



**The Woodlands®** 28,000 Acres - 114K Population  
63K Employee - 21M SF Office



**106 +/- ACRES FOR SALE**  
**0 Rayford Road, Spring, TX 77386**

 **JUAN C. SANCHEZ**  
 Managing Principal

 M 832.607.8678  
 O 281.407.0601

 [Juan@SenderoGroup.net](mailto:Juan@SenderoGroup.net)





# PROPERTY INFO

106 Acres  
Rayford Rd  
Spring, TX



## PROPERTY DETAILS

One of the last remaining infill land parcels of this size in The Woodlands submarket. This 106-acre tract is unrestricted and positioned in one of the most sought out sub-markets in the United States- The Woodlands. Located on Rayford Rd, a mile from I-45 N, 2.5 miles from Grand Pkwy/99 and Hardy Toll Rd, and 19 miles from IAH airport. Due to the well positioned location, the site could be utilized for various uses including but not limited to: industrial business park, multi-family, SFR for rent community, or any owner/corporate user seeking to build their next headquarters in the middle of one of the highest skilled and educated workforces in the nation. The site can be served for utilities by Southern Montgomery County MUD.

## LOCATION INFORMATION

LOCATION	North side of Rayford Rd, East of I-45, East of Richards Rd, West of Imperial Oaks Blvd
SUBMARKET	The Woodlands
SIZE	106 +/- acres
PRICE	Call for pricing
USES	Industrial, Mixed Use, Multi-Family, BTR, Single Family, Education, Corporate Campus, Religious
UTILITIES	Could be served by Adjoining MUD
MUD TAX	\$0.16 per \$100 of assessed value
TAX RATE	\$1.85 per \$100 of assessed value
SCHOOLS	Conroe ISD

## PROPERTY HIGHLIGHTS

- ⊕ GREAT OPPORTUNITY TO SERVE AN UNDER SERVED WOODLANDS INDUSTRIAL MARKET
- ⊕ 1760 FT OF POTENTIAL RAIL ACCESS
- ⊕ IN ONE OF THE MOST SOUGHT-OUT SUBMARKETS IN THE NATION
- ⊕ UTILITIES AVAILABLE VIA ADJOINING MUD WITH **0.16% MUD TAX - ALL IN POTENTIAL TAX RATE 2.01% INCLUDING MUD**
- ⊕ NEAR MAJOR FORTUNE 500 EMPLOYERS & WORLD CLASS HEALTHCARE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ CORRESPONDS TO SOUGHT OUT CONROE ISD SCHOOLS FOR MULTI FAMILY SITES.
- ⊕ EASY ACCESS TO MAJOR HIGHWAYS WITHIN MINUTES



