

3.25 ACRES ON SPRING STUBNER

5425 SPRING STUEBNER ROAD, SPRING, TX 77389

FOR SALE: \$1,100,000

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

- 3.25 acres of prime commercial land
- Perfect for retail, storage, and multifamily developments!
- Conveniently situated right off of Spring Stuebner
- Close to major highways for easy accessibility
- Ample space for shopping plazas, boutiques, and flagship stores
- Ideal for warehousing, distribution centers, and self-storage units
- Excellent potential for creating modern residential communities

LOCATION DESCRIPTION

This 3.25-acre property boasts 95 feet of frontage on Spring Stuebner Road, offering quick access to major retailers situated in the shopping center on Grand Parkway and Kuykendahl. To reach it from I-45 N, simply take exit 70B toward Spring Stuebner Road-West. Merge onto the North Freeway Service Road and then make a slight right onto Spring Stuebner Road, driving for 2.7 miles. Make a right turn, and you'll find your destination on the left.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	3.25 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	875	3,061	6,345
Total Population	2,625	9,221	19,594
Average HH Income	\$79,047	\$85,499	\$92,899

ADAM OLSEN

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To Schedule A Showing Call 713.538.1638

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RETAILER MAP | LAND



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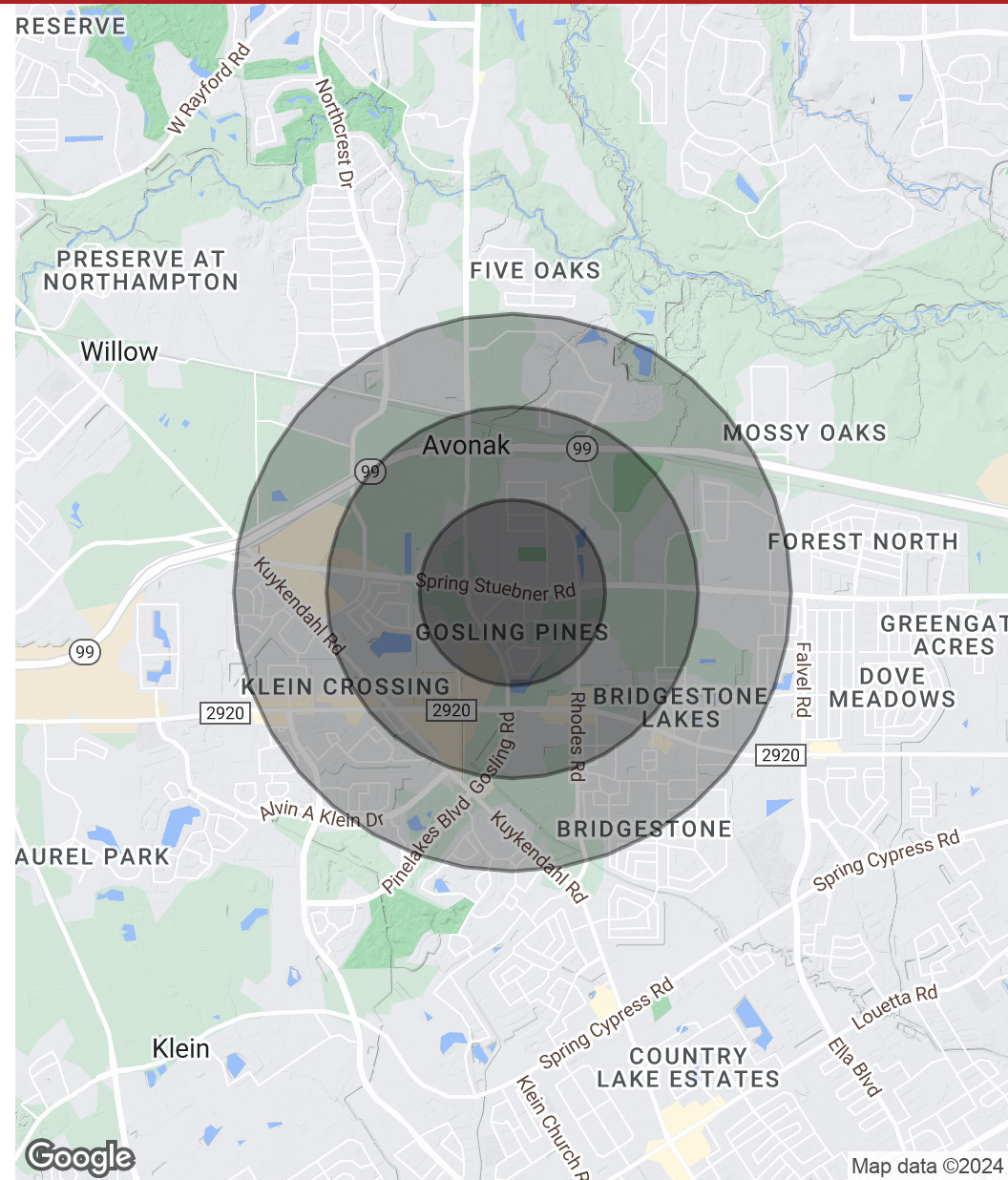
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DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,625	9,221	19,594
Average Age	30.4	31.3	31.5
Average Age (Male)	29.2	31.2	31.3
Average Age (Female)	33.6	33.0	32.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	875	3,061	6,345
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$79,047	\$85,499	\$92,899
Average House Value	\$176,359	\$179,843	\$198,326

