



## COMMERCIAL RESERVES FOR SALE



AN URBAN EXPERIENCE

For more information, please contact:

**Ronnie Deyo**  
Executive Vice President  
713 888 4008  
[ronnie.deyo@am.jll.com](mailto:ronnie.deyo@am.jll.com)

**Simmi Jaggi**  
Senior Vice President  
713 888 4098  
[simmi.jaggi@am.jll.com](mailto:simmi.jaggi@am.jll.com)

**Elizabeth Clampitt**  
Vice President  
713 888 4075  
[elizabeth.clampitt@am.jll.com](mailto:elizabeth.clampitt@am.jll.com)



# COMMERCIAL RESERVES LAND DEVELOPMENT OPPORTUNITY

## LOCATION

Located in Conroe, just 5 miles North of The Woodlands at the Southwest corner of I-45 and Loop 336, Grand Central Park is a 2,046-acre master planned community that will offer a live, work, play setting. The prime location provides excellent access to everything Montgomery County, one of the fastest growing counties in the nation, has to offer, as well as close proximity to Houston's new Energy Corridor and ExxonMobil campus. Grand Central Park will have over ±51 acres of premium commercial property available along Loop 336, I-45 and interior locations with an estimated 2,700 residential units, made up of single family homes, townhomes, patio homes and multifamily residences. Grand Central Park will include a mix of Retail, Office, Hospitality, Restaurants, single family residents as well as high density/urban residential developments.

