

OVER 2M SF OF RETAIL LOCATED
ALONG THE KUYKENDAHL RD CORRIDOR



The UPS Store 
Kroger 
 
Firestone
COMPLETE AUTO CARE

WALMART
SUPERCENTER

TJ-MAXX 
Burlington 
Academy  
Orangetheory  

KRIMMEL INTERMEDIATE SCHOOL

KLEIN OAK HIGH SCHOOL

99
TOLL - 61,554 VPD

THE HOME
DEPOT

Kuykendahl Rd - 30,198 VPD

31.47 ACRES

KUYKENDAHL ROAD
SPRING, TEXAS



THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase 31.47 AC in Spring, TX, located directly south of The Woodlands and positioned along Kuykendahl Rd, one of the major thoroughfares in Spring and The Woodlands. The Property is perfectly primed for single-family residential for sale or rent, multi-family, industrial or retail oriented uses due to it’s affluent demographics, proximity to major employment drivers and lack of zoning restrictions.



INVESTMENT HIGHLIGHTS



22730 Kuykendahl Rd,
Spring, TX 77389



31.47 Acres



Kuykendahl Rd - 30,198



Zoning - the City of
Spring does not have
zoning laws



Parking requirements
- There are no parking
requirements in Harris
County

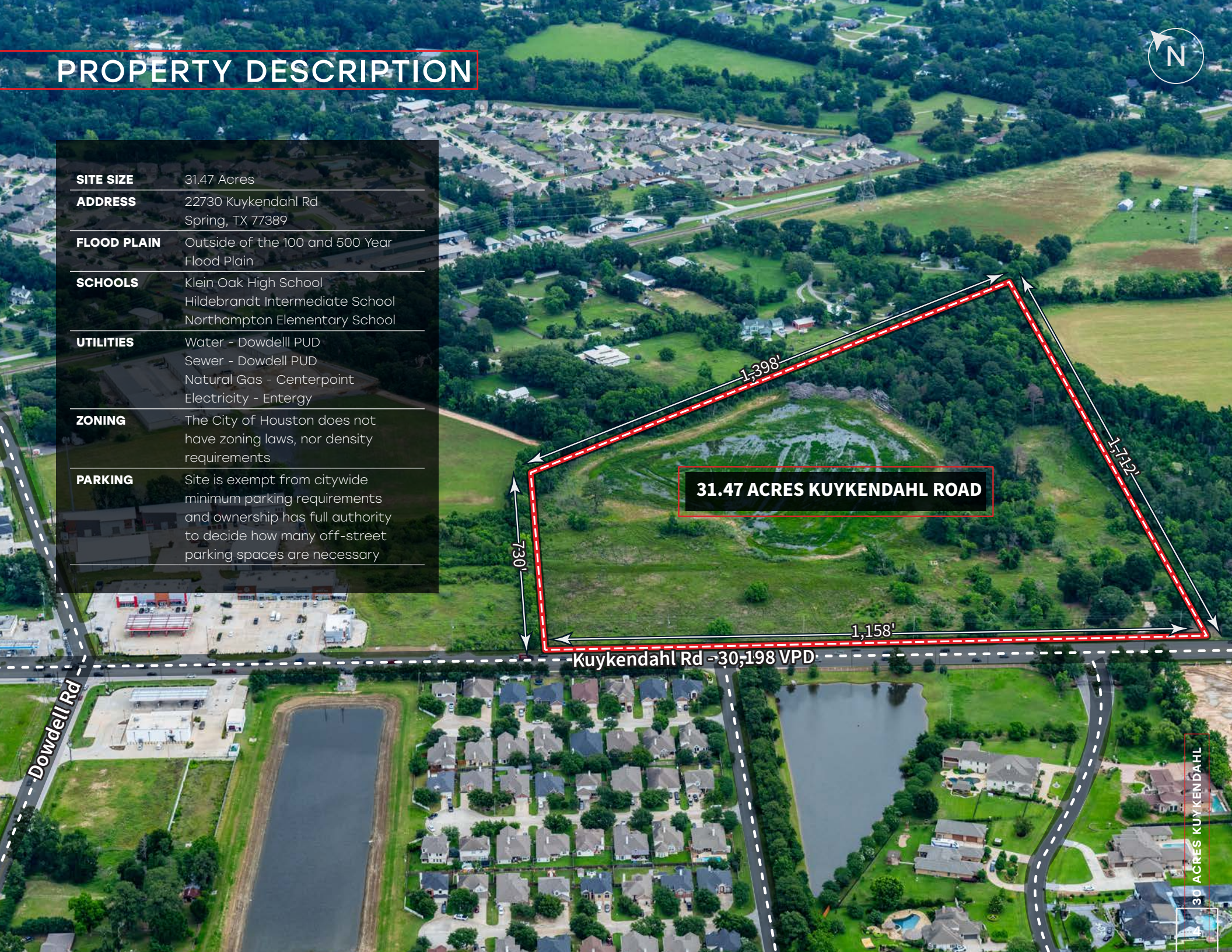
- Immediate access to the Grand Parkway, connecting to all of Houston's major highways.
- No zoning allows for flexible development options across all product types with no pre-determined use.
- Opportunity to own property near The Woodlands, one of the top performing markets due to its barriers-to-entry and carefully-controlled land-use restrictions that holds 7 Fortune 500 companies.
- Expanded residential growth: 2,372 apartment units proposed or currently under construction with over 2,525 delivered in the past year.
- The Property lies completely out of the 100 & 500 year floodplain.
- Holds 203,659 residents within a 5-mile radius.
- Affluent demographics: \$142,450 average household income in a 5-mile radius.



