

# FOR SALE

NEQ OF BIRNHAM WOODS DR AND RAYFORD ROAD,  
SPRING, TX 77386

±0.96 Acres



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Jones Lang LaSalle Brokerage, Inc. RE License #01856260



# PROPERTY HIGHLIGHTS

±0.96 Acres

NEQ of Birnham Woods Dr. & Rayford Road, Spring, TX 77386



Cross access with neighboring multi-tenant retail center



Frontage on Birnham Woods Dr



Off-site detention in place



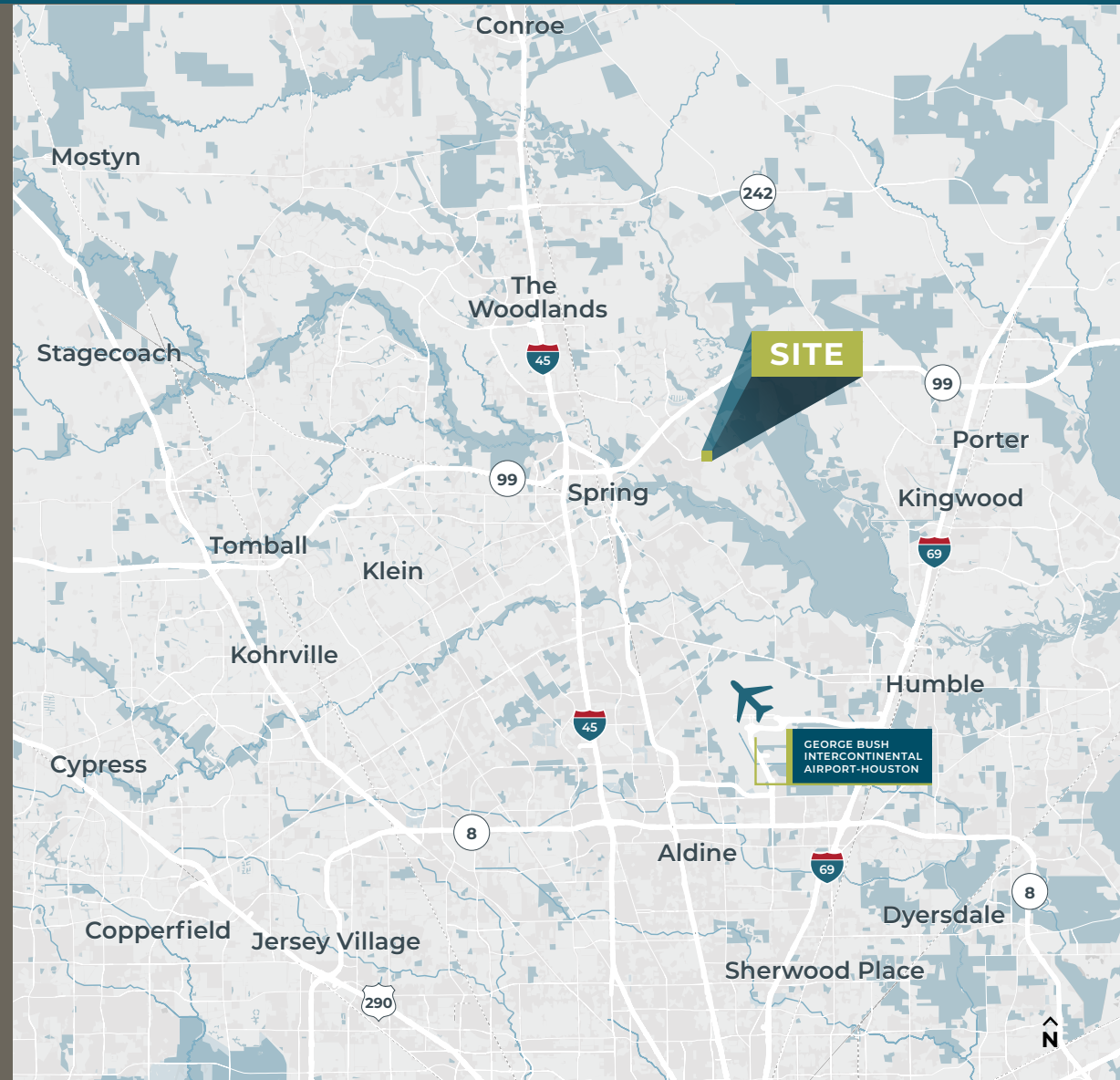
Utilities available



Call broker for pricing

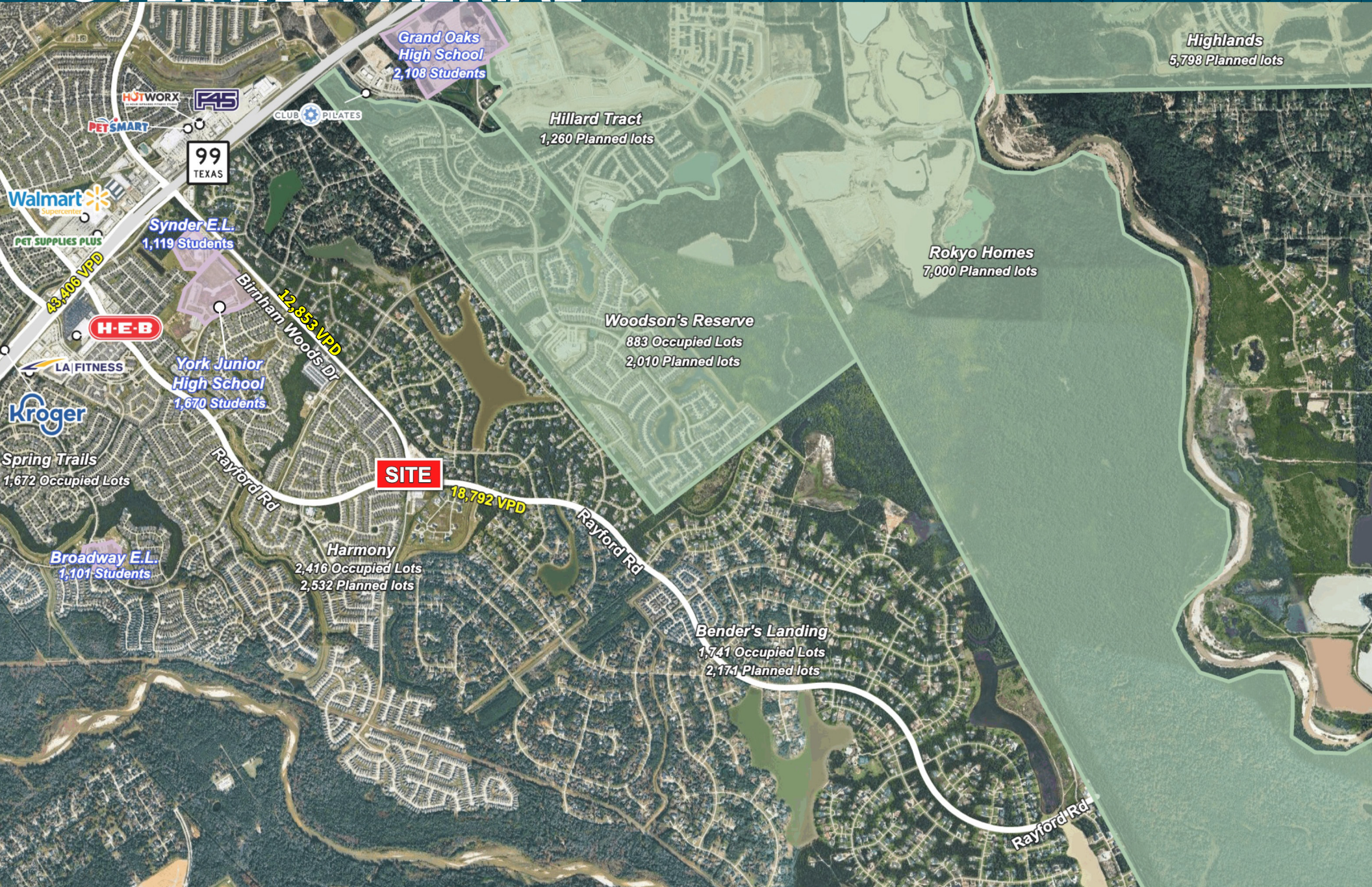
## DEMOGRAPHICS

|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| 2025 TOTAL POPULATION         | 8,186     | 63,299    | 161,492   |
| 2025 MEDIAN AGE               | 35.8      | 35.1      | 35.3      |
| 2025 AVERAGE HOUSEHOLD INCOME | \$209,187 | \$155,724 | \$130,314 |
| 2025 AVERAGE HOME VALUE       | \$588,611 | \$428,193 | \$371,501 |





# MICRO TRADE OVERVIEW AERIAL





**Valley Ranch Town Center**

Target, Kroger, Academy Sports + Outdoors, TJ Maxx, Burlington, FAS, CINEMARK, The Good Feet Store, ROSS, PETSMART, HJTWORX

