

NewQuest

SPRINGWOODS LAND

SEQ of Spring Stuebner Rd. & Holzwarth Rd. | Spring, Texas 77389
±0.55 Acres Available for Sale or Ground Lease



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Project Highlights

- This development-ready 0.55-acre parcel is located at the SEQ of Spring Stuebner Rd. and Holzwarth Rd., in Spring, Texas, 77389
- This site is at the confluence of three major arterials: I-45 N, Grand Parkway (Hwy 99), and Hardy Toll Rd. and sits directly in front of The Market at Springwoods Village, a Kroger Marketplace-anchored center
- The tract is approximately 1 mile south of CityPlace master-planned community and

the new 4 million-SF ExxonMobil campus, employing up to 10,000 individuals in upstream, downstream, and chemical industries

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AVAILABLE

±0.55 acres (±82' x ±293') for sale or ground lease | drive-thru opportunity
± 23,958 SF - ingress/egress, access drives, and parking lot already paved



12.3%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024



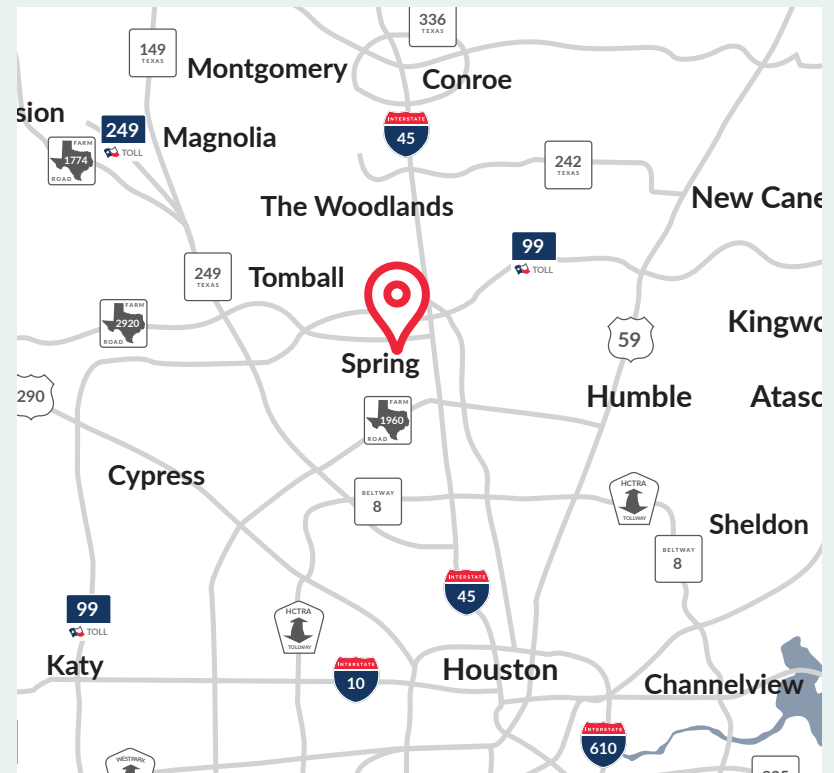
\$124K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



266K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 05/24

MAJOR AREA RETAILERS



ExxonMobil

385 - ACRE

ExxonMobil is located on a 385-acre campus with ~10,000 employees. The campus consists of multiple low-rise office buildings, a meeting and training center, a laboratory, wellness center, child development centers, and dining and retail amenities.

SWn Southwestern Energy

515,000-SF

Southwestern Energy contains two, 10-story Class A office buildings on a 26-acre campus. The campus has approximately 5,000 employees.

SPRINGWOODS VILLAGE
1,800 ACRE MASTER PLANNED
COMMUNITY
5,000 HOMES UPON
COMPLETION

CITY PLACE
STAR CINEMAGRILL
COMMON BOND
ABS
MARRIOTT
SLOAN'S

ExxonMobil
12,000
EMPLOYEES

hp
2,500
EMPLOYEES

SWn
1,000
EMPLOYEES

SPRINGWOODS VILLAGE M'S
499 STUDENTS

CVS

**Residence INN
COURTYARD**

Hewlett Packard Enterprise

CHI St Luke's Health
150 EMPLOYEES

hp

350,000-SF

Hewlett Packard Enterprise global headquarter buildings are scheduled for completion in Spring 2022. This campus includes two 5-story buildings consisting of ~440,000-SF of rentable space bringing hundreds of jobs in near term. The new campus adds to HP's existing presence.

