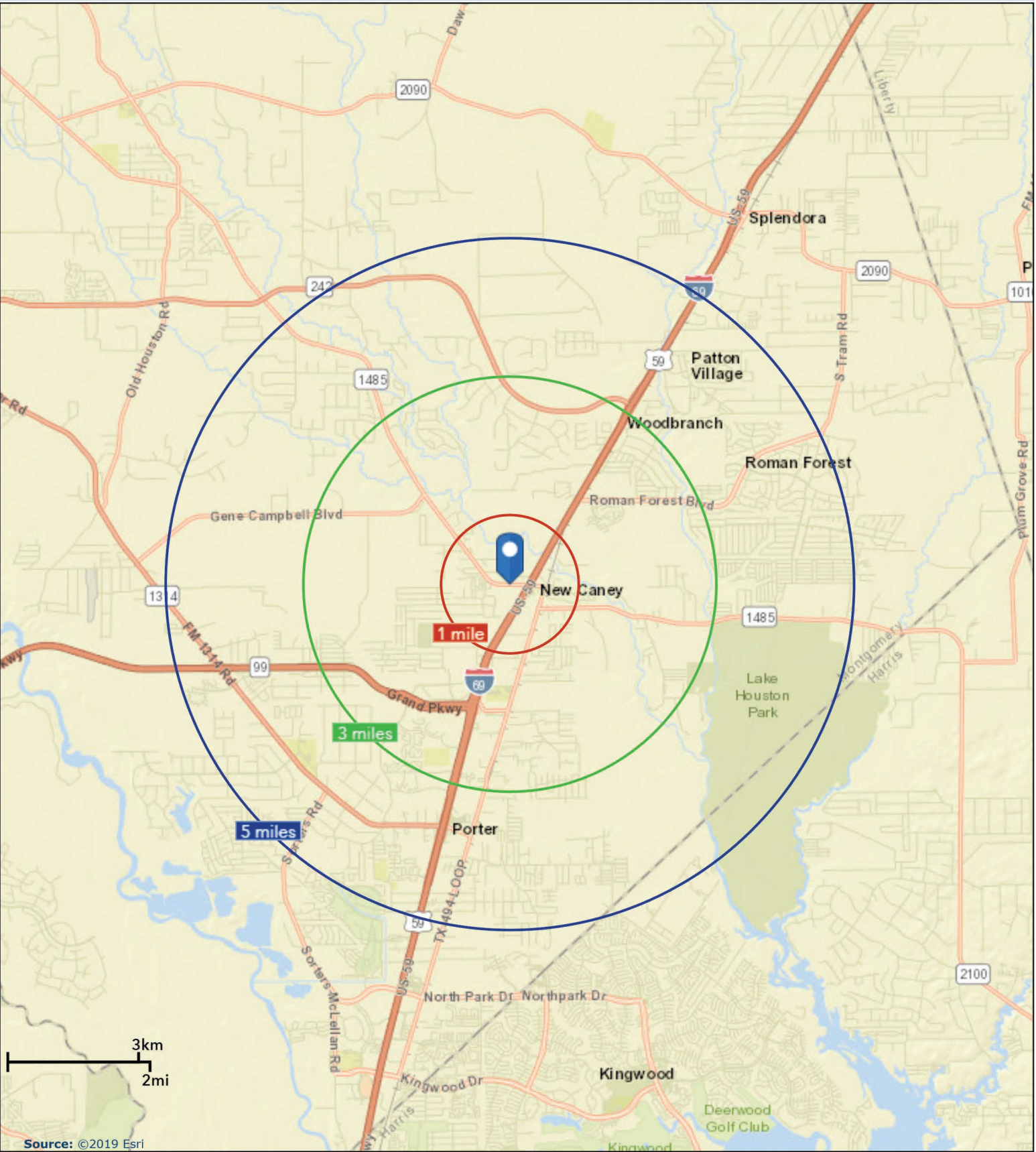
U.S. HIGHWAY 59 / INTERSTATE 69 at F.M. 1485
NEW CANEY, TEXAS

