

LAND AVAILABLE ± 13.8 AC

I-45 & SPRINGWOODS VILLAGE PKWY | SPRING, TX 77373

Owner will consider all serious offers



±13.8 AC Available

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Senior Vice President

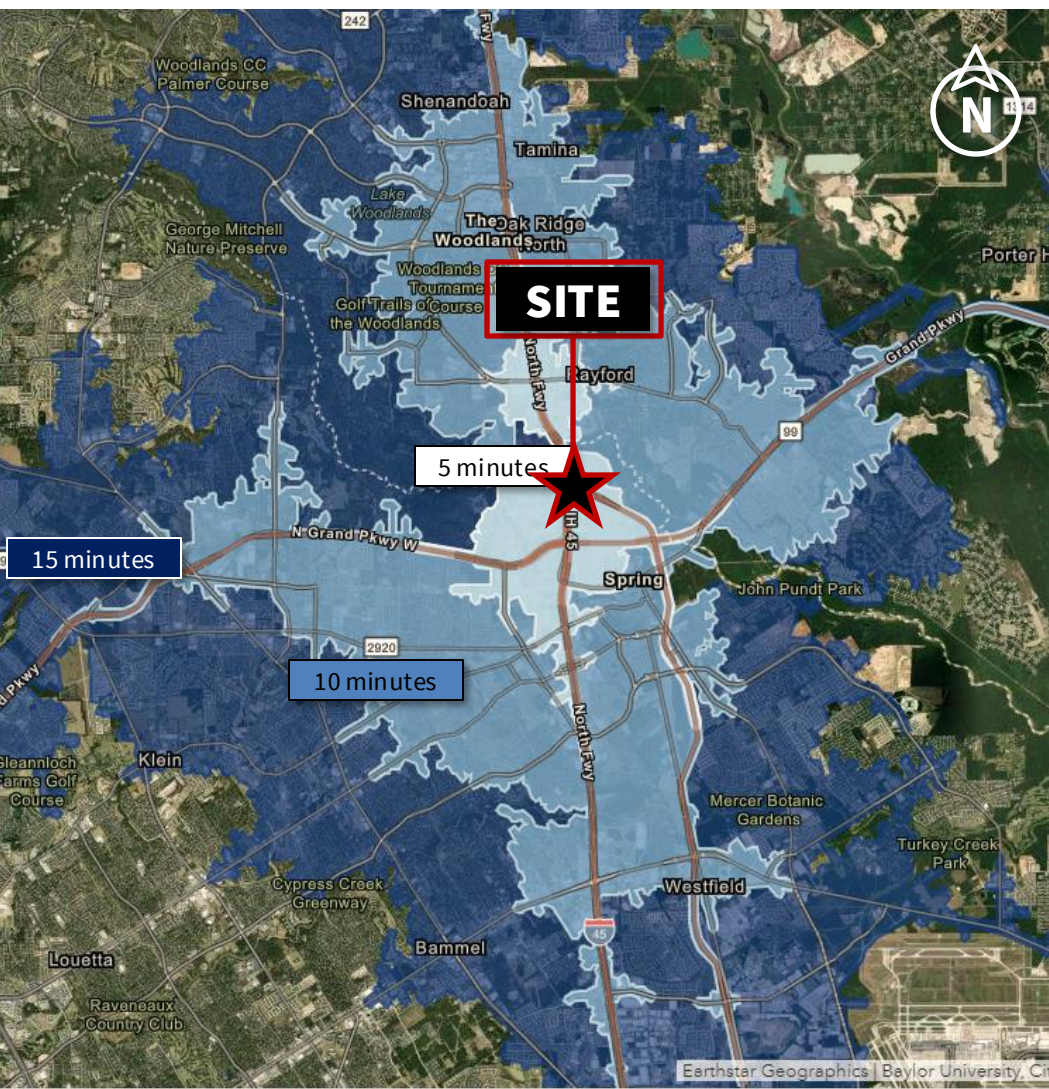
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Jones Lang LaSalle Brokerage, Inc.

Commute & Demographics



Drive Times	Minutes
ExxonMobil Houston Campus	5
The Woodlands Mall	10
Woodlands Medical Center	13
Conroe Hotel & Convention Center	16

JLL | ±13.807 ACRES FOR SALE



Property Information

2

Location

The available site is at the hard corner of I-45, Hardy Toll Road, and Springwoods Village Parkway.

Size

±13.807 AC

Property Information

- Fully entitled site at I45 & Hardy Toll Road, one of the busiest freeway interchanges in the Houston area.
- Near The Woodlands and adjacent to CityPlace master-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.
- ± 2,173 ft frontage on I45
- ± 770 ft frontage on Springwoods Village Pkwy

2025 Tax Rate: 3.114806

Price

Contact broker for pricing



Commute

Traffic Counts	Vehicles Per Day
I-45, West of the Property	239,777
Hardy Toll Road, at I-45	26,214
Grand Parkway, East of I-45	45,254
Grand Parkway, East of Hardy Toll Road	43,226



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	5,541	71,161	207,397
2024 Median Age	33.5	34.9	36.3
2024 Average Household Income	\$106,694	\$115,589	\$136,533
Average Home Value	\$307,783	\$336,496	\$376,283
Educational Attainment - College Degree or Higher	41.8%	44.3%	45.0%

Source: Esri

Howard Hughes

Western Midstream
Advancing Energy



McKESSON

THE WOODLANDS MALL

NORDSTROM
Abercrombie & Fitch
Panera
Dillards
Chick-fil-A
Fleming's
DICK'S SPORTING GOODS

STARBUCKS
TORCHYS NORTH
Cakes & Cream
SEPHORA
macy's
JCPenney
Anthropologie
free people



CAMDEN
Spring Creek
304 Units

MARQUIS
AT THE WOODLANDS
280 Units

237,951 VPD



HOMewood
SUITES
by Hilton

HOTEL
INDIGO
AN IHG HOTEL



±13.8 AC

THE PIERPONT
356 Units





Attributes



Adjacent to City Place, a 2,000 Acre master planned community that is home to ExxonMobil, SWN, HPE, HP Inc, American Bureau of Shipping and more.



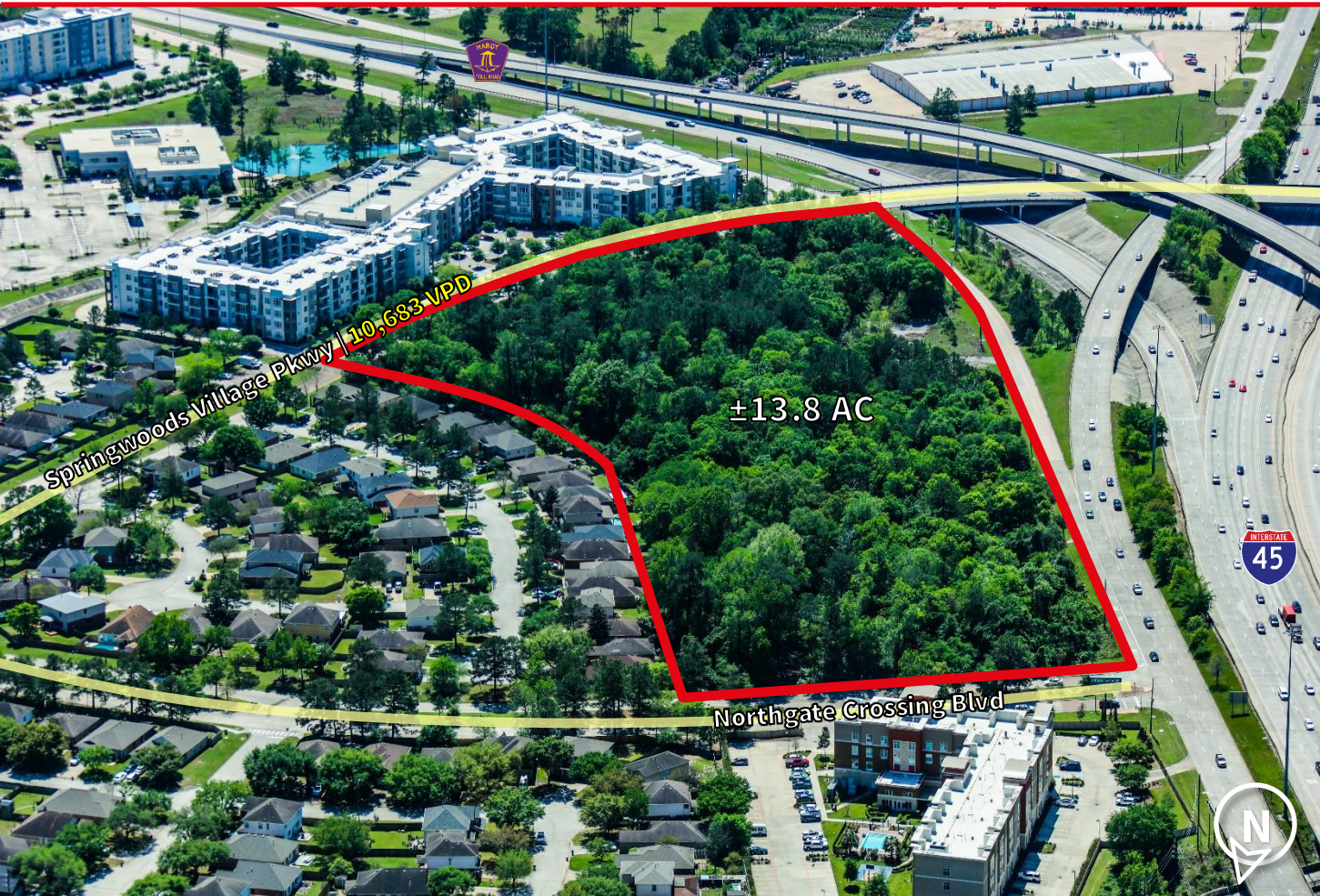
I-45 & Springwoods Village Pkwy



Sites:
 $\pm 2.1 - \pm 3.8$ AC



The Woodlands



Fortune 50 Oil & Gas



City Place

6



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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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