

# ▶ GRAND IMPERIAL MARKETPLACE

NW Corner Grand Parkway (Hwy 99) @ Imperial Promenade Dr in Spring, Texas 77386



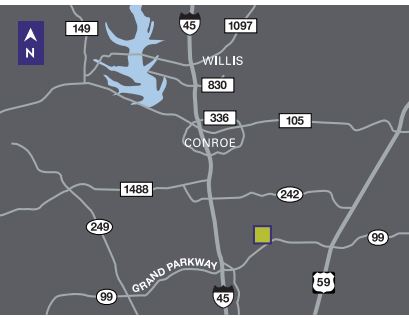
LOCATED IN THE FAST-GROWING AREA IN SPRING CONNECTING I-45 & I-69

FOR MORE INFORMATION VISIT [FRPLTD.COM](http://FRPLTD.COM)



Newest Communities	HOUSING FORECAST			
	EOY 2024 Remaining Homes	Projected Population	Expansion Pace/Yr	Expected Completion
Artavia	3,934	12,589	400	2034
Evergreen	1,895	6,064	225	2032
Mavera	2,524	8,077	300	2032
Highlands	4,917	15,734	350	2038
Woodson's Reserve	2,316	7,411	540	2028
Townsen Bridge	7,000	22,400	TBD	TBD
All Other Communities	2,369	7,581		
<b>TOTAL</b>	<b>24,955</b>	<b>79,856</b>		

Sources: Census Bureau, ESRI, CBAS  
Community Builders Advisory Services Housing Growth Study - Commissioned March 2025



	VEHICLES PER DAY	AVERAGE INCOME	POPULATION
Grand Parkway/Hwy 99 w of Imperial Promenade	54,624	1 Mile \$156,401	1 Mile 2,763
Grand Parkway/Hwy 99 e of Imperial Promenade	39,189	3 Miles \$193,775	3 Miles 51,134
Birnam Woods n of Grand Parkway/Hwy 99	18,764	5 Miles \$163,581	5 Miles 113,572

	AVERAGE INCOME	POPULATION
1 Mile	\$156,401	2,763
3 Miles	\$193,775	51,134
5 Miles	\$163,581	113,572

	POPULATION
1 Mile	2,763
3 Miles	51,134
5 Miles	113,572



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713-623-6800  
houstonleasing@frpltd.com

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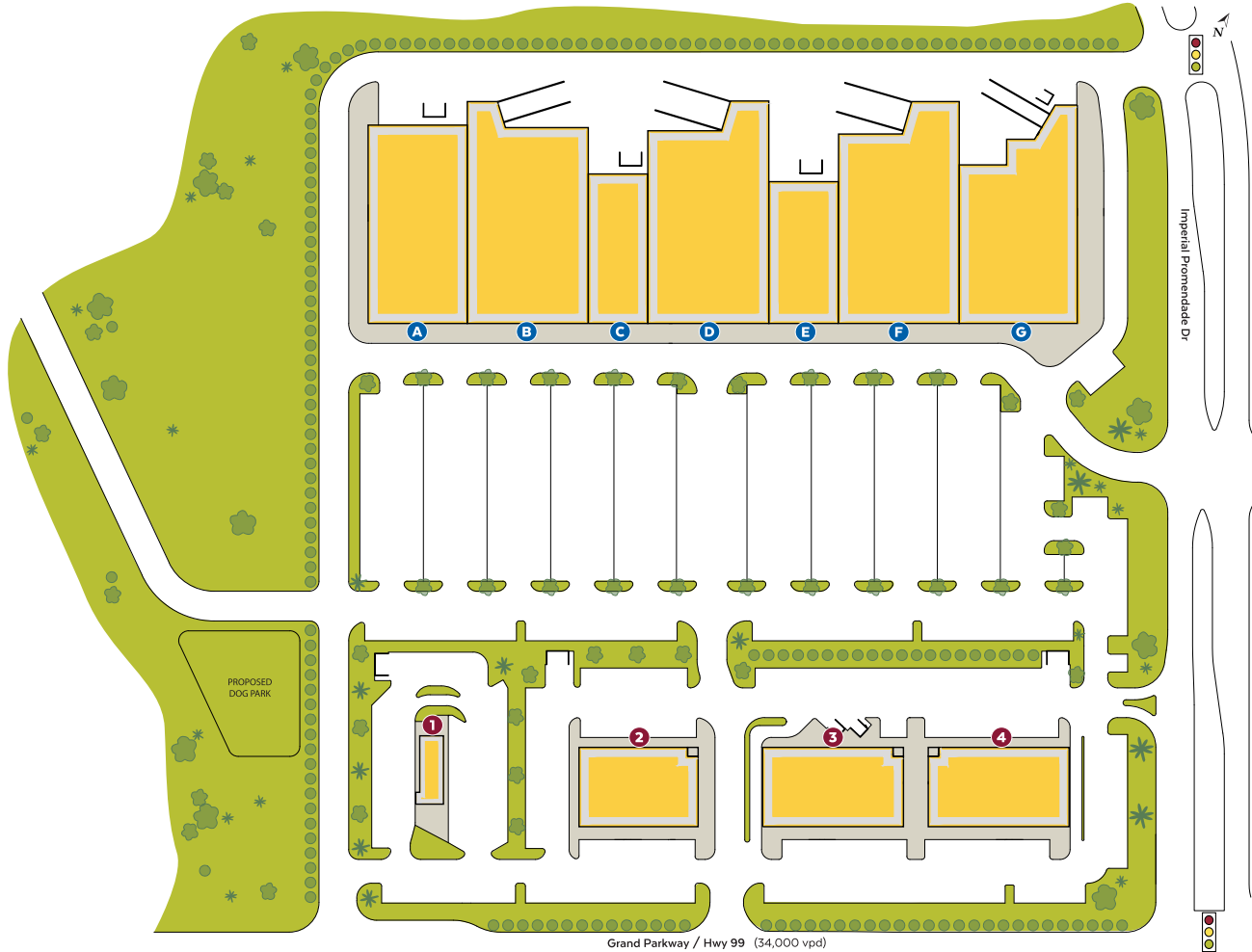
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ANCHOR POSITIONS • END CAPS • INLINE SPACES • PAD SITE