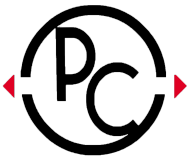






NEW CANEY - HWY 59 AT FM 1485





Property Commerce Demographics

20350 FM-1485, New Caney, Texas, 77357
Ring: 1 mile radius

Prepared by: Property Commerce
Latitude: 30.15506
Longitude: -95.22023

Population

2020 Total Population (Esri)	2,244
2025 Total Population (Esri)	3,234
2020-2025 Population: Annual Growth Rate (Esri)	7.58%
2020 Median Age (Esri)	34.6
2025 Median Age (Esri)	36.2
2020 White Population Age 0-4 (Esri)	116
2020 White Population Age 5-9 (Esri)	114
2020 White Population Age 10-14 (Esri)	116
2020 White Population Age 15-19 (Esri)	111
2020 White Population Age 20-24 (Esri)	110
2020 Black/African American Population Age 0-4 (Esri)	8
2020 Black/African American Population Age 5-9 (Esri)	7
2020 Black/African American Population Age 10-14 (Esri)	5
2020 Black/African American Population Age 15-19 (Esri)	5
2020 Black/African American Population Age 20-24 (Esri)	8
2020 Asian Population Age 0-4 (Esri)	0
2020 Asian Population Age 5-9 (Esri)	0
2020 Asian Population Age 10-14 (Esri)	1
2020 Asian Population Age 15-19 (Esri)	0
2020 Asian Population Age 20-24 (Esri)	1
2020 Other Race Population Age 0-4 (Esri)	31
2020 Other Race Population Age 5-9 (Esri)	31
2020 Other Race Population Age 10-14 (Esri)	29
2020 Other Race Population Age 15-19 (Esri)	27
2020 Other Race Population Age 20-24 (Esri)	27
2020 Hispanic Population Age 0-4 (Esri)	93
2020 Hispanic Population Age 5-9 (Esri)	93
2020 Hispanic Population Age 10-14 (Esri)	88
2020 Hispanic Population Age 15-19 (Esri)	73
2020 Hispanic Population Age 20-24 (Esri)	72

Population by Race

2020 Hispanic Population (Esri)	870
2020 Hispanic Population (Esri) (%)	39%
2020 Black/African American Population (Esri)	81
2020 Black/African American Population (Esri) (%)	4%
2020 White Population (Esri)	1,754
2020 White Population (Esri) (%)	78%
2020 Asian Population (Esri)	13
2020 Asian Population (Esri) (%)	1%
2020 Other Race Population (Esri)	302
2020 Other Race Population (Esri) (%)	13%

Households

2020 Total Households (Esri)	771
2025 Total Households (Esri)	1,096
2020-2025 Households: Annual Growth Rate (Esri)	7.29%

Family Households

2020 Total Family Households (Esri)	588
2025 Total Family Households (Esri)	833
2020-2025 Families: Annual Growth Rate (Esri)	7.21%

Daytime Population

2020 Total Daytime Population	2,828
2020 Daytime Population: Workers	1,307
2020 Daytime Population: Residents	1,521
2020 Daytime Population Density (Pop per Square Mile) (Esri)	900.9

Source: Esri



Property Commerce Demographics

20350 FM-1485, New Caney, Texas, 77357
Ring: 1 mile radius

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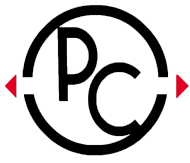
2020 Household Income

2020 Average Household Income (Esri)	\$72,563
2020 Median Household Income (Esri)	\$51,100
2020 Average Household Income and Householder Age 15-24 (Esri)	\$53,807
2020 Average Household Income and Householder Age 25-34 (Esri)	\$76,353
2020 Average Household Income and Householder Age 35-44 (Esri)	\$78,442
2020 Average Household Income and Householder Age 45-54 (Esri)	\$84,767
2020 Average Household Income and Householder Age 55-64 (Esri)	\$75,169
2020 Average Household Income and Householder Age 65-74 (Esri)	\$62,806
2020 Average Household Income and Householder Age 75+ (Esri)	\$39,550

2025 Household Income

2025 Average Household Income (Esri)	\$55,369
2025 Median Household Income (Esri)	\$69,370
2025 Average Household Income and Householder Age 15-24 (Esri)	\$69,370
2025 Average Household Income and Householder Age 25-34 (Esri)	\$84,616
2025 Average Household Income and Householder Age 35-44 (Esri)	\$88,622
2025 Average Household Income and Householder Age 45-54 (Esri)	\$92,302
2025 Average Household Income and Householder Age 55-64 (Esri)	\$81,363
2025 Average Household Income and Householder Age 65-74 (Esri)	\$70,069
2025 Average Household Income and Householder Age 75+ (Esri)	\$50,012

