

# SPRING VILLAGE CENTER I

±4.96 ACRES  
(RAW LAND)

±56,000 SF  
(PAD SITE)

±44,000 SF  
(PAD SITE)

±30,000 SF  
(END CAP)

LOWE'S

AMC  
THEATRES

URBAN 429  
Transferring  
Park

THE  
HOME  
DEPOT

golden  
corral

LA FITNESS

±44,000 SF  
(PAD SITE)

Office  
DEPOT

Denny's

W

Advance  
Auto Parts

Jack  
in the box

smashburger

INTERSTATE  
TEXAS  
45

SPRING  
HIGH  
SCHOOL

SONIC

BURGER  
KING

STARBUCKS  
COFFEE

CYPRESSWOOD DRIVE

SUPERCLUTS

ULTA

target

STAPLES

BEST  
BUY

BOOT  
BARN

GRINGO'S

## FOR LEASE

BUILDING, THREE PAD SITES, ACREAGE

19558-20115 Holzwarth Road  
Houston, Texas 77388

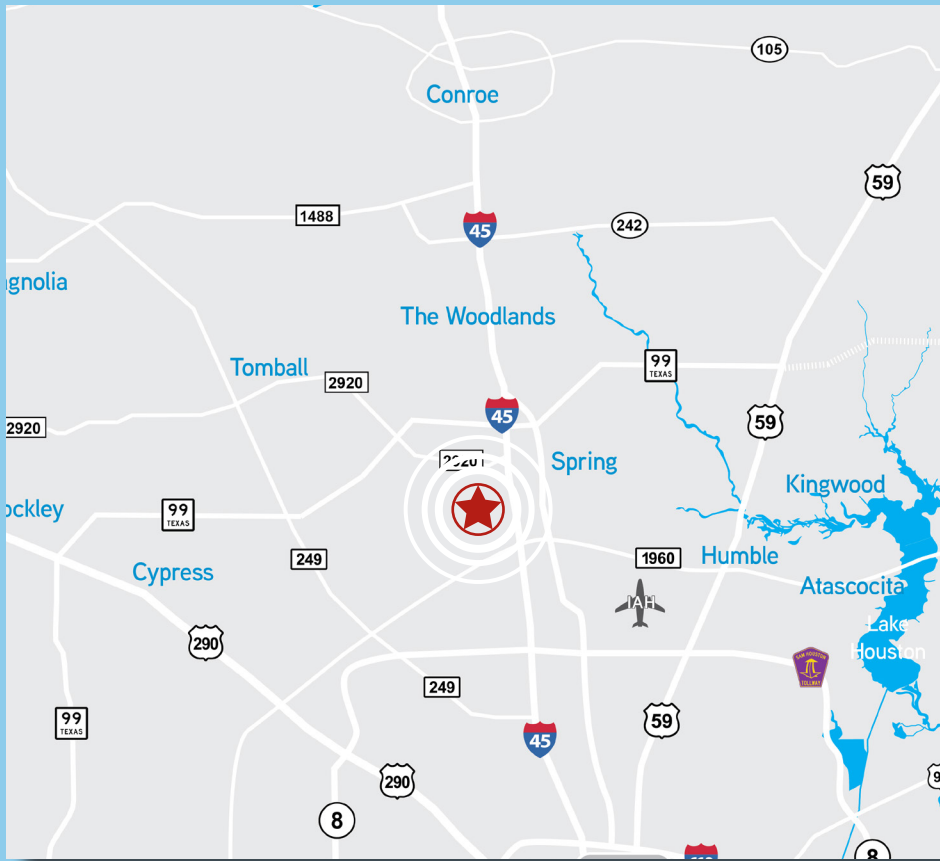
- Pad A: 56,000 SF
- Pad B: 44,000 SF
- Pad C: 44,000 SF
- 30,000 SF end-cap
- 4.96 acres

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## SITE OVERVIEW

Site Address:	19958-20115 Holzwarth Road - Spring Village Center
Lease Rate:	Contact Broker for Pricing
Current Use:	Storefront Retail
Availabilities:	Pad A: 56,000 SF; Pad B: 44,000 SF; Pad C: 44,000 SF; 30,000 SF end-cap; 4.96 acres
Year Built:	1984
Parking:	425 Surface Spaces
Tenants:	Woodlands Gymnastics Academy, AMC Theatres, Urban Air Adventure Park, Rowdy's



# OPPORTUNITY

to be minutes from up-and-coming  
springwoods village



## Ideal Location

minutes from ExxonMobil Campus

Springwoods Village is a new sustainable master-planned community boasting an impressive roster of regional and international corporations, a 60-acre mixed-use urban district (CityPlace) and nature trail system (Spring Creek Greenway).

Located ten minutes south of The Woodlands and easily accessible from Interstate 45, Springwoods Village has become an economic engine for the region with 18,000 employees and 750 residents and growing.

