

PRIME CORNER AVAILABLE ±13.8 AC

I-45 & SPRINGWOODS VILLAGE PKWY | SPRING, TX 77373

Owner will consider all serious offers



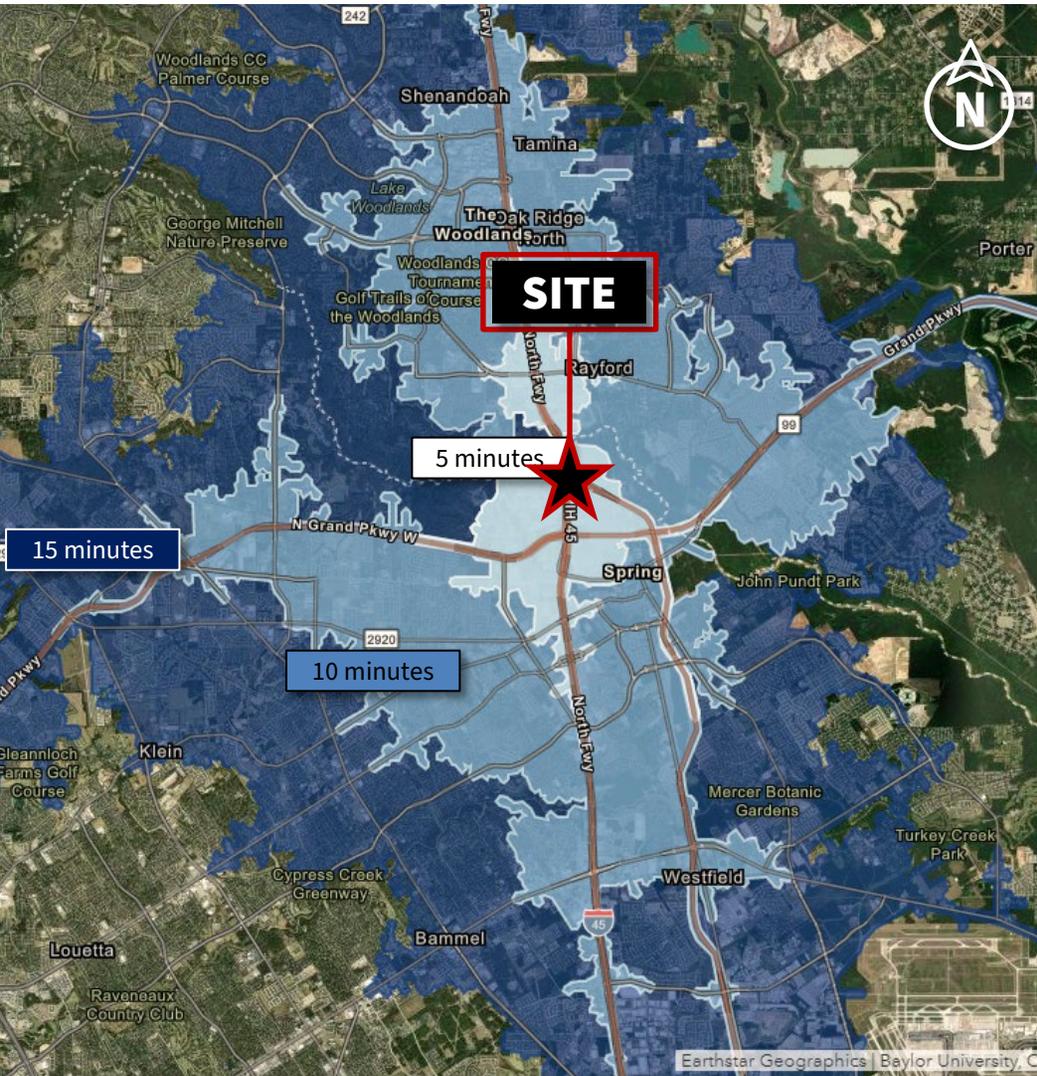
±13.8 AC Available

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Commute & Demographics



Drive Times	Minutes
ExxonMobil Houston Campus	5
The Woodlands Mall	10
Woodlands Medical Center	13
Conroe Hotel & Convention Center	16

JLL | ±13.807 ACRES FOR SALE



Property Information

Location

The available site is at the hard corner of I-45, Hardy Toll Road, and Springwoods Village Parkway.

Size

±13.807 AC

Property Information

- Corner of I45 & Hardy Toll Road, one of the busiest freeway interchanges in the Houston area.
- Near The Woodlands and adjacent to CityPlace master-planned communities, home to: ExxonMobil, HP Inc, HPe, ABS, Southwestern Energy and more.
- Surrounded by new development, growing high end residential communities and Class-A office and multifamily properties.
- ±2,173 ft frontage on I45
- ±770 ft frontage on Springwoods Village Pkwy

2024 Tax Rate: 1.964165

Price

Contact broker for pricing



Commute

Traffic Counts	Vehicles Per Day
I-45, West of the Property	239,777
Hardy Toll Road, at I-45	26,214
Grand Parkway, East of I-45	45,254
Grand Parkway, East of Hardy Toll Road	43,226