Source: Esri



Property Commerce Demographics

20350 FM-1485, New Caney, Texas, 77357
Ring: 3 mile radius

Prepared by: Property Commerce
Latitude: 30.15506
Longitude: -95.22023

Population

2020 Total Population (Esri)	21,086
2025 Total Population (Esri)	27,502
2020-2025 Population: Annual Growth Rate (Esri)	5.46%
2020 Median Age (Esri)	35.8
2025 Median Age (Esri)	37.0
2020 White Population Age 0-4 (Esri)	1,034
2020 White Population Age 5-9 (Esri)	1,109
2020 White Population Age 10-14 (Esri)	1,161
2020 White Population Age 15-19 (Esri)	1,035
2020 White Population Age 20-24 (Esri)	973
2020 Black/African American Population Age 0-4 (Esri)	54
2020 Black/African American Population Age 5-9 (Esri)	55
2020 Black/African American Population Age 10-14 (Esri)	43
2020 Black/African American Population Age 15-19 (Esri)	49
2020 Black/African American Population Age 20-24 (Esri)	51
2020 Asian Population Age 0-4 (Esri)	4
2020 Asian Population Age 5-9 (Esri)	6
2020 Asian Population Age 10-14 (Esri)	12
2020 Asian Population Age 15-19 (Esri)	6
2020 Asian Population Age 20-24 (Esri)	11
2020 Other Race Population Age 0-4 (Esri)	280
2020 Other Race Population Age 5-9 (Esri)	283
2020 Other Race Population Age 10-14 (Esri)	258
2020 Other Race Population Age 15-19 (Esri)	255
2020 Other Race Population Age 20-24 (Esri)	220
2020 Hispanic Population Age 0-4 (Esri)	775
2020 Hispanic Population Age 5-9 (Esri)	788
2020 Hispanic Population Age 10-14 (Esri)	753
2020 Hispanic Population Age 15-19 (Esri)	627
2020 Hispanic Population Age 20-24 (Esri)	569

Population by Race

2020 Hispanic Population (Esri)	7,341
2020 Hispanic Population (Esri) (%)	35%
2020 Black/African American Population (Esri)	700
2020 Black/African American Population (Esri) (%)	3%
2020 White Population (Esri)	16,708
2020 White Population (Esri) (%)	79%
2020 Asian Population (Esri)	153
2020 Asian Population (Esri) (%)	1%
2020 Other Race Population (Esri)	2,703
2020 Other Race Population (Esri) (%)	13%

Households

2020 Total Households (Esri)	6,968
2025 Total Households (Esri)	9,026
2020-2025 Households: Annual Growth Rate (Esri)	5.31%

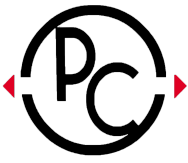
Family Households

2020 Total Family Households (Esri)	5,292
2025 Total Family Households (Esri)	6,838
2020-2025 Families: Annual Growth Rate (Esri)	5.26%

Daytime Population

2020 Total Daytime Population	19,883
2020 Daytime Population: Workers	6,243
2020 Daytime Population: Residents	13,640
2020 Daytime Population Density (Pop per Square Mile) (Esri)	703.4

Source: Esri



Property Commerce Demographics

20350 FM-1485, New Caney, Texas, 77357
Ring: 3 mile radius

Prepared by: Property Commerce
Latitude: 30.15506
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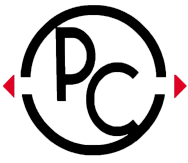
2020 Household Income

2020 Average Household Income (Esri)	\$74,483
2020 Median Household Income (Esri)	\$53,072
2020 Average Household Income and Householder Age 15-24 (Esri)	\$57,068
2020 Average Household Income and Householder Age 25-34 (Esri)	\$77,400
2020 Average Household Income and Householder Age 35-44 (Esri)	\$82,153
2020 Average Household Income and Householder Age 45-54 (Esri)	\$86,878
2020 Average Household Income and Householder Age 55-64 (Esri)	\$75,542
2020 Average Household Income and Householder Age 65-74 (Esri)	\$64,767
2020 Average Household Income and Householder Age 75+ (Esri)	\$41,769

2025 Household Income

2025 Average Household Income (Esri)	\$56,864
2025 Median Household Income (Esri)	\$66,949
2025 Average Household Income and Householder Age 15-24 (Esri)	\$84,704
2025 Average Household Income and Householder Age 25-34 (Esri)	\$90,728
2025 Average Household Income and Householder Age 35-44 (Esri)	\$94,624
2025 Average Household Income and Householder Age 45-54 (Esri)	\$82,201
2025 Average Household Income and Householder Age 55-64 (Esri)	\$71,331
2025 Average Household Income and Householder Age 65-74 (Esri)	\$49,585

