



SPRINGWOODS LAND FOR SALE OR LEASE

±0.55 Acres Available For Sale Or Ground Lease

SEQ Spring Stuebner Rd. & Holzwarth Rd. | Spring, Texas



Shireen Owlia | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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This development-ready 0.55 acre parcel is located at the SEQ of Spring Stuebner Rd. and Holzwarth Rd., 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 building is approximately one mile south of CityPlace master-planned community and the new 4 million square foot ExxonMobil campus, employing up to 10,000 individuals in upstream, downstream, and chemical industries.

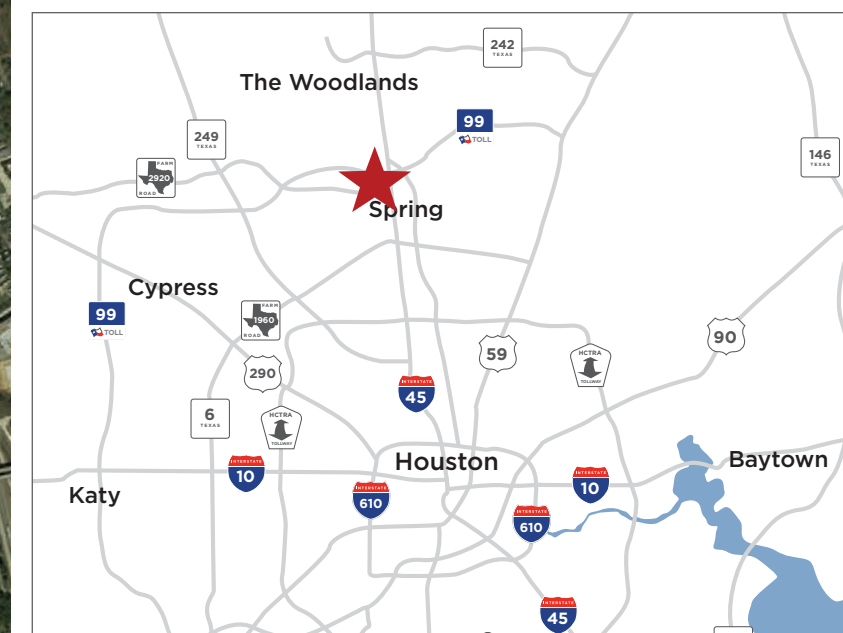
Major Employers:

- ExxonMobil 4M SF
- Southwestern Energy 515,000 SF
- CHI St. Luke's Medical Campus 150,000 SF
- American Bureau of Shipping 325,000 SF
- Hewlett-Packard 350,000 SF

Latitude/Longitude: 30.082384, -95.447114

Available: ±0.55 acres (±82' x ±293')
For sale or ground lease
Drive-thru opportunity

Traffic Counts: 19,923 VPD on Spring Stuebner Rd.



