

±37 ACRES FOR SALE



About the opportunity

This ±37-acre site is strategically positioned at the northwest quadrant of Springwoods Village Parkway and Interstate 45 North. Nestled in a rapidly developing area, the location offers unparalleled access to a diverse array of amenities. The surrounding landscape features cutting-edge corporate campuses, thoughtfully designed master-planned communities, and an abundance of retail and dining options to suit every taste. This prime location combines the convenience of urban living with the potential for future growth, making it an attractive prospect for various development opportunities.

Call for offers due: May 29th, 2025



±37 Acres available for sale



High growth/development area



For pricing and more information, please contact brokers.







Site highlights

• Address: 24017 I-45 N | Spring, TX 77380

• Land Area: ±37 Acres

Floodplain: The property sits in the 100
& 500 year floodplain

Property access points: I-45 North
Feeder Road and Pruitt Rd

 Detention: On site detention required for new development

 Zoning: No zoning, located in Montgomery County

School District: Conroe ISD

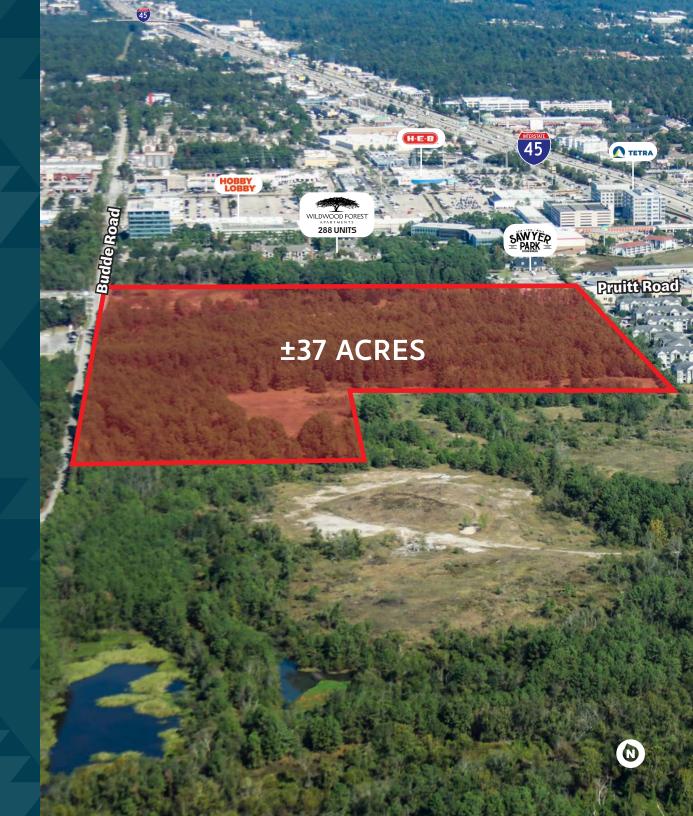
 Approved uses: Property can be used for commercial or residential use.

 Utilities: Public utilities are not available to the site but are located on adjacent properties. Neighboring MUDs include:

- Southern Montgomery County MUD
- · Montgomery County MUD 46
- · Harris County Improvement District 18

Utility capacity for new development needs to be verified.

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Demographics

3-mile 1-mile 5-mile Total Population 9,164 66,578 204,202 Median Age 32.1 35.7 36.9 Average Home Value \$411,901 \$386.977 \$399.810 Average Household \$78,887 \$118,687 \$141,117 Income

Major Employers

















About the area

The Woodlands

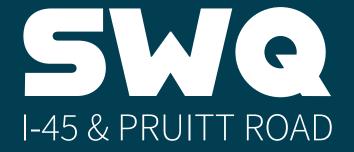
The Woodlands, Texas is a master-planned community located approximately 28 miles north of Houston. Known for its lush green spaces and tree-lined streets, The Woodlands offers a unique blend of urban amenities and natural beauty. The community features a thriving town center with shopping, dining, and entertainment options, as well as numerous parks, golf courses, and outdoor recreational facilities. Residential areas in The Woodlands range from single-family homes to luxury estates, catering to a diverse population. The community is also home to a growing business district, attracting major corporations and fostering economic development while maintaining its commitment to preserving the natural environment.

CityPlace

CityPlace is a thriving, mixed-use master-planned community that combines urban amenities with environmental preservation. The development features a diverse array of elements, including corporate campuses, residential neighborhoods, healthcare facilities, retail and entertainment spaces, all interconnected by parks and trails. With a focus on sustainability and walkability, CityPlace aims to create a vibrant, energy-efficient community that appeals to people of all ages and interests. The 2,000-acre plan includes 14 million square feet of shopping, dining, and entertainment space, 5,000 residential units, 1,000 hotel rooms, and 290 acres dedicated to parks and natural corridors, with 46 miles of trails connecting to the Spring Creek Greenway.







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