CityPlace is surrounded by major corporations such as ExxonMobil and Hewlett Packard and has recently added the Houston CityPlace Marriott at Springwoods Village. When fully developed, the project will include up to 8 million square feet of Class A office space with 500,00 square feet of integrated retail space and additional luxury multifamily.

## Highlights

- › ±56,000 SF Pad site available
- › Two (2) ±44,000 SF Pad sites available
- › ±30,000 SF Building space available
- › ±4.96 AC of raw land adjacent to pad site
- › 19,897 VPD on Holzwarth Road in front of properties

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# TAPESTRY DEMOGRAPHICS

## 1 MILE RADIUS

### Population Trend



4,929

2000 Total Population



8,844

2010 Total Population



11,388

Current Total Population



12,487

5 Yr Projected Total Population

### Median Household Income



\$90,833

Current Median HH Income



\$100,394

5 Yr Projected Median HH Income

### Average Household Income



119,958

Current Average HH Income



134,850

5 Yr Projected Avg HH Income

### Per Capita Income



\$42,262

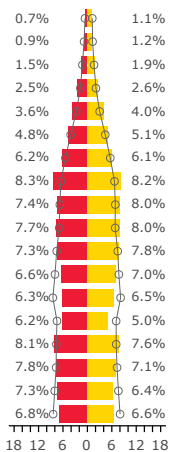
Current Per Capita Income



\$47,245

5 Year Projected Per Capita Income

### 2010 Age Pyramid

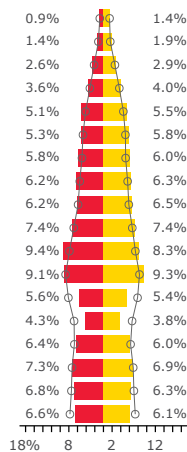


The largest group:  
2010 Females Age 50-54 (U.S. Census)

The smallest group:  
2010 Males Age 85+ (U.S. Census)

Dots show comparison to Harris County

### 2025 Age Pyramid

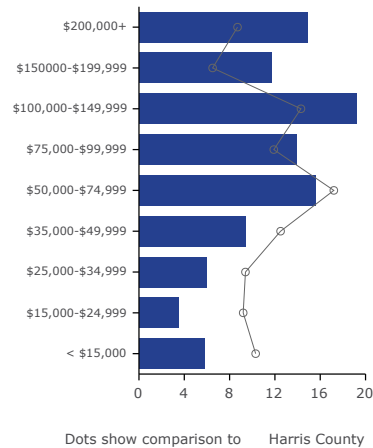


The largest group:  
2025 Female Population Age 30-34 (Esri)

The smallest group:  
2025 Male Population Age 85+ (Esri)

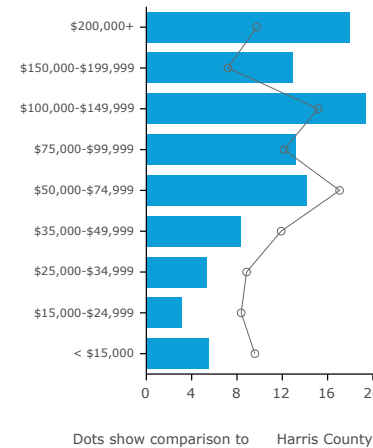
Dots show comparison to Harris County

### Current HH By Income



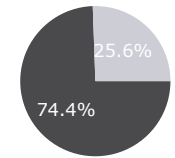
Dots show comparison to Harris County

### 5 Yr Projected HH By Income



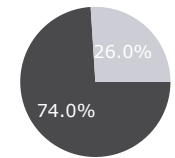
Dots show comparison to Harris County

### Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

### 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

### Race and Ethnicity

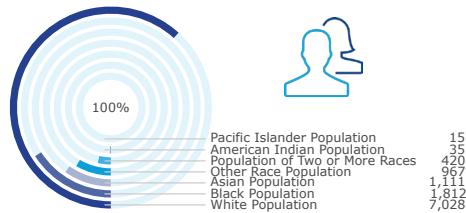
The largest group: White Alone (61.71)

The smallest group: Pacific Islander Alone (0.13)

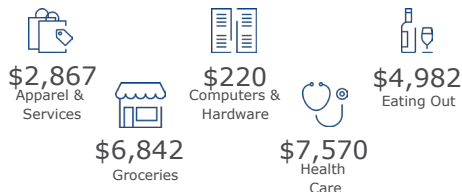
Indicator	Value	Difference
White Alone	61.71	+8.27
Black Alone	15.91	-3.40
American Indian/Alaska Native Alone	0.31	-0.30
Asian Alone	9.76	+2.36
Pacific Islander Alone	0.13	+0.06
Other Race	8.49	-6.90
Two or More Races	3.69	-0.09
Hispanic Origin (Any Race)	27.56	-16.36