GRAND PARKWAY
68,185 VPD '22

SPRING STUEBNER RD
21,419 VPD '22

**PHASE II
PROPOSED MULTIFAMILY**

19,841 VPD '22

**THE MARKET AT
SPRINGWOODS VILLAGE**
Kroger
ZOE'S KITCHEN
MOD
TARKA INDIAN KITCHEN
NaturalPawz
edible
Chick-fil-A
CAVA
SAJAD
AT&T
HEARTLAND
DUNKIN'

SITE

DUTCHBROS
POPEYES
HUTWORX

FedEx

2920

H-E-B

SCHINDEWOLF I'S
1,137 STUDENTS

KREINHOP E'S
698 STUDENTS

**Academy
SPORTS-OUTDOORS**

**Cheddar's
Panera**

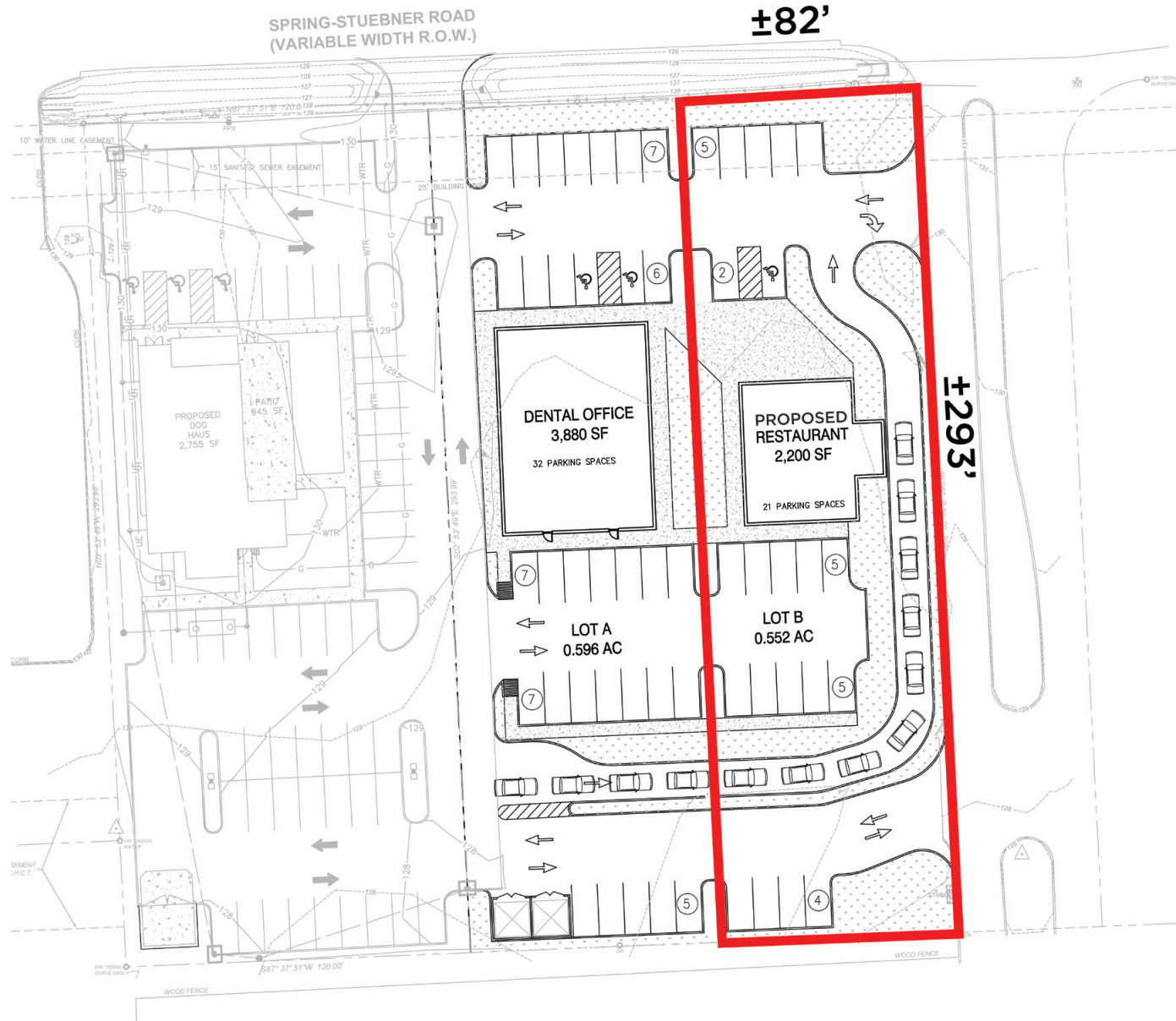
**SPECS
BURGER**

Walmart
ROSS
KOHLS





Site Plan



06.24 | 05.20

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,460	26,306	95,367
Current Population	7,172	75,123	266,779
2020 Census Population	8,868	68,196	237,450
Population Growth 2020 to 2024	-19.13%	10.16%	12.35%
2024 Median Age	32.9	34.4	34.3

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	38.56%	38.74%	46.64%
Black or African American	19.82%	22.85%	17.67%
Asian or Pacific Islander	6.09%	6.42%	5.41%
Other Races	33.93%	30.73%	29.12%
Hispanic	48.84%	43.21%	39.96%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$122,300	\$124,169	\$121,478
Median Household Income	\$89,570	\$91,977	\$93,347
Per Capita Income	\$52,067	\$45,764	\$44,516

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	34.22%	28.26%	27.64%
2 Person Households	30.24%	42.80%	39.75%
3+ Person Households	35.54%	28.94%	32.61%
Owner-Occupied Housing Units	45.56%	64.12%	58.83%
Renter-Occupied Housing Units	54.44%	35.88%	41.17%

2020 Census, 2024 Estimates with Delivery Statistics as of 05/24

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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