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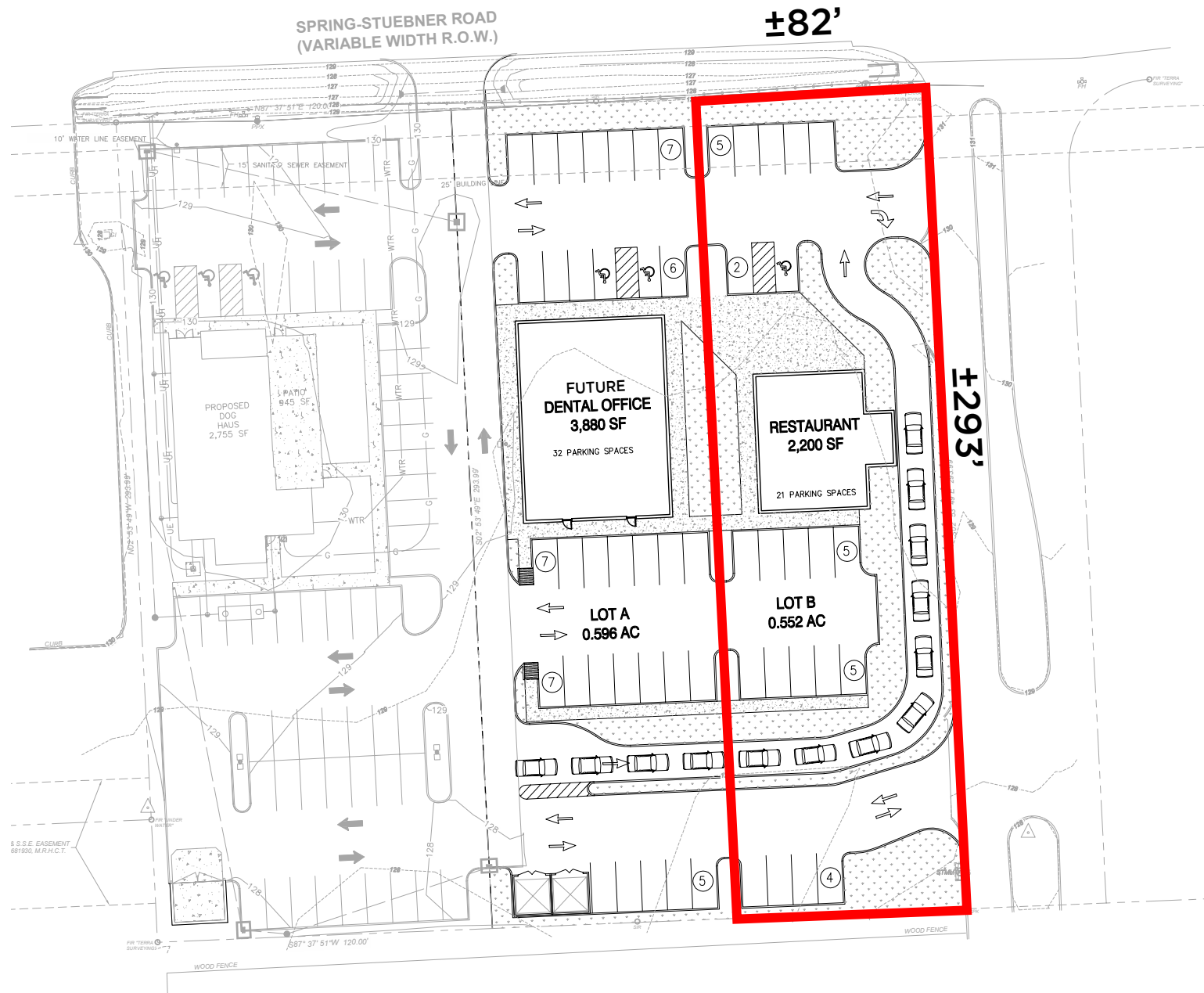


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DEMOGRAPHICS

Proposed Site Plan



2010 Census, 2020 Estimates with Delivery Statistics as of 04/20

POSTAL COUNTS

Current Households
 Current Population
 2010 Census Average Persons per Household
 2010 Census Population
 Population Growth 2010 to 2020

CENSUS HOUSEHOLDS

1 Person Household
 2 Person Households
 3+ Person Households
 Owner-Occupied Housing Units
 Renter-Occupied Housing Units

RACE AND ETHNICITY

2020 Estimated White
 2020 Estimated Black or African American
 2020 Estimated Asian or Pacific Islander
 2020 Estimated American Indian or Native Alaskan
 2020 Estimated Hispanic

INCOME

2020 Estimated Average Household Income
 2020 Estimated Median Household Income
 2020 Estimated Per Capita Income

EDUCATION (AGE 25+)

2020 Estimated High School Graduate
 2020 Estimated Bachelors Degree
 2020 Estimated Graduate Degree

AGE

2020 Median Age

	1 Mile	3 Mile	5 Mile
POSTAL COUNTS			
Current Households	2,255	23,384	87,876
Current Population	6,643	68,125	243,957
2010 Census Average Persons per Household	2.95	2.91	2.78
2010 Census Population	3,800	50,894	185,668
Population Growth 2010 to 2020	74.92%	33.95%	31.67%
CENSUS HOUSEHOLDS			
1 Person Household	15.42%	17.61%	21.16%
2 Person Households	29.99%	30.90%	30.71%
3+ Person Households	54.59%	51.48%	48.14%
Owner-Occupied Housing Units	91.48%	81.35%	68.19%
Renter-Occupied Housing Units	8.52%	18.65%	31.81%
RACE AND ETHNICITY			
2020 Estimated White	63.62%	64.30%	66.33%
2020 Estimated Black or African American	16.89%	14.95%	14.21%
2020 Estimated Asian or Pacific Islander	6.40%	8.54%	6.65%
2020 Estimated American Indian or Native Alaskan	0.55%	0.51%	0.54%
2020 Estimated Hispanic	28.54%	27.38%	28.05%
INCOME			
2020 Estimated Average Household Income	\$103,624	\$108,339	\$93,108
2020 Estimated Median Household Income	\$100,786	\$87,884	\$80,344
2020 Estimated Per Capita Income	\$35,145	\$38,846	\$34,577
EDUCATION (AGE 25+)			
2020 Estimated High School Graduate	23.55%	19.29%	19.63%
2020 Estimated Bachelors Degree	25.91%	26.05%	26.44%
2020 Estimated Graduate Degree	11.90%	13.67%	12.24%
AGE			
2020 Median Age	32.5	34.1	33.8





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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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 (TREC) | Information available at <http://www.trec.texas.gov>



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