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS | LAND



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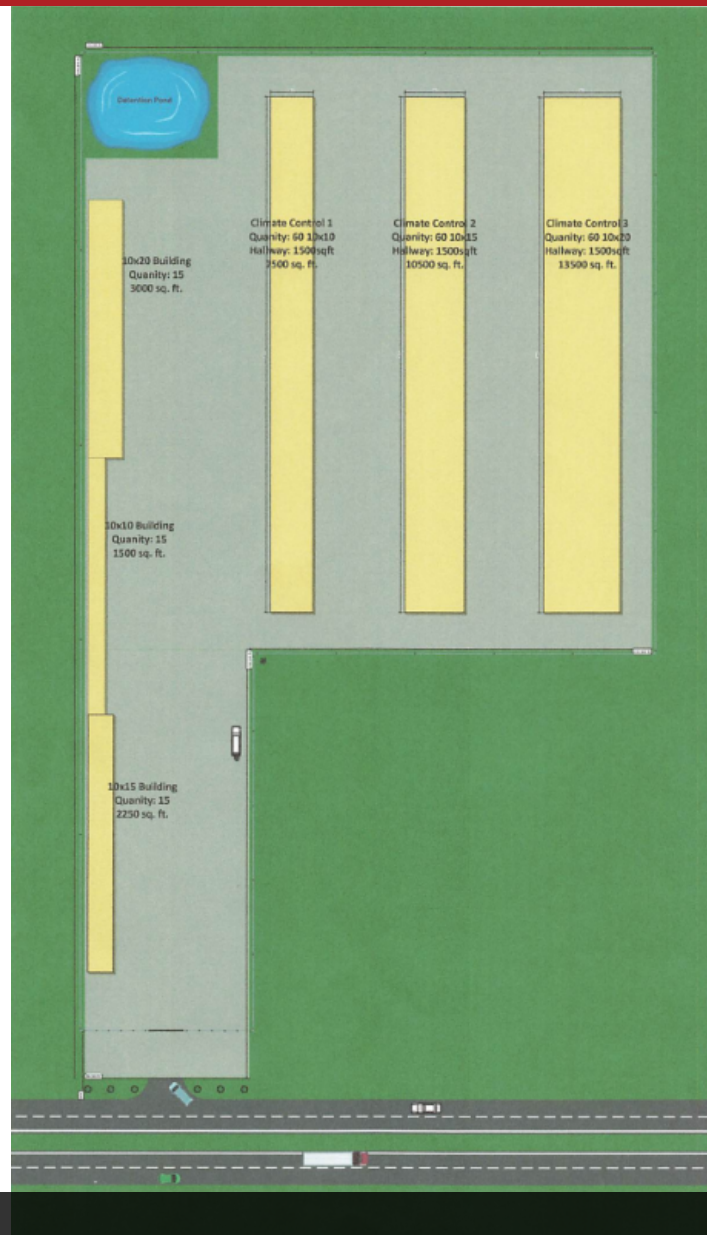
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SITE PLANS | LAND



Possible self storage site plan

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