PROPERTY DESCRIPTION



SITE SIZE	31.47 Acres
ADDRESS	22730 Kuykendahl Rd Spring, TX 77389
FLOOD PLAIN	Outside of the 100 and 500 Year Flood Plain
SCHOOLS	Klein Oak High School Hildebrandt Intermediate School Northampton Elementary School
UTILITIES	Water - Dowdell PUD Sewer - Dowdell PUD Natural Gas - Centerpoint Electricity - Entergy
ZONING	The City of Houston does not have zoning laws, nor density requirements
PARKING	Site is exempt from citywide minimum parking requirements and ownership has full authority to decide how many off-street parking spaces are necessary



31.47 ACRES KUYKENDAHL ROAD

Kuykendahl Rd -30,198 VPD

Dowdell Rd

30 ACRES KUYKENDAHL

SOUTHEAST FACING AERIAL



THE WOODLANDS

AUGUSTA PINES GOLF COURSE



PRESERVE AT NORTHAMPTON

KLEIN OAK HIGH SCHOOL

31.47 ACRES KUYKENDAHL ROAD

MY ATTIC
CLIMATE CONTROLLED SELF-STORAGE

Kuykendahl Rd -- 30,198 VPD



WILLOW FOREST



CREEKSIDE PLACE

Dowdell Rd

Creekside Timbers Dr

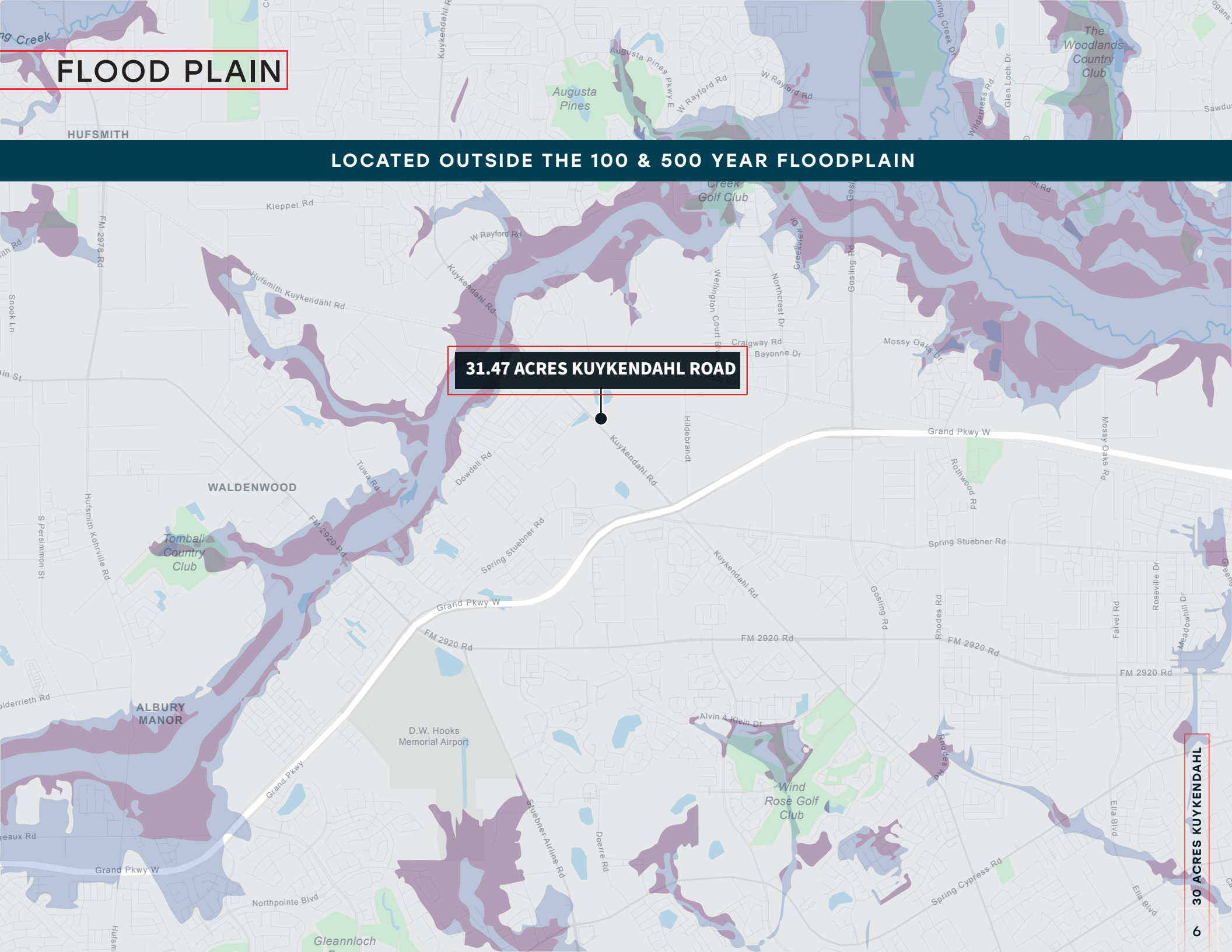
30 ACRES KUYKENDAHL

FLOOD PLAIN

LOCATED OUTSIDE THE 100 & 500 YEAR FLOODPLAIN

31.47 ACRES KUYKENDAHL ROAD

30 ACRES KUYKENDAHL

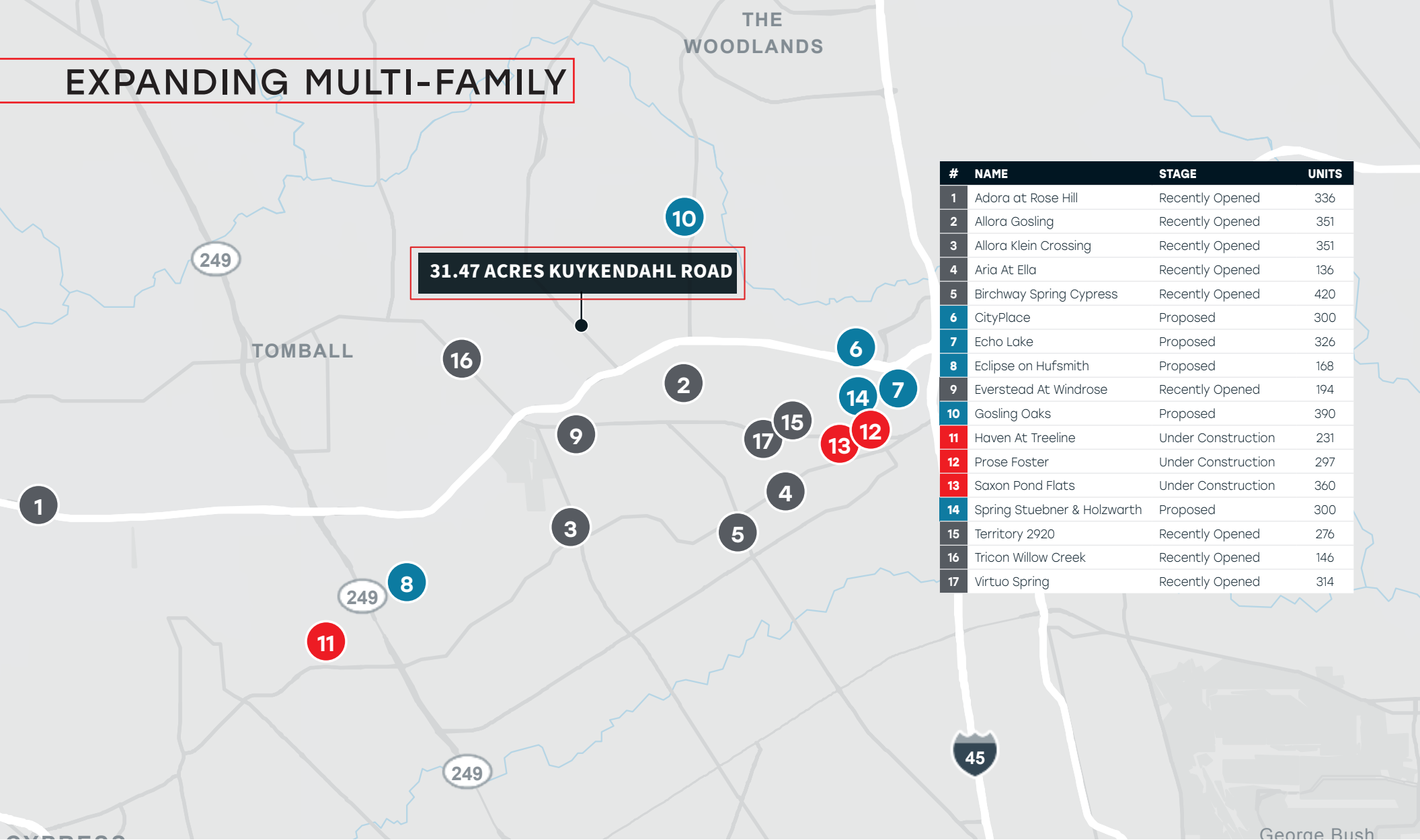


AVAILABLE LAND - Example Site Plan Rendering

- Land displayed is a conceptual land plan that is flexible.