Source: Esri



Property Commerce Demographics

20350 FM-1485, New Caney, Texas, 77357
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 30.15506
Longitude: -95.22023

Population

2020 Total Population (Esri)	56,655
2025 Total Population (Esri)	67,077
2020-2025 Population: Annual Growth Rate (Esri)	3.43%
2020 Median Age (Esri)	36.2
2025 Median Age (Esri)	37.3
2020 White Population Age 0-4 (Esri)	2,818
2020 White Population Age 5-9 (Esri)	2,988
2020 White Population Age 10-14 (Esri)	3,036
2020 White Population Age 15-19 (Esri)	2,615
2020 White Population Age 20-24 (Esri)	2,508
2020 Black/African American Population Age 0-4 (Esri)	140
2020 Black/African American Population Age 5-9 (Esri)	167
2020 Black/African American Population Age 10-14 (Esri)	133
2020 Black/African American Population Age 15-19 (Esri)	118
2020 Black/African American Population Age 20-24 (Esri)	104
2020 Asian Population Age 0-4 (Esri)	33
2020 Asian Population Age 5-9 (Esri)	39
2020 Asian Population Age 10-14 (Esri)	67
2020 Asian Population Age 15-19 (Esri)	43
2020 Asian Population Age 20-24 (Esri)	43
2020 Other Race Population Age 0-4 (Esri)	764
2020 Other Race Population Age 5-9 (Esri)	755
2020 Other Race Population Age 10-14 (Esri)	736
2020 Other Race Population Age 15-19 (Esri)	725
2020 Other Race Population Age 20-24 (Esri)	559
2020 Hispanic Population Age 0-4 (Esri)	2,024
2020 Hispanic Population Age 5-9 (Esri)	2,025
2020 Hispanic Population Age 10-14 (Esri)	1,986
2020 Hispanic Population Age 15-19 (Esri)	1,641
2020 Hispanic Population Age 20-24 (Esri)	1,361

Population by Race

2020 Hispanic Population (Esri)	18,967
2020 Hispanic Population (Esri) (%)	33%
2020 Black/African American Population (Esri)	1,911
2020 Black/African American Population (Esri) (%)	3%
2020 White Population (Esri)	44,549
2020 White Population (Esri) (%)	79%
2020 Asian Population (Esri)	762
2020 Asian Population (Esri) (%)	1%
2020 Other Race Population (Esri)	7,395
2020 Other Race Population (Esri) (%)	13%

Households

2020 Total Households (Esri)	18,979
2025 Total Households (Esri)	22,357
2020-2025 Households: Annual Growth Rate (Esri)	3.33%

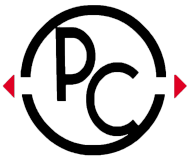
Family Households

2020 Total Family Households (Esri)	14,502
2025 Total Family Households (Esri)	17,054
2020-2025 Families: Annual Growth Rate (Esri)	3.30%

Daytime Population

2020 Total Daytime Population	50,059
2020 Daytime Population: Workers	14,911
2020 Daytime Population: Residents	35,148
2020 Daytime Population Density (Pop per Square Mile) (Esri)	637.5

Source: Esri



Property Commerce Demographics

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Ring: 5 mile radius

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2020 Household Income

2020 Average Household Income (Esri)	\$84,459
2020 Median Household Income (Esri)	\$61,532
2020 Average Household Income and Householder Age 15-24 (Esri)	\$60,448
2020 Average Household Income and Householder Age 25-34 (Esri)	\$84,531
2020 Average Household Income and Householder Age 35-44 (Esri)	\$94,154
2020 Average Household Income and Householder Age 45-54 (Esri)	\$96,716
2020 Average Household Income and Householder Age 55-64 (Esri)	\$85,879
2020 Average Household Income and Householder Age 65-74 (Esri)	\$76,129
2020 Average Household Income and Householder Age 75+ (Esri)	\$53,103

2025 Household Income

2025 Average Household Income (Esri)	\$65,345
2025 Median Household Income (Esri)	\$68,773
2025 Average Household Income and Householder Age 15-24 (Esri)	\$91,244
2025 Average Household Income and Householder Age 25-34 (Esri)	\$102,166
2025 Average Household Income and Householder Age 35-44 (Esri)	\$105,303
2025 Average Household Income and Householder Age 45-54 (Esri)	\$91,422
2025 Average Household Income and Householder Age 55-64 (Esri)	\$82,284
2025 Average Household Income and Householder Age 65-74 (Esri)	\$61,603

Source: Esri