

SWQ

I-45 & PRUITT ROAD

CALL FOR OFFERS DUE: MAY 29th, 2025

THE WOODLANDS

±37 ACRES

Budde Road

Pruitt Road

INTERSTATE
45

Cathedral Lakes Park



±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.

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±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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CityPlace

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

ExxonMobil Corporate Headquarters

ExxonMobil Campus, is a multi-million square foot facility and project consists of twenty plus buildings. The development includes 14 office buildings ranging from 250,000 SF to 350,000 SF, The iconic Energy Center, a 200,000 SF laboratory, a childcare facility, and a Class A 100,000 SF wellness center, all on a 385-acre site, that when complete, included over \$100,000,000 worth of hardscape and landscape systems. Exxon has over 7,000 workers on site at one time.

CAMDEN
SPRING CREEK
304 UNITS

Fairfield
BY MARRIOTT



Pruitt Road

±37 ACRES

Pruitt Road / Budde Road

SAWYER
PARK
COMMUNITY

Public
Storage

TETRA

Prime location

This site is near the bustling interchange of I-45 and Grand Parkway (99), offering exceptional visibility and accessibility. Situated in a high traffic area with Grand Parkway frontage, the site benefits from substantial exposure to passing vehicles and potential customers. The property is positioned in a high growth area, poised to capitalize on the expanding population and increasing commercial activity in the region.

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Demographics

	1-mile	3-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 Income	\$78,887	\$118,687	\$141,117

Major Employers



ExxonMobil



**Hewlett Packard
Enterprise**



Swn
Southwestern Energy®



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.



CityPlace



Woodlands Waterway



Market Street

SWQ

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