Grand Parkway / Hwy 99 (34,000 vpd)

## Tenant List

Tenant	Address	SF/Acres
A <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	20,000
B <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	25,000
C <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	9,042
D <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	25,006
E <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	10,010

## Tenant List ( continued )

Tenant	Address	SF/Acres
F <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	25,001
G <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	25,001
1 <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	1,608
2 <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	9,505
3 <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	11,265
4 <input type="checkbox"/> AVAILABLE	Hwy 99 @ Imperial Promenade	11,265

■ Available    ■ Lease Pending    ■ Executed

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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/grand-imperial-marketplace](http://frpltd.com/properties/grand-imperial-marketplace)

Lat/Lon: 30.1323/-95.3601

Grand Imperial Marketplace Spring, TX 77386	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	2,763	51,134	113,572
2029 Projected Population	3,149	60,068	135,223
2020 Census Population	2,507	46,480	101,323
2010 Census Population	1,419	23,932	64,638
Projected Annual Growth 2024 to 2029	2.8%	3.5%	3.8%
Historical Annual Growth 2010 to 2024	6.8%	8.1%	5.4%
2024 Median Age	30.9	34.2	34.1
<b>Households</b>			
2024 Estimated Households	895	16,421	37,924
2029 Projected Households	1,050	19,855	46,371
2020 Census Households	852	14,958	33,072
2010 Census Households	456	7,748	21,255
Projected Annual Growth 2024 to 2029	3.5%	4.2%	4.5%
Historical Annual Growth 2010 to 2024	6.9%	8.0%	5.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	57.1%	63.4%	59.4%
2024 Estimated Black or African American	19.8%	12.6%	13.4%
2024 Estimated Asian or Pacific Islander	4.9%	6.1%	5.2%
2024 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.8%
2024 Estimated Other Races	17.3%	17.3%	21.2%
2024 Estimated Hispanic	24.4%	22.5%	27.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$156,401	\$193,775	\$163,581
2024 Estimated Median Household Income	\$120,950	\$148,283	\$122,797
2024 Estimated Per Capita Income	\$50,680	\$62,227	\$54,626
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.4%	2.4%	4.3%
2024 Estimated Some High School (Grade Level 9 to 11)	11.2%	3.1%	4.1%
2024 Estimated High School Graduate	18.5%	13.4%	18.5%
2024 Estimated Some College	24.1%	22.3%	22.5%
2024 Estimated Associates Degree Only	15.3%	8.5%	8.9%
2024 Estimated Bachelors Degree Only	18.3%	32.9%	27.9%
2024 Estimated Graduate Degree	12.1%	17.3%	13.7%
<b>Business</b>			
2024 Estimated Total Businesses	15	1,186	3,491
2024 Estimated Total Employees	50	5,204	19,208
2024 Estimated Employee Population per Business	3.4	4.4	5.5
2024 Estimated Residential Population per Business	188.4	43.1	32.5



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## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, 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 parties to a real estate transaction honestly and fairly.

### 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 duties 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 or subagent by the buyer or buyer's agent.

**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 duties 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.

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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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



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Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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