



# SPRINGWOODS RETAIL CENTER

+/- 4,550 SF Lease

SEQ Spring Stuebner Rd & Holzwarth Rd | Spring, Texas



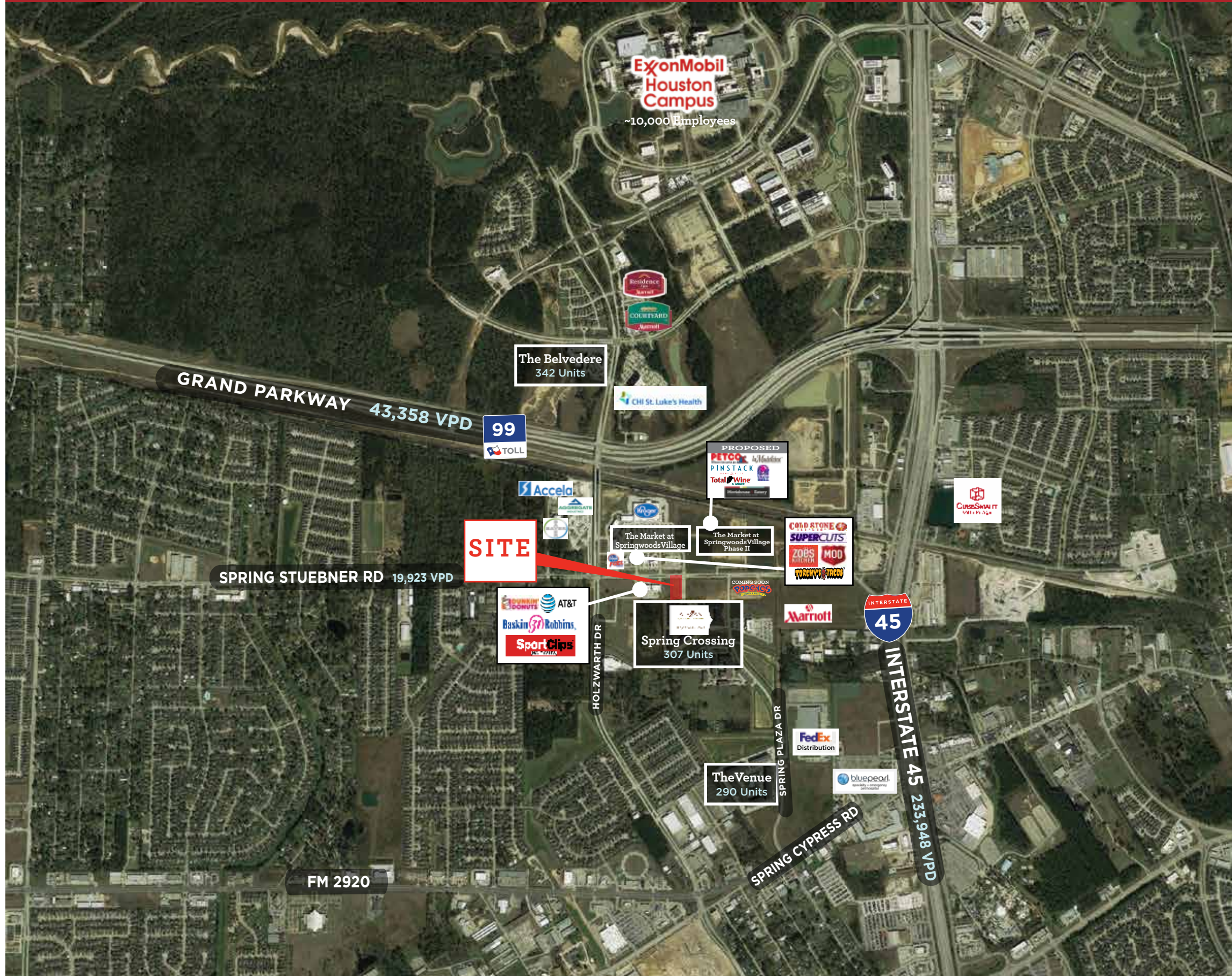
Rachael Keener & Shireen Owlia | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



# Springwoods Retail Center

SEQ Spring Stuebner Rd & Holzwarth Rd, Spring, Texas



Springwoods Retail Center is located at the SEQ of Spring Stuebner Rd. and Holzwarth Rd., Spring, Texas 77389. This new retail development is located at the confluence of three major arterials: I-45 N, Grand Parkway (Hwy 99), and Hardy Toll Road. The site sits directly in front of The Market at Springwoods Village, a Kroger Marketplace-anchored center, and is surrounded by a growing residential community. The building is approximately one mile south of CityPlace master-planned community and the new 4 million square foot ExxonMobil campus, employing up to 10,000 individuals in upstream, downstream, and chemical industries.

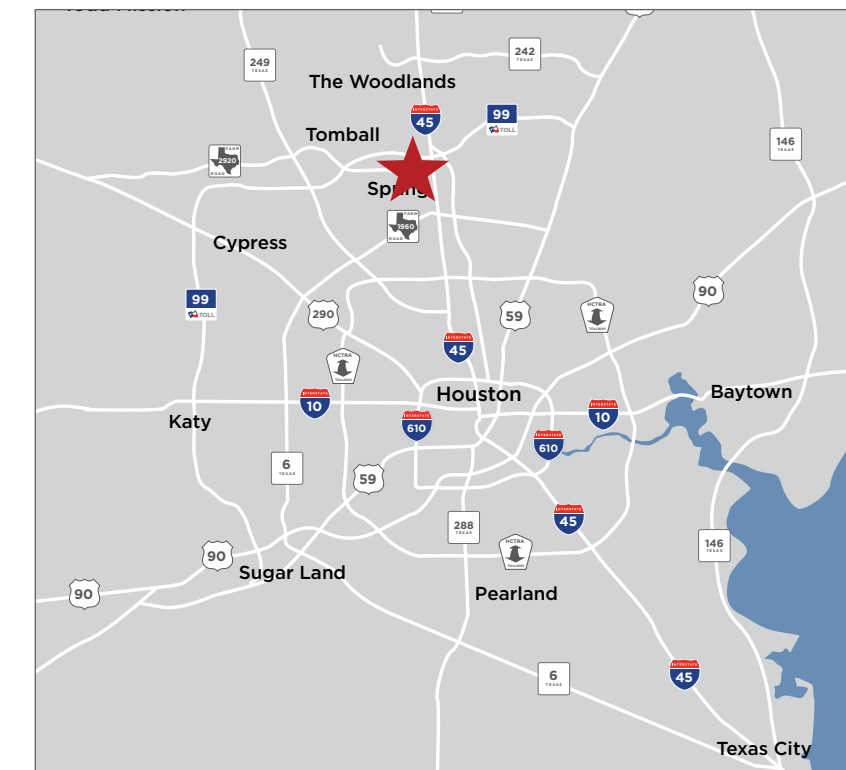
**Major Employers:**

- ExxonMobil 4M SF
- Southwestern Energy 515,000 SF
- CHI St. Luke's Medical Campus 150,000 SF
- American Bureau of Shipping 325,000 SF
- Hewlett-Packard 350,000 SF

Latitude/Longitude: 30.082384, -95.447114

For Lease: 4,550sf (divisible)

Traffic Counts: Spring Stuebner Rd. - 19,900 vpd



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