



# For Sale

NWC W Hardy and Spring Stuebner  
Spring, TX 77373

±2.030 AC Available in  
North Houston

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# Property Overview








## Property Description

- Hard Corner of W Hardy Rd & Spring Stuebner Rd
- Lighted intersection in a high traffic count location
- Near The Woodlands and CityPlacemaster-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

**Reduced Price: ~~\$19 psf~~ \$14 psf**



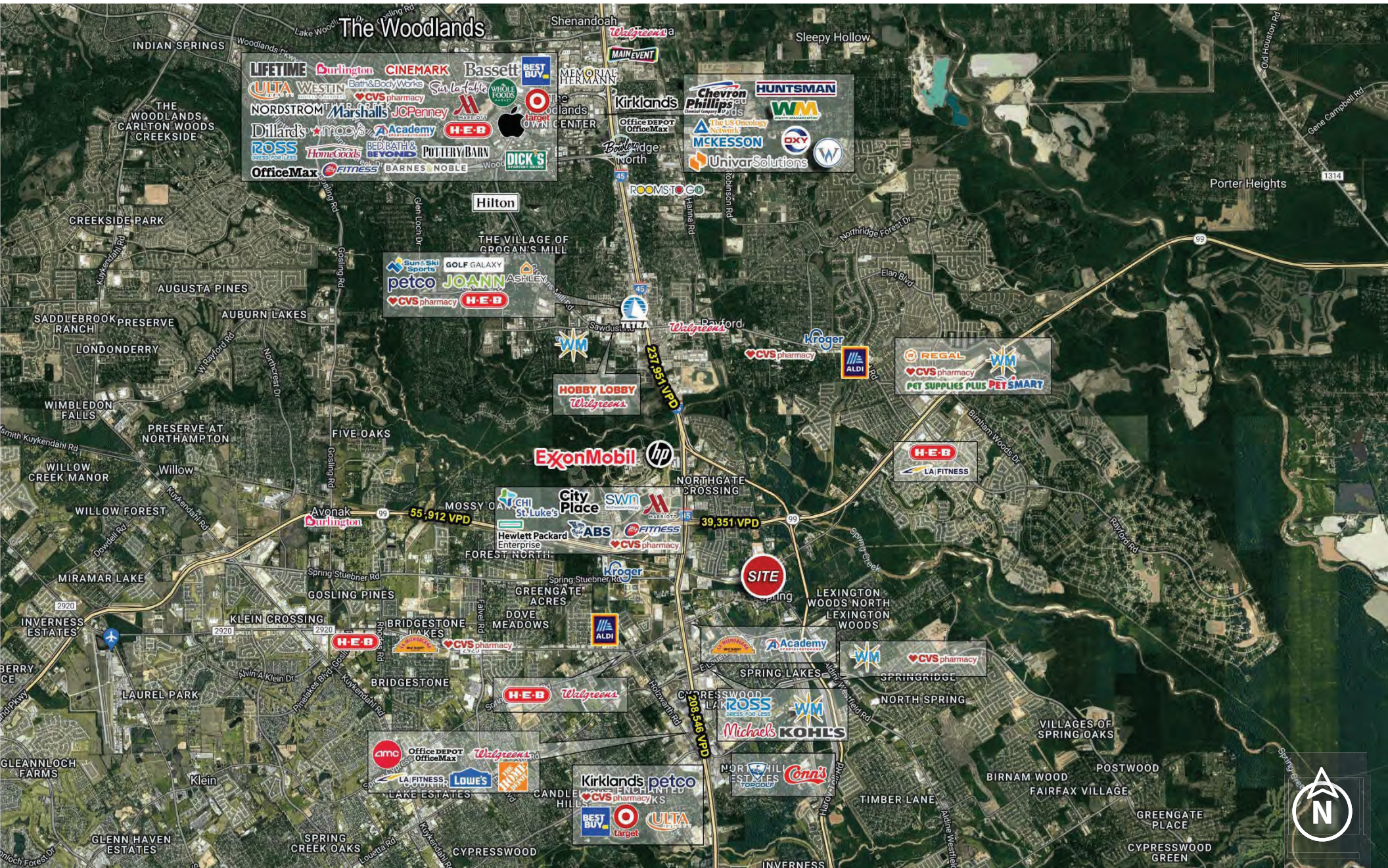
## Opportunity Highlights

 <p><b>Estimated 2023 Population</b></p> <table border="0"> <tr> <td><b>1-miles</b></td> <td><b>3-miles</b></td> <td><b>5-miles</b></td> </tr> <tr> <td>4,536</td> <td>74,009</td> <td>238,968</td> </tr> </table>	<b>1-miles</b>	<b>3-miles</b>	<b>5-miles</b>	4,536	74,009	238,968	 <p><b>Number of Households</b></p> <table border="0"> <tr> <td><b>1-miles</b></td> <td><b>3-miles</b></td> <td><b>5-miles</b></td> </tr> <tr> <td>1,484</td> <td>26,356</td> <td>83,558</td> </tr> </table>	<b>1-miles</b>	<b>3-miles</b>	<b>5-miles</b>	1,484	26,356	83,558	 <p><b>Average Household Income</b></p> <table border="0"> <tr> <td><b>1-miles</b></td> <td><b>3-miles</b></td> <td><b>5-miles</b></td> </tr> <tr> <td>\$121,249</td> <td>\$119,487</td> <td>\$114,347</td> </tr> </table>	<b>1-miles</b>	<b>3-miles</b>	<b>5-miles</b>	\$121,249	\$119,487	\$114,347
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# Survey



# Nearby Restaurants, Retail & Entertainment



# Aerial View



45 162,388 VPD

Spring Stuebner Rd

W Hardy Rd





# Thank You

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