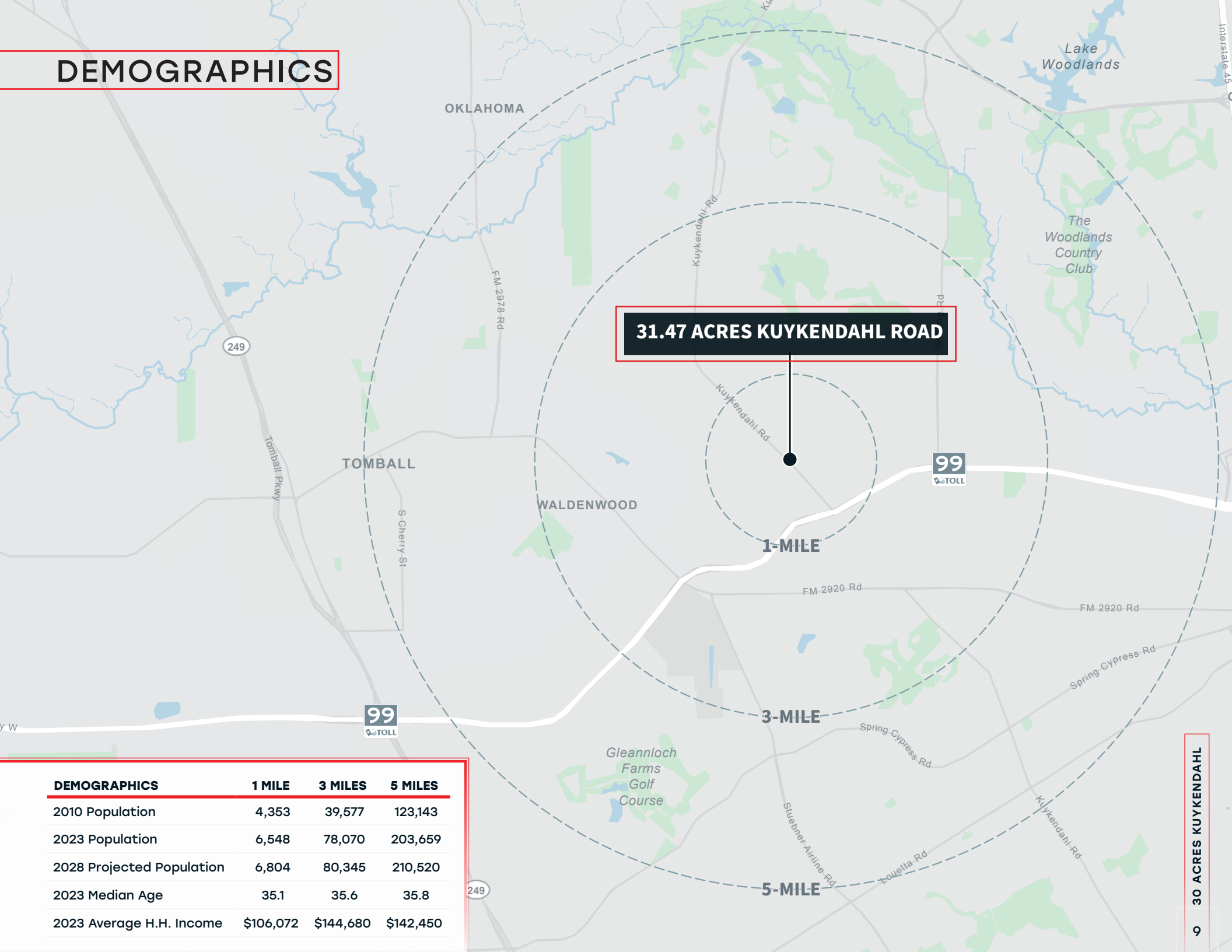
EXPANDING MULTI-FAMILY



#	NAME	STAGE	UNITS
1	Adora at Rose Hill	Recently Opened	336
2	Allora Gosling	Recently Opened	351
3	Allora Klein Crossing	Recently Opened	351
4	Aria At Ella	Recently Opened	136
5	Birchway Spring Cypress	Recently Opened	420
6	CityPlace	Proposed	300
7	Echo Lake	Proposed	326
8	Eclipse on Hufsmith	Proposed	168
9	Everstead At Windrose	Recently Opened	194
10	Gosling Oaks	Proposed	390
11	Haven At Treeline	Under Construction	231
12	Prose Foster	Under Construction	297
13	Saxon Pond Flats	Under Construction	360
14	Spring Stuebner & Holzwarth	Proposed	300
15	Territory 2920	Recently Opened	276
16	Tricon Willow Creek	Recently Opened	146
17	Virtuo Spring	Recently Opened	314

- Spring has experienced tremendous growth in residential development. This growth can be attributed to a wide variety of reasons including location, schools, housing availability and affordability. According to Esri, Spring's average price of homes for sale is \$378,383. Increases in home prices along with population growth in the immediate area increased demand for more housing options and investors and developers have taken notice. 2,372 apartment units are currently either already under construction or planned to break ground in upcoming quarters - 2,525 units were delivered just in Q1 2024 and all of last year.

DEMOGRAPHICS



31.47 ACRES KUYKENDAHL ROAD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	4,353	39,577	123,143
2023 Population	6,548	78,070	203,659
2028 Projected Population	6,804	80,345	210,520
2023 Median Age	35.1	35.6	35.8
2023 Average H.H. Income	\$106,072	\$144,680	\$142,450

30 ACRES KUYKENDAHL

AREA OVERVIEW

THE WOODLANDS (TOWN CENTER)

(12 MILES)