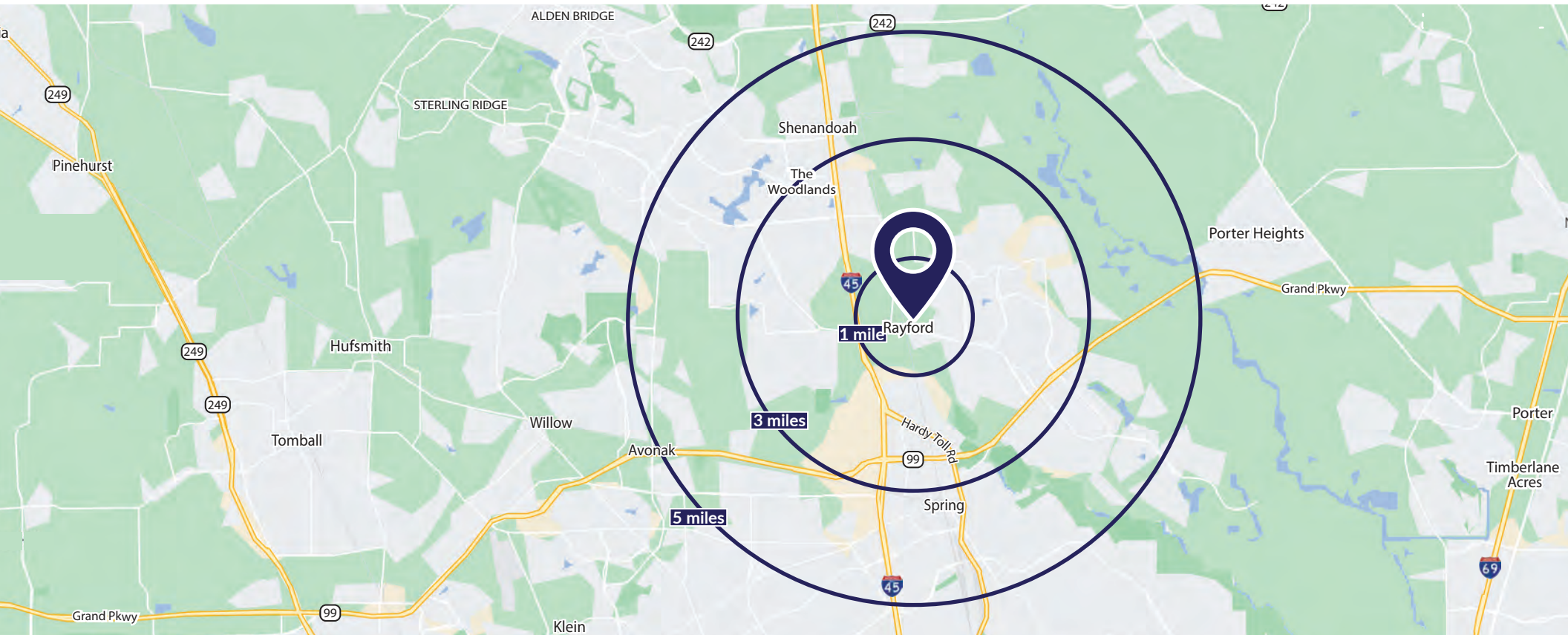
# UTILITIES MAP

106 Acres  
Rayford Rd  
Spring, TX





# DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,634	81,389	160,657
Daytime Employment	3,209	35,425	80,738
Households	2,682	29,400	58,704
Average Household Income	\$116,873	\$121,898	\$126,140
Average Household Size	2.8	2.8	2.7
Owner Occupied Housing Units	1,895	24,591	50,049
Renter Occupied Housing Units	1,240	10,046	18,173
Median Age	35.1	36.1	37.0
Annual Growth 2022-2027	3.4%	3.6%	3.2%



**160,657**  
POPULATION



**35.1** MEDIAN AGE



**2.8** AVERAGE HH SIZE

**\$126,140**  
AVG HH INCOME



**8,873**  
TOTAL BUSINESSES



**80,738**  
TOTAL EMPLOYEE



# TOP AREA EMPLOYERS & WORLD CLASS HEALTHCARE

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## The Woodlands®



### The Woodlands Town Center



One of the most active commercial building markets throughout Houston.

1,000-acre “downtown” of The Woodlands contains over 6.9 million square feet of office space and is home of *The Woodlands Towers at Waterway* (formerly Anadarko) two iconic towers: 807,586-SF Allison Tower & 550,000-SF Hackett Tower.

### Hughes Landing



Hughes Landing is a 79 Acre award winning mixed -use destination development with 800+/- luxury multi-family units and 1M+ square feet of Class A office space overlooking a 200-acre Lake Woodlands. Also known as Restaurant Row, it is home to renowned restaurants such as Trulucks, Fogo de Chao, Del Friscos, and Escalantes.

## World Class Healthcare



**Memorial Hermann Hospital**  
**294-private bed**, full-service, acute care facility. Employes over **780** medical staff, physicians, **1300** employees & **250** volunteers.



**CHI St Luke's Health Hospital**  
**534** Employees, **242**-private-beds  
**62** Acre campus, nonprofit hospital



**Texas Children's Hospital**  
**548,000 square feet on 22 acres**  
**24** emergency center rooms, **74** outpatient  
**5** radiology rooms, **4** operating rooms, and  
**30+** acute care beds.



**Houston Methodist Hospital**  
**925 employees.** Full-service, acute hospital featuring women's services, breast cancer center, childbirth center, and neurology & neurosurgery.



**US Oncology**  
**500 employees.** The nation's premier oncology services company, increasing patient access to safe, high-quality cancer care.

## Top Employers

	ExxonMobil	10,000+
	Memorial Hermann	2,927
	Wildcat PPE Alight Solutions	2,415
	Houston Methodist Hospital	1,647
	CHI St Luke's Health	1,600
	Lone Star College	1,431
	Alight Solutions	1,200
	Texas Children's Hospital	1,188
	McKesson Specialty Health	1,040
	Huntsman Corporation	953
	Woodforest National Bank	887
	Chevron Phillips	886
	Occidental Petroleum	876
	Enterg Texas	656

