

For Sale, Ground Lease, or Build-to-Suit

Northgate Crossing Land Tracts

± 1.7325 acres
± 2.6715 acres
± 2.8191 acres

NWC Hardy Toll Road & Northgate Crossing Boulevard, Spring, Texas 77373

EXECUTE CONFIDENTIALITY AGREEMENT



🏠 **THE PIERPONT**
Built 2017 | 354 Units

🏠 **THE TRIBUTE**
Built 2003 | 248 Units

2.6715 AC

2.8191 AC

1.7325 AC



39,773 VPD

NORTHGATE CROSSING BLVD

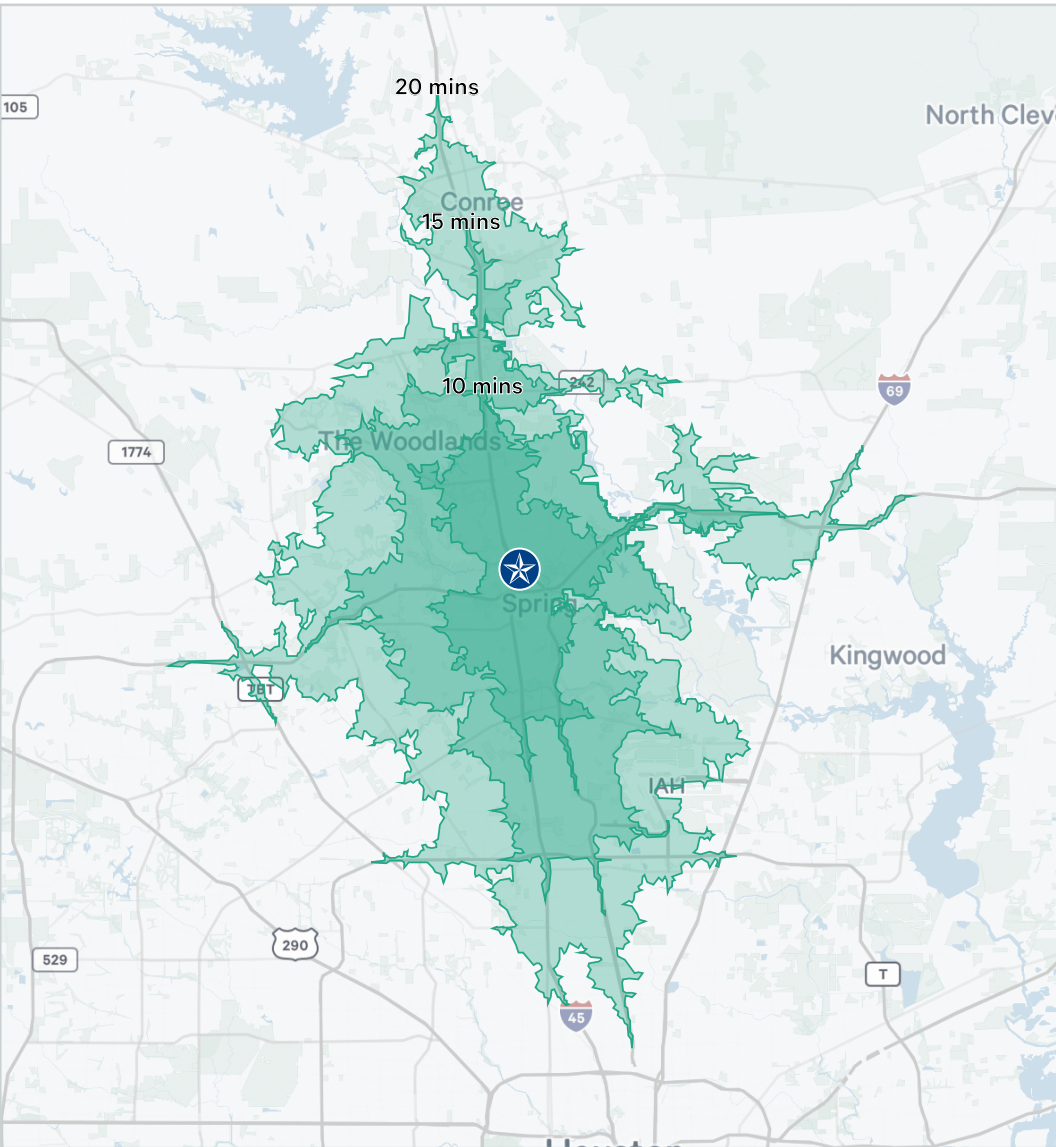
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Commute & Demographics



Drive Times	Minutes
City Place (ExxonMobil, HP, Hewlett Packard Enterprise)	< 1
The Woodlands	3
Downtown Houston	25

Property Information

Location

- NWC Hardy Toll Rd & Northgate Crossing Blvd, Spring TX 77373
- Located near City Place and The Woodlands

Property Highlights

- Pad sizes | ±1.6593 acres | ±2.6715 acres | ±2.8191 acres
- Frontage along Hardy Toll Road and Northgate Crossing Boulevard
- Curb cuts and shared access roads in place
- Utilities via Northgate Crossing MUD 1

Surrounding Area

- Positioned just east of City Place (FKA Springwoods Village), ExxonMobil's 385-acre corporate headquarters
- Seconds from The Woodlands, a renowned 28,000 acre master planned community

Price

- Call broker for pricing



Traffic

Traffic Counts	Vehicles Per Day
Hardy Toll Road	39,773
IH-45	281,030
Northgate Crossing	3,292



2023 Demographics

Population Summary	1-Mile	3-Miles	5-Miles
Population	5,684	75,591	211,929
Median Age	35.1	34.4	35.7
Average Household Income	\$120,742	\$120,826	\$129,465
Median Household Income	\$96,921	\$92,619	\$95,985
Average Home Value	\$271,016	\$291,612	\$320,987
Bachelor's Degree or Higher	35.9%	42.2%	43.3%



Property Aerial



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