

FOR LEASE



# SPRING OAKS PLAZA

4544 SPRING STUEBNER RD | SPRING, TX 77389

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

# PROPERTY SUMMARY



- Spring Oaks Plaza offers 1,200 to 7,188 SF of space, ready for buildout!
- Start out with a remarkable presence and work with an experienced firm prepared to maximize success with build-out allowance and signage available.
- An average household income of \$128,040 contributes to over \$2.9 billion in annual consumer spending within a five-mile radius.
- Spring Oaks Plaza is uniquely located within one block of 2 public elementary schools (1000 students each), the areas only Catholic high school, one of the largest church congregations in the north Houston area, and a future intermediate school site.
- At the signalized intersection of Spring Stuebner Road and Frassati Way, which receives exposure from 23,000 vehicles per day.
- Strategically situated two miles from Grand Parkway and less than four miles from I-45, providing a 30-minute drive to Downtown Houston.
- 2021 TXDOT:
  - Spring Stuebner - east of site: **22,955 VPD**
  - Spring Stuebner - west of site: **19,311 VPD**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,589	80,135	236,020
<b>TOTAL DAYTIME POPULAION</b>	6,801	75,315	216,343
<b>AVG HOUSEHOLD INCOME</b>	\$115,393	\$131,443	\$128,040
*SOURCE: SITE TO DO BUSINESS 2025			

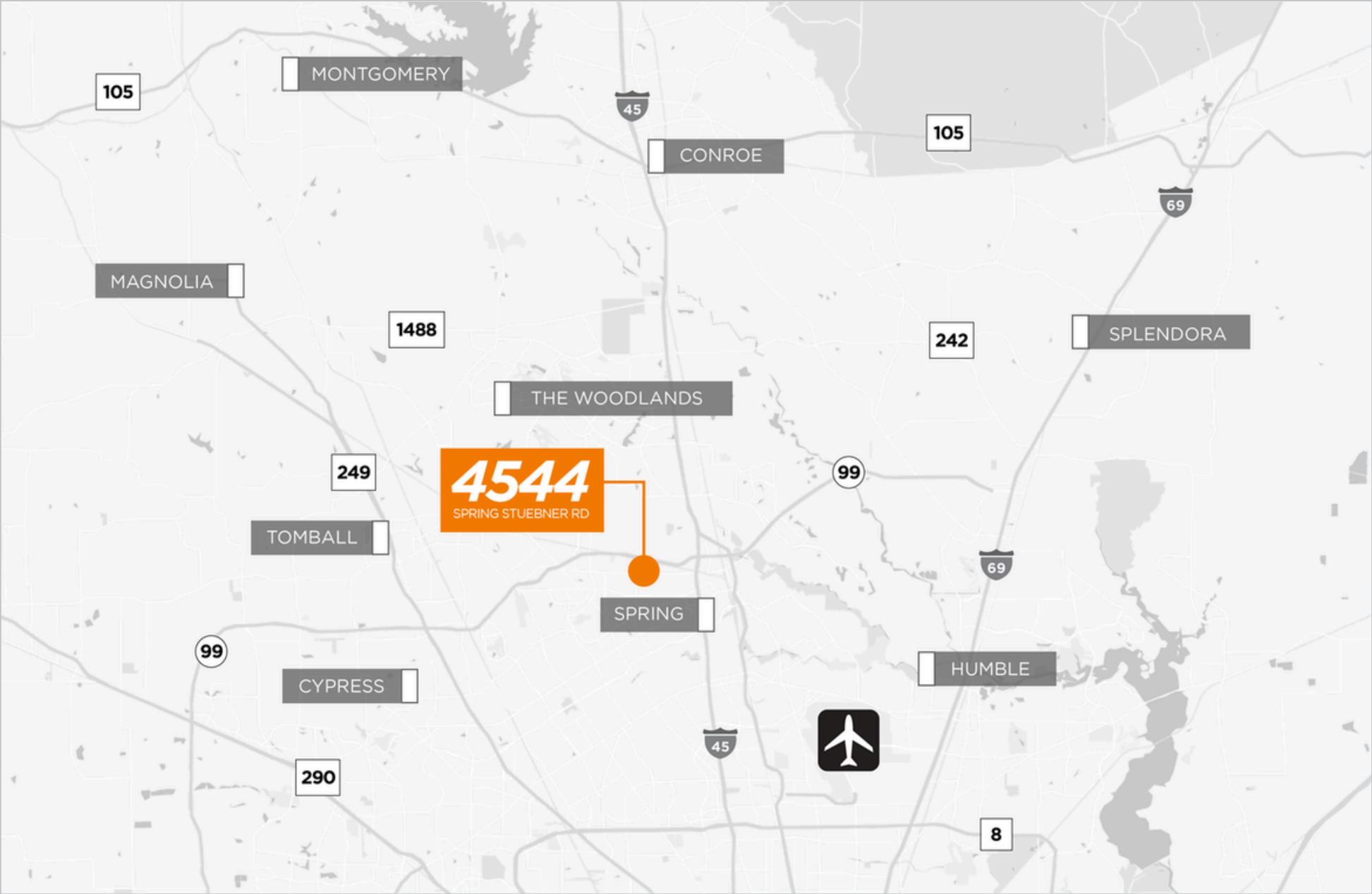
# PROPERTY FLOOR PLAN



# PROPERTY AERIAL



# PROPERTY LOCATION



# SURROUNDING RETAIL



# PROPERTY PHOTOS



# MARKET OVERVIEW

## SPRING, TEXAS MARKET OVERVIEW



Spring Texas is a vibrant community experiencing notable economic development and growth. Located in Harris County, Texas, and is part of the Houston Metropolitan Area.

Spring has seen steady population growth over the years. The areas housing market has also experienced substantial growth, with new residential developments catering to various housing needs and preferences.

The ExxonMobil headquarters in Spring, Texas, also known as the ExxonMobil Campus, is a major corporate hub for one of the world's largest oil and gas companies. The ExxonMobil campus spans over 385 acres and includes multiple office buildings, research and development facilities, and employee amenities. The campus is designed to accommodate more than 10,000 employees.

The economic landscape of Spring encompasses a range of industries, contributing to the its growth. It includes healthcare, energy, technology, manufacturing, retail and hospitality. This all provides employment opportunities over a broad range of industries.

Spring has developed a thriving small business community, the areas supports entrepreneurs and offers resources and services to foster their growth. Locally owned shops, restaurants and service providers contribute to the vitality of the local economy.

The region is served by major highways, including Interstate 45 and the Hardy Toll Road, as well as the new Grand Parkway, which creates connectivity and the transportation of goods and services.

Retail - strong retail presence with major retail chains, local businesses.

Spring has focused on community development of parks, recreational facilities and community events, which provides an additional overall appeal to the area.

Springs market outlook is optimistic with ongoing infrastructure development and planned projects aimed at expanding and enhancing the community. It's attractive amenities and proximity to The Woodlands and Houston, makes it an appealing destination for residents & investors.

# FOR MORE INFORMATION:

## DIANA GAINES

---

Senior Advisor

281-367-2220 EXT 103

diana.gaines@svn.com

## JACKSON CAIN

---

Advisor

281-367-2220 EXT 112

jackson.cain@svn.com



281.367.2220

JBEARDCOMPANY.COM

---

9320 LAKESIDE BLVD | STE. 250  
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

SVN   J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date