## Retail & Entertainment



**The Woodlands Mall**  
1.3 million square feet of shopping and dining with more than 160 stores



**Hughes Landing**  
66-acre mixed-use development on Lake Woodlands



**Woodlands Market Street**  
70+ high end retail shops, 17 dining establishments, & Hyatt Regency



**Cynthia Woods Mitchell Pavilion**  
Named the No.2 outdoor amphitheater in the world



# RETAIL DEVELOPMENT MAP

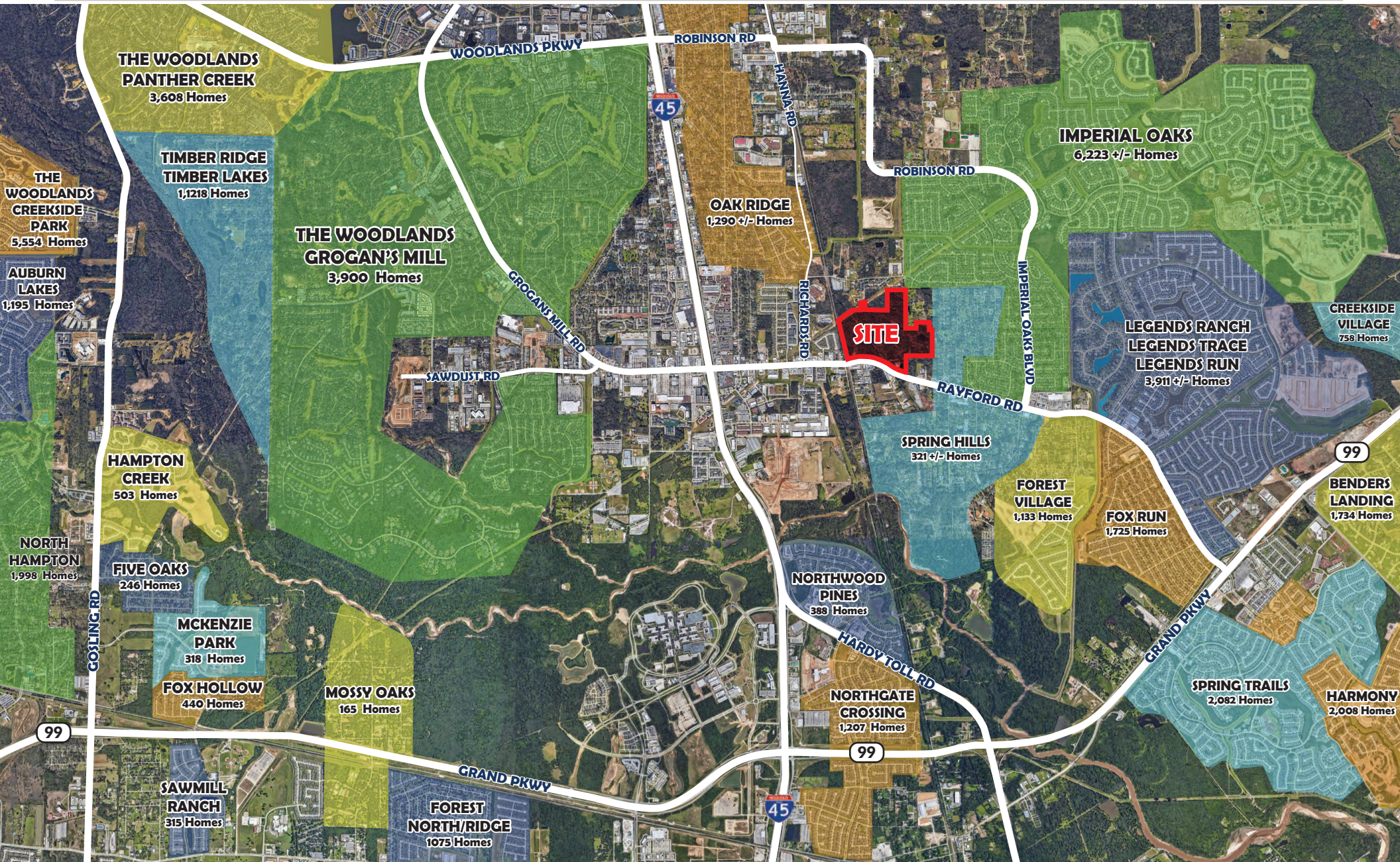
106 Acres  
Rayford Rd  
Spring, TX





# RESIDENTIAL DEVELOPMENT MAP

106 Acres  
Rayford Rd  
Spring, TX





# CITY MAP





# AERIAL PHOTO - FACING EAST

106 Acres  
Rayford Rd  
Spring, TX



**Imperial Oaks Shopping Center**

- Kroger
- CVS pharmacy
- LA Fitness
- Walmart
- PETSMART
- Chick-fil-A
- ALDI
- Quick Quack CAR WASH
- MEMORIANE Medical Group
- CHASE
- HOUSTON MEDICAL CENTER
- FAITH
- CRUICKER