**Tracts and Schools:**

- Creekside Village: 2,237 Occupied Lots
- Grand Oaks High School: 2,108 Students
- Hilliard Tract: 1,260 Planned lots
- Woodson's Reserve: 883 Occupied Lots, 2,010 Planned lots
- Bender's Landing: 1,741 Occupied Lots, 2,171 Planned lots
- Highlands: 5,798 Planned lots
- Cumberland: 315 Occupied Lots
- Robert L. Crippen E.L.: 557 Students
- Porter High School: 2,136 Students
- Sorters Mill E.L.: 721 Students
- Bens Branch E.L.: 687 Students
- White Oak Middle School: 974 Students
- Brookwood Forest E.L.: 793 Students
- York Junior High School: 1,670 Students
- Broadway E.L.: 1,101 Students
- Harmony: 2,416 Occupied Lots, 2,532 Planned lots
- Spring Trails: 1,672 Occupied Lots
- Fox Run: 1,320 Occupied Lots
- Lexington Woods: 949 Occupied Lots
- Bradbury Forest: 559 Occupied Lots, 868 Planned lots

**Commercial Centers:**

- Valley Ranch Town Center
- Valley Ranch Plaza
- Valley Ranch Commons
- Valley Ranch Center
- Valley Ranch Square
- Valley Ranch Circle
- Valley Ranch Drive
- Valley Ranch Lane
- Valley Ranch Court
- Valley Ranch Way
- Valley Ranch Place
- Valley Ranch Road
- Valley Ranch Boulevard
- Valley Ranch Expressway
- Valley Ranch Freeway
- Valley Ranch Turnpike
- Valley Ranch Parkway
- Valley Ranch Pkwy
- Valley Ranch Dr
- Valley Ranch Ln
- Valley Ranch Ct
- Valley Ranch Way
- Valley Ranch Pl
- Valley Ranch Rd
- Valley Ranch Bvd
- Valley Ranch Expwy
- Valley Ranch Frwy
- Valley Ranch Trpkwy
- Valley Ranch Pkwy

**Other Labels:**

- ANYTIME FITNESS
- Kroger
- ALDI
- Walmart
- PET SUPPLIES PLUS
- PETSMART
- CLUB PILATES
- LA FITNESS
- H-E-B
- Walmart Neighborhood Market
- Kroger
- petco
- ALDI
- LOWE'S
- COSTCO WHOLESALE
- Target
- KOHL'S

**Roads:**

- Hardy Toll Rd
- 99th Street
- I-69
- I-75
- 92nd Street
- 90th Street
- 88th Street
- 86th Street
- 84th Street
- 82nd Street
- 80th Street
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- 76th Street
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- 4th Street
- 2nd Street
- 1st Street

## SITE

Map data ©2025 Google



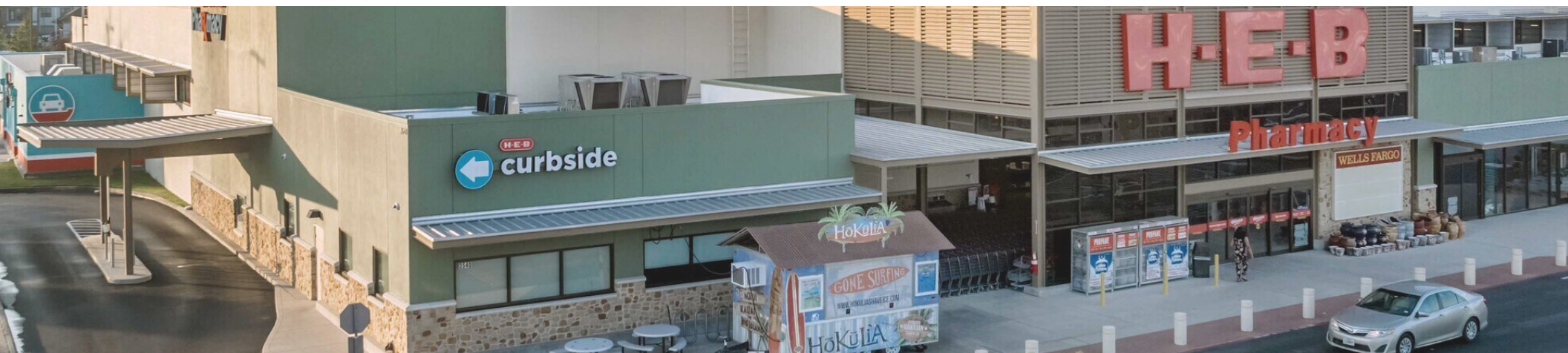
# ABOUT THE COMMUNITY

## SURROUNDING COMMUNITIES

**Harmony** is a vibrant master-planned community in Spring, Texas, offering residents a perfect blend of suburban tranquility and modern amenities. The neighborhood features beautiful parks, walking trails, and recreational facilities that foster an active lifestyle and strong sense of community. With its family-friendly atmosphere and convenient access to top-rated schools and shopping, Harmony provides an ideal setting for those seeking quality living in the Spring area.