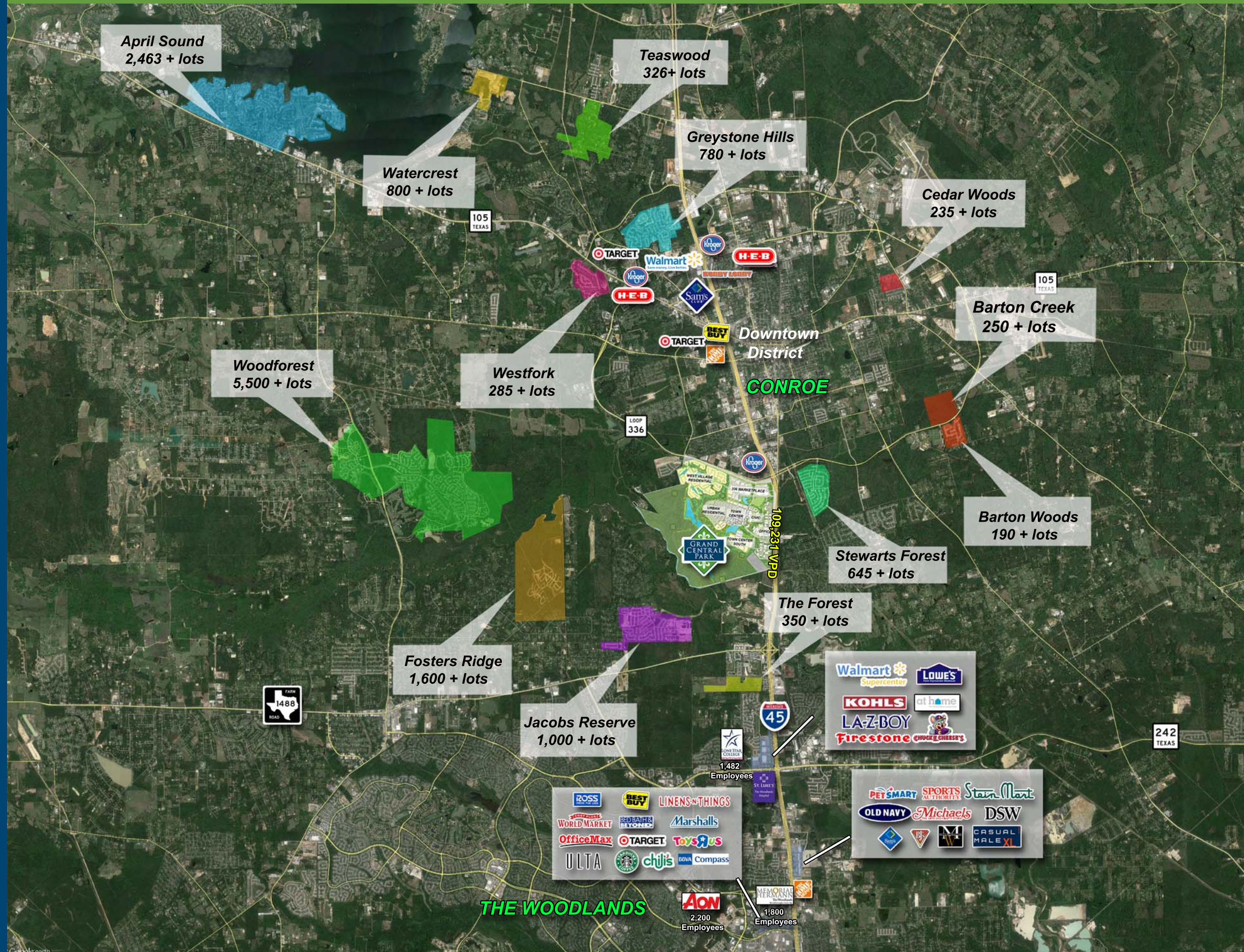
## PRICING

Pricing will vary depending on size and location. Please call for pricing information.

2015 Est. Demographics	1 mile	3 miles	5 miles
Population	2,762	33,683	87,105
Avg. household income	\$64,177	\$73,089	\$79,038
Median age	32.4	34.0	34.5

Traffic Counts	Vehicles per Day
IH 45 North of Loop 336	105,800
IH 45 South of Loop 336	145,400
Loop 336 West of IH 45	24,500
Loop 336 East of IH 45	21,100

2013 Average Daily Traffic Counts





Concept only. Subject to change without notice. 5/15

# The Johnson Development Corp.

## THE DEVELOPER

The Johnson Development Corp. is a Houston-based, award-winning residential and commercial land development company which for more than three decades has set the standard for the nation's finest master-planned communities.

Through the years, its communities have consistently appealed to families looking for top-quality builders near major employment centers with well-planned amenities and outstanding schools. Today, The Johnson Development Corp. manages more of the nation's top-selling master-planned communities than any other developer in the nation.

Its impressive collection of Houston-area communities includes *Cross Creek Ranch, Edgewater, Fall Creek, Grand Central Park, Harmony, Harvest Green, Imperial, Riverstone, Tuscan Lakes, Sienna Plantation, Silverlake, Willow Creek Farms* and *Woodforest*. When the company acquired Grand Central Park, it was one of the largest available land parcels within the Greater Houston area, 2,083 acres in north Houston which served as the longtime home of Camp Strake. In Atlanta, the company manages the development of Town Lake, BridgeMill and Lake Arrowhead.

The company also provides outsourced development and construction services for property owners without the management resources or in-house development team to realize the potential of their land positions.

In 2013, The Johnson Development Corp. was named Developer of the Year by the Greater Houston Builder's Association. The company also was named winner of nine GHBA PRISM awards for 2013, more than any other developer. In addition, Founder Larry Johnson received the Houston Business Journal's 2013 Landmark Lifetime Achievement Award for outstanding contributions to Houston's real estate industry.

For more information, please contact:

**Ronnie Deyo**  
Executive Vice President  
713 888 4008  
[ronnie.deyo@am.jll.com](mailto:ronnie.deyo@am.jll.com)

**Simmi Jaggi**  
Senior Vice President  
713 888 4098  
[simmi.jaggi@am.jll.com](mailto:simmi.jaggi@am.jll.com)

**Elizabeth Clampitt**  
Vice President  
713 888 4075  
[elizabeth.clampitt@am.jll.com](mailto:elizabeth.clampitt@am.jll.com)



1400 Post Oak Boulevard  
Suite 1100  
Houston, Texas 77056

© 2015 Jones Lang LaSalle IP, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle IP, Inc.