- Founded in 1974, The Woodlands was one of the first master-planned communities in the country and is now one of the most successful developments of its kind in the United States. It has been one of the best-selling master-planned communities in the nation since 1990. This multi-award-winning, internationally recognized, world-class development is guided by The Woodlands Development Company and owned by The Howard Hughes Corporation. The Woodlands continues to grow into a top quality suburb in which people can live, work and play within a cohesive, environmentally sensitive community. The Woodlands carefully integrates a balanced range of recreational amenities, residential neighborhoods, commercial office spaces, retail shops, entertainment venues and more on 28,000 acres in a naturally beautiful setting.

CITY PLACE

(6.5 MILES)

- City Place is a 2,000-acre master-planned, mixed-use community containing affluent neighborhoods. Home to the 385-acre ExxonMobil Corporation campus, the City Place community is a new model of sustainability and greener living for the Houston region, preserving its natural ecosystems, building energy smart new homes, and reducing dependence on the car by providing a walkable mix of retail, dining, office and public amenities.

EXXONMOBIL CAMPUS

(6.5 MILES)

- ExxonMobil has constructed a state-of-the-art campus in Houston that is home to its Upstream, Downstream and Chemicals companies and associated service groups. The campus is located on 385 wooded acres immediately to the west of Interstate Highway 45 (I-45), at the intersection of I-45 and the Hardy Toll Road, approximately 25 miles from the cultural vibrancy of downtown Houston. Designed to accommodate 10,000 employees, the campus was constructed to the highest standards of energy efficiency and environmental stewardship



JLL

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