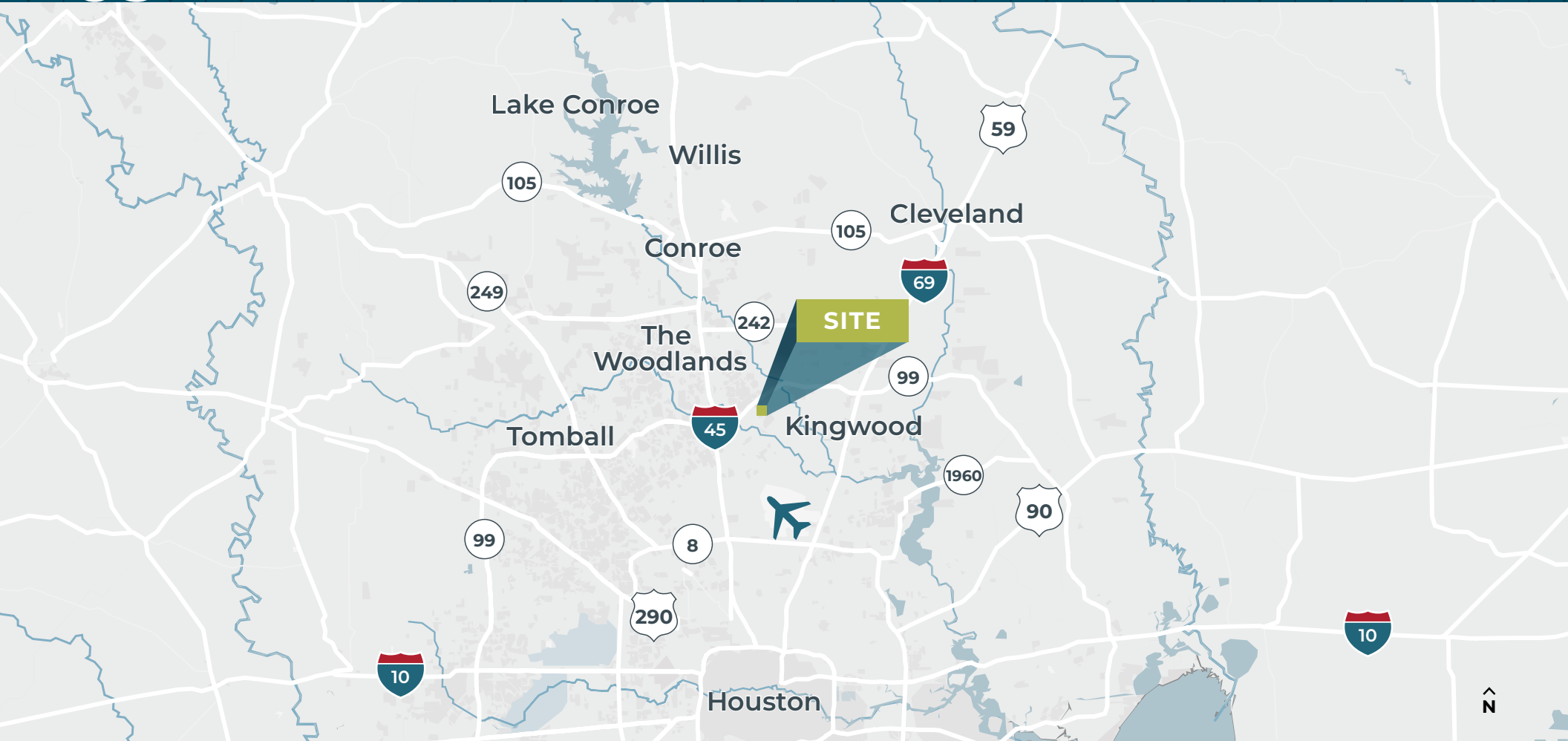
**Benders Landing** is an established residential community in Spring that combines natural beauty with comfortable living. This well-maintained neighborhood offers tree-lined streets, scenic views, and a peaceful environment that appeals to families and professionals alike. Located with convenient access to major thoroughfares and local amenities, Benders Landing provides residents with both serenity and connectivity to the greater Houston metropolitan area.

**Woodson's Reserve** is a distinguished master-planned community that emphasizes luxury living and environmental stewardship. The community features elegant custom homes set among preserved natural landscapes, creating an exclusive retreat-like atmosphere while maintaining accessibility to urban conveniences. Located directly on the Grand Parkway, it's just minutes to I-45, Hardy Toll Road, and U.S. 59, and a short drive to The Woodlands, making it one of Spring's most sought-after locations.





# CONTACT US



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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.

2-10-2025



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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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Buyer/Tenant/Seller/Landlord Initials

Date