

# PAD SITES FOR SALE **+5.523 AC**



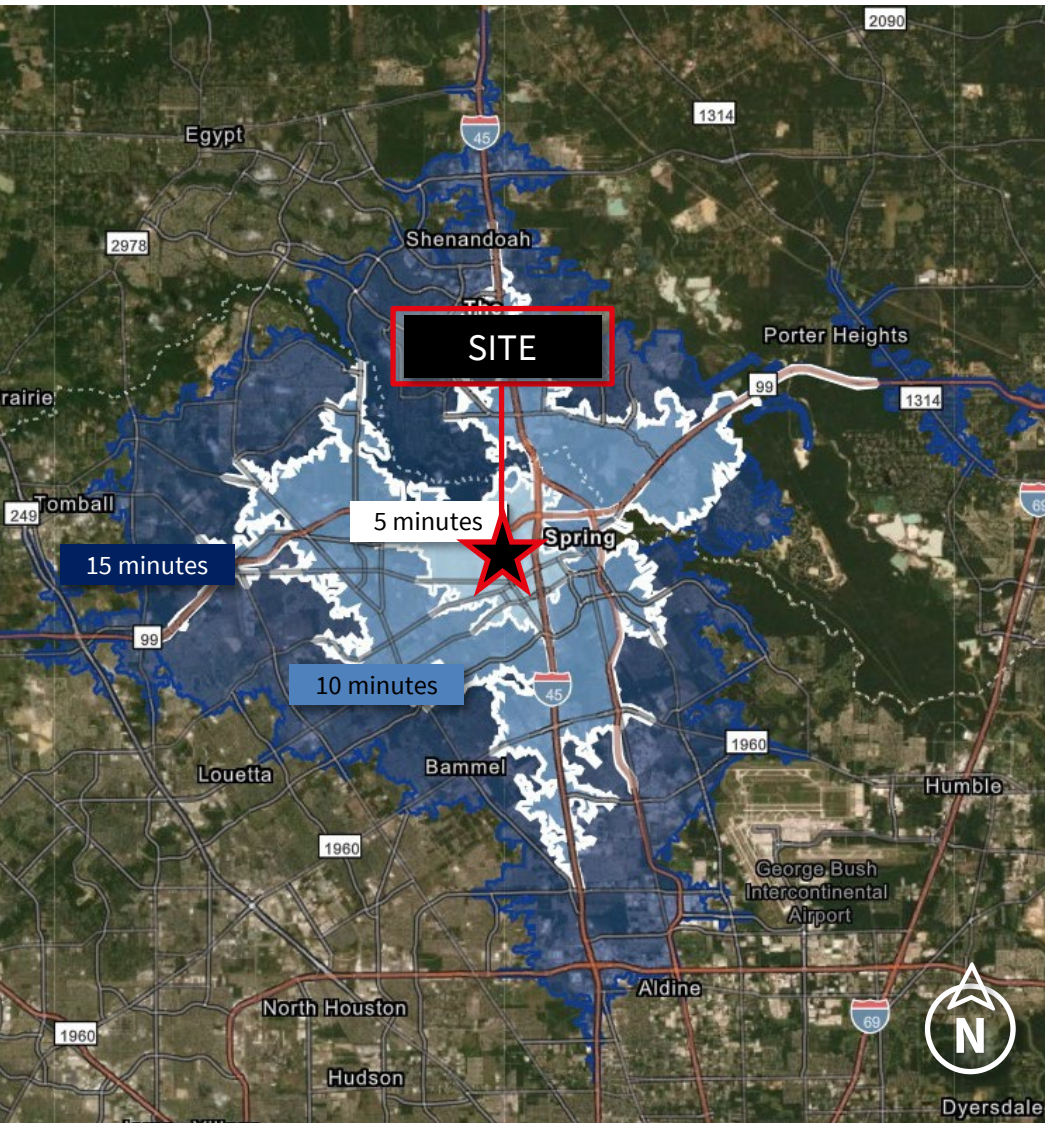
SWQ SPRING STUEBNER RD & HOLZWARTH RD | SPRING, TX 77388



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# COMMUTE & DEMOGRAPHICS



Drive Times	Minutes
ExxonMobil Houston Campus	5
The Woodlands Mall	9
Woodlands Medical Center	11
Conroe Hotel & Convention Center	14



## Property Information

### Location

Located in SWQ of Spring Stuebner and Holzwarth Rd, across from City Place Village Retail. City Place is a 2,000 Acre master planned community that is home to ExxonMobil, SWN, HPe, HP Inc, American Bureau of Shipping and more.

### Size

±5.523 AC

### Property Information

- Seller will provide regional off-site detention
- Water, sewer, and electric will be available
- Cross-access agreements in place
- ±300 New units of multifamily under development adjacent
- New high-end medical office under development adjacent
- Surrounded by national retail tenants near interchange of I45 and Grand Parkway (99)

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
Spring Stuebner Rd, North of property	19,393
I-45, East of property	130,000
N Grand Parkway W, North of property	64,299
FM 2920 Rd, South of property	20,390



## Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2025 Population	9,208	76,200	264,839
2025 Median Age	34.7	36.7	35.7
2025 Average Household Income	\$125,877	\$134,077	\$132,325
Average Home Value	\$305,224	\$344,375	\$354,082
Educational Attainment - College Degree or Higher	33.7%	39.5%	40.0%

Source: Esri forecasts for 2025 and 2030



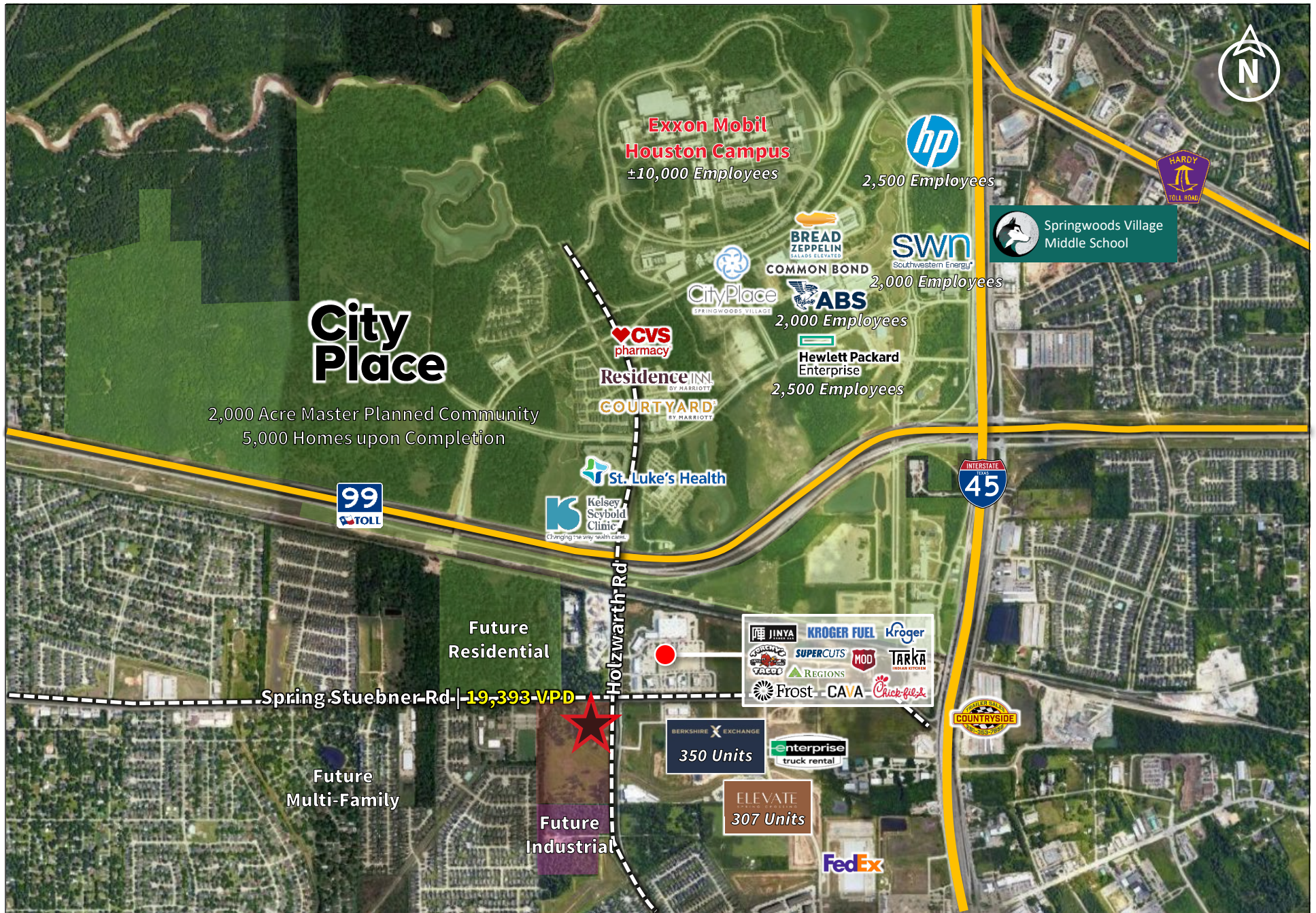






# PROPERTY AERIAL

±1.6 AC | HOLZWARTH & SPRING STUEBNER RD | SPRING, TX 77388



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