



NORTHLAND CENTER

SEC I-45 N & SPRING CYPRESS ROAD | SPRING, TX 77373



PROPERTY OVERVIEW

- **Location:** IH-45 and Spring Cypress Rd (2920)
- **Anchored by Academy Sports & Outdoors (72,000 SF)**
- **Major retailers in center** include Academy, Party Cool Kats, Goodwill, Aaron's, Geico and Subway
- **Great freeway visibility and accessibility**
- **First dedicated exit South of Exxon Mobil** (3.3m SF Headquarters), SVN (4,000+ Employees) and Chi St. Luke's Medical Facility
- **Recently purchased and rebranded Six Flags Hurricane Harbor**, located adjacent to Northland Shopping Center, reopened with the largest Houston area waterpark with 50+ acres and 40 attractions.

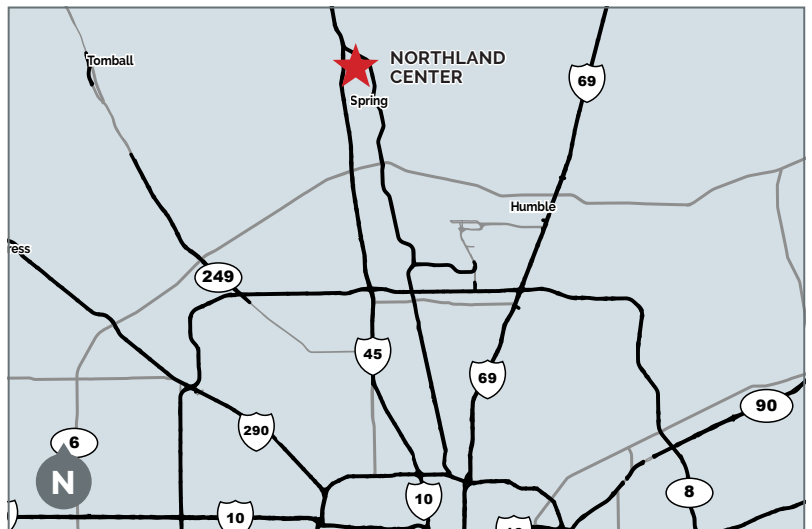
LOCATOR MAP



TRAFFIC COUNTS	VEHICLES/DAY
I-45 (North of Spring Cypress Rd.)	237,039
I-45 (South of Spring Cypress Rd.)	293,661
Spring Cypress Rd. (West of I-45)	58,483
Spring Cypress Rd. (East of I-45)	20,237

DEMOGRAPHICS	
Population: City of Spring	54,298
Population: Harris County	4,500,000

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
Population	5,585	62,725	222,311
Population Growth	10.01%	9.90%	11.22%
Average HH Incomes	\$115,308	\$101,543	\$91,908
Households	2,395	24,315	86,730



SUITE #	RETAIL	SQ. FT.
100A	Available	1,270
1401	Subway	1,394
1401 #121	H&R Block	1,800
1401 #102	Design Beauty College	3,150
1401 #103	Advance America	1,920
1401 #104	Geico Insurance	2,960
1403A	Pro Express Nails	1,005
1401#106	Unlimited Cellular	2,001
1407	Aaron's Rent	10,600
1409	Gadget Repair	1,750
109/110	Texas Card House	6,000
1417	Goodwill	20,400
111-C	HCTRA	10,000
112	Available	2,876
1419	Golden Jade	2,578
1421	Available	2,740
1423	Graham's Liquors	2,785
1457	Party Cool Kats	20,000
128	Academy	71,680
1464	Cupcake Quilts	19,923
902	Hartz Chicken Buffet	1,661
903	La Patrona El Salvadorian Restaurant	2,785





WINDSOR FOREST
114 Single Family Homes

NORTHLAND CENTER

SPRING WEST BUSINESS PARK

SPRING LAKES
786 Single Family Homes

DEVONSHIRE WOODS / OAK DEVONSHIRE
737 Single Family Homes

- McDonald's
- Castle Dental
- Subway
- Walgreens
- Little Caesars

- ALDI
- Walmart
- Target
- CVS
- KFC

H-E-B

- Mattress Firm
- Batteries + Bulbs
- Starbucks
- Boost

WELLS FARGO

- Six Flags Hurricane Harbor

- Academy Sports + Outdoors
- goodwill
- Aaron's
- GEICO
- COOL KIT PARTY SUPPLIES - COSTUMES
- SUBWAY

- Kohl's
- ROSS DRESS FOR LESS
- Michaels
- DOLLAR TREE
- FAMOUS Footwear

Walmart

LOWE'S

- BULLRITTS BUILDING SUPPLY
- LAIFITNESS
- Walgreens
- Office DEPOT

HOME DEPOT

- CAMPING WORLD
- BOOT BARN
- Conn's
- McALISTER'S DELI

- ULTA
- Target
- petco
- STAPLES
- BEST BUY