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	5,541	71,161	207,397
2024 Median Age	33.5	34.9	36.3
2024 Average Household Income	\$106,694	\$115,589	\$136,533
Average Home Value	\$307,783	\$336,496	\$376,283
Educational Attainment - College Degree or Higher	41.8%	44.3%	45.0%

Source: Esri

Howard Hughes

Western Midstream
Aspen Energy



MCKESSON

THE WOODLANDS MALL

NORDSTROM
Abercrombie & Fitch
Panera BREAD
Dillard's
Chick-fil-e
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS

STARBUCKS
TORCHYS NORTH ITALIA
Cakes & Creams
SEPHORA
macy's
Bath & Body Works
ANTHROPOLOGIE
JCPenney
free people



CAMDEN
Spring Creek
304 Units

MARQUIS
280 Units

237,951 VPD



HOTEL INDIGO
AN IHG HOTEL

HOMewood
SUITES by Hilton



±13.8 AC

THE PIERPONT
356 Units



Attributes



Adjacent to City Place, a 2,000 Acre master planned community that is home to ExxonMobil, SWN, HPe, HP Inc, American Bureau of Shipping and more.



I-45 & Springwoods Village Pkwy



Site:
±13.8 AC



The Woodlands

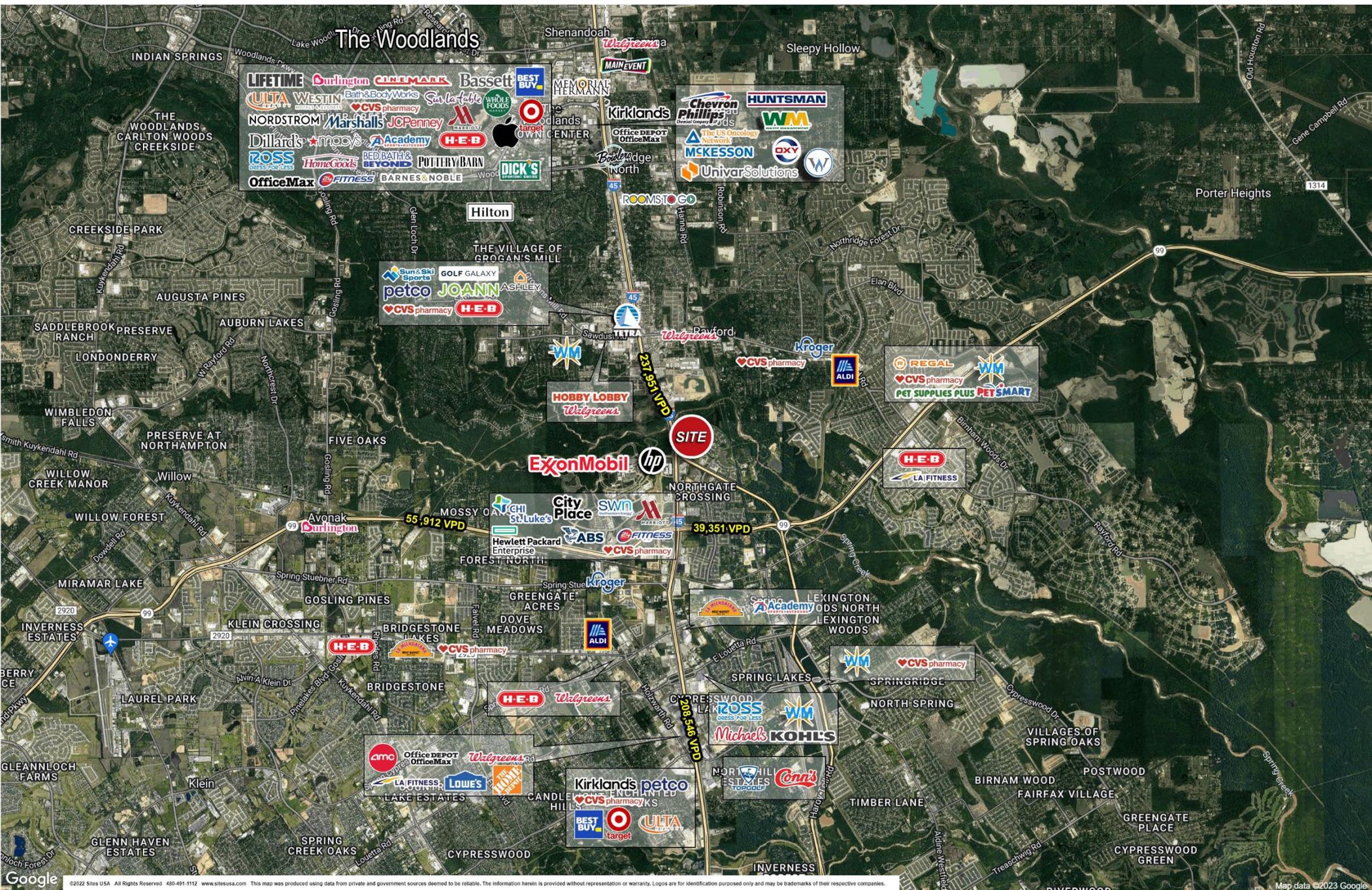


Fortune 50 Oil & Gas



City Place

Property Aerial



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