- H-E-B
- Wells Fargo
- LA FITNESS
- Tanner's
- Texas Children's Pediatric
- Kroger
- Walmart
- PETSMART
- Chick-fil-A
- STARBUCKS COFFEE
- WINDMILLER

99  
TEXAS

**SITE**

**RAYFORD RD**

NextCare  
URGENT CARE

CODE NINJAS

Crue Companion Animal Hospital

CUBESMART  
self storage



# AERIAL PHOTO - FACING NORTHWEST

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63K Employee - 21M SF Office

<b>HUNTSMAN</b>	<b>Hewitt</b>	<b>WOODFOREST</b> NATIONAL BANK	<b>MAERSK</b>
<b>Occidental Petroleum</b>	<b>Chevron</b>	<b>US Oncology</b>	<b>Texas Children's Hospital</b>
<b>MEMORIAL HERMANN</b>	<b>Methodist</b> LEADING MEDICINE	<b>CHI St. Luke's Health</b>	<b>Baker Hughes</b>

CITY OF OAK RIDGE NORTH

OAK RIDGE NORTH INDUSTRIAL PARK

ROBINSON RD

HANNA RD

RICHARDS RD

RAYFORD RD

**SITE**

PROPOSED UNDERPASS

INTERNAL-ACCESS ROAD

EXISTING ACCESS ROAD



# AERIAL PHOTO - FACING WEST

106 Acres  
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CATHEDRAL LAKES  
150 ACRE MIXED-USE DEVELOPMENT

TETRA  
intertek  
CHASE  
Kimberlite

HOBBY LOBBY  
BIG LOTS!  
JCI  
FedEx  
Wendy's  
Coca-Cola  
Dunkin'  
Wendy's

H-E-B  
Chick-fil-A  
CVS  
PETCO  
Schlitzky's  
SMOOTHIE KING  
salata  
TACO BELL



RAYFORD RD

RICHARDS RD

**SITE**



# AERIAL PHOTO - FACING SOUTH

106 Acres  
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# AERIAL PHOTO - FACING EAST

106 Acres  
Rayford Rd  
Spring, TX



WOODSON'S RESERVE  
Toll Brothers  
1,100 HOMES

Benders Landing  
ESTATES  
1,700+ HOMES

HARMONY  
2,000 HOMES

SPRING TRAILS  
2,000+ HOMES

IMPERIAL  
OAKS  
6,200+ HOMES



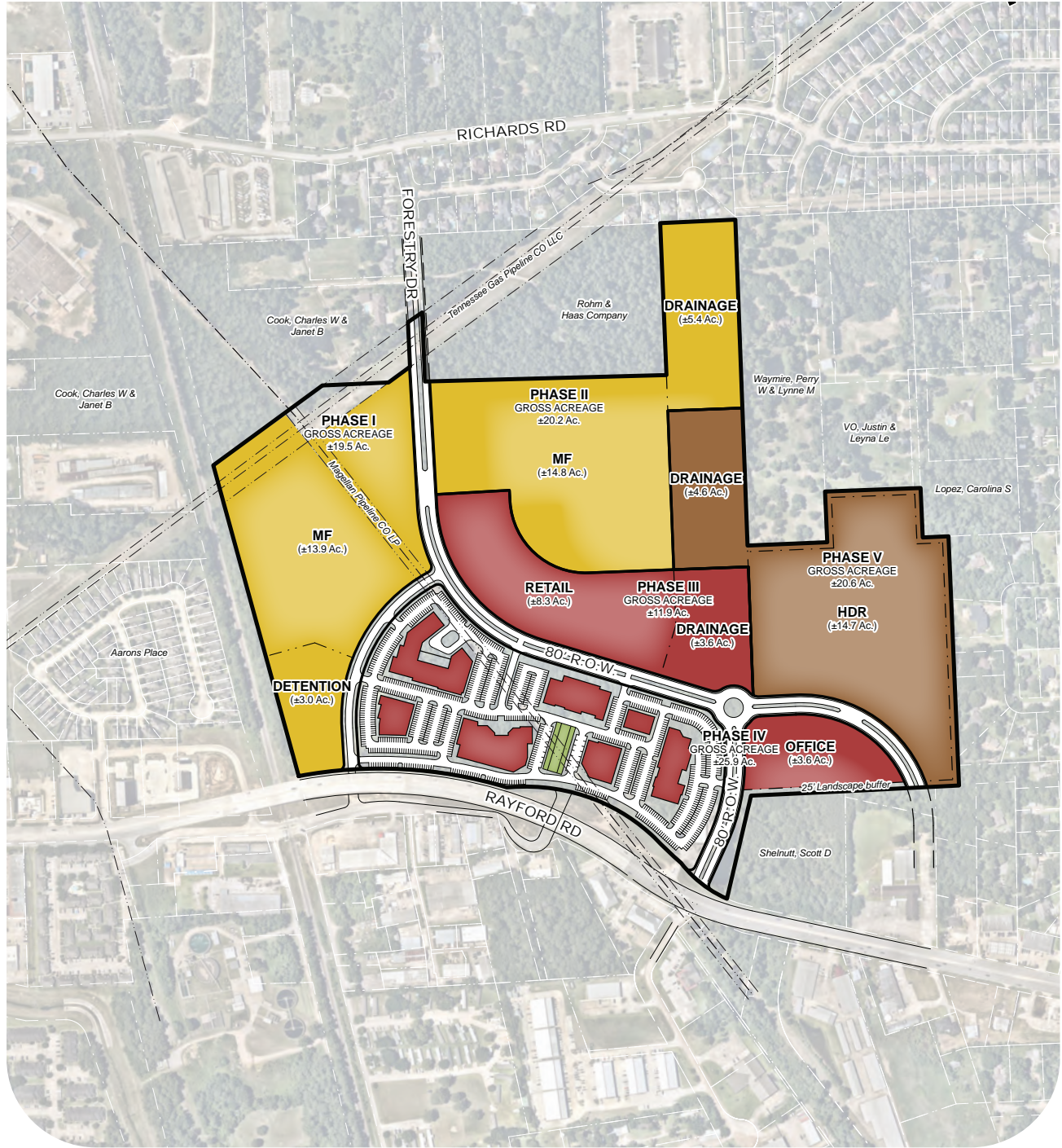
RAYFORD RD

**SITE**



# SITE PLAN

106 Acres  
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## LAND USE ANALYSIS

<b>RESIDENTIAL</b>	<b>±60.3 Ac.</b>
HIGH DENSITY RESIDENTIAL	±20.6 Ac.
MULTI FAMILY(PHASE 1)	±19.5 Ac.
MULTI FAMILY(PHASE 2)	±20.2 Ac.
<b>NON-RESIDENTIAL</b>	<b>±36.6 Ac.</b>
RETAIL/MIXED USE/OFFICE	±36.3 Ac.
<b>CONSTRAINTS</b>	<b>±8.7 Ac.</b>
COLLECTOR STREETS	8.7 Ac.
<b>PROJECT TOTAL</b>	<b>±105.3 Ac.</b>

OPTION E

a conceptual development plan for  
**RAYFORD RD**  
±105.2 ACRES OF LAND  
prepared for

**ICG RAYFORD PARTNERS LP**



24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422



MTA-1-766  
FEBRUARY 3, 2023



# THE WOODLANDS TEXAS

## KEY FACTS 2021



**#1**

BEST CITY TO LIVE IN AMERICA

**#2**

BEST CITY TO RAISE A FAMILY IN AMERICA

**#2**

BEST CITY TO BUY A HOUSE IN AMERICA

**A+**

OVERALL NICHE GRADE

**53,377**

WORKFORCE (POP. 16+)

POPULATION  
**119,000**

AVERAGE HOUSEHOLD SIZE

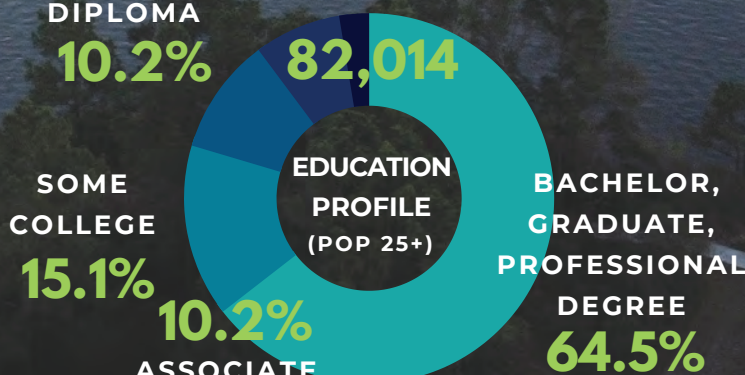


**\$154,358**

AVERAGE HOUSEHOLD INCOME



2.6% NO HIGH SCHOOL DIPLOMA



**82,014**

EDUCATION PROFILE (POP 25+)

HEALTHCARE



EDUCATION



ENERGY



MAJOR INDUSTRIES







# 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.

11-2-2015



## 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.

## 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>SENDERO REAL ESTATE</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9010551</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Designated Broker of Firm	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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