Bars show deviation from Harris County

### Current Year Population By Race



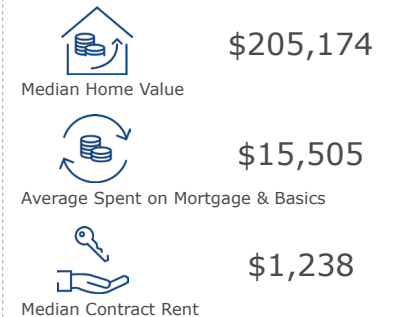
### 2019 Annual Household Spending



### Tapestry Segments



### Current Year Housing Stats



19958 Holzwarth Rd, Spring, Texas, 77388  
1 mile radius

Population, income & housing trends



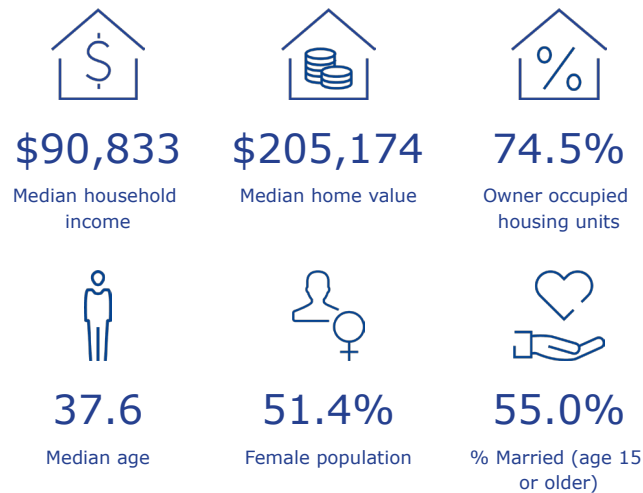
# TAPESTRY MARKET OVERVIEW - 3 MILE RADIUS



## Market overview

19958 Holzwarth Rd, Spring, Texas, 77388  
1 mile radius

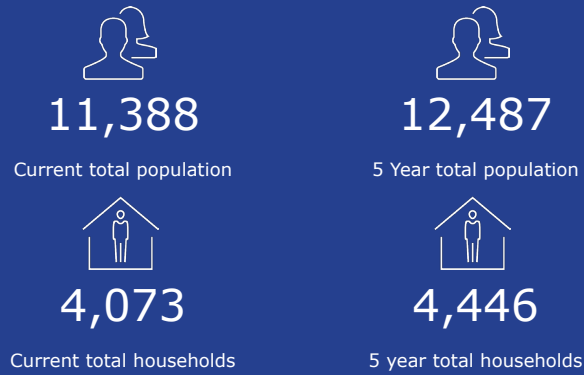
### Household & population characteristics



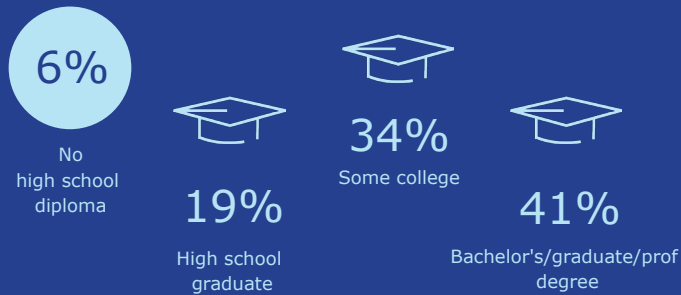
### Annual lifestyle spending



### Households & population



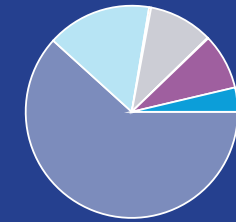
### Education



### Annual household spending

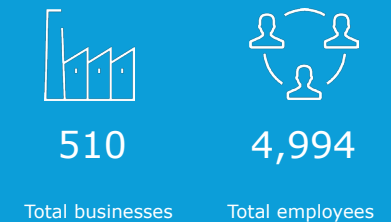


### Race

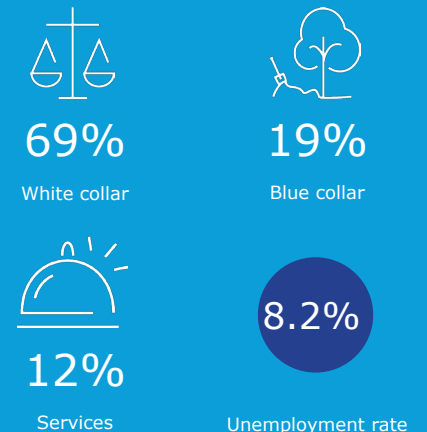


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

### Business



### Employment





# 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.

## 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 other, including the broker's own interest;
- 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/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/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.

**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 opinion 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 ESTABLISHED:

- 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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\_\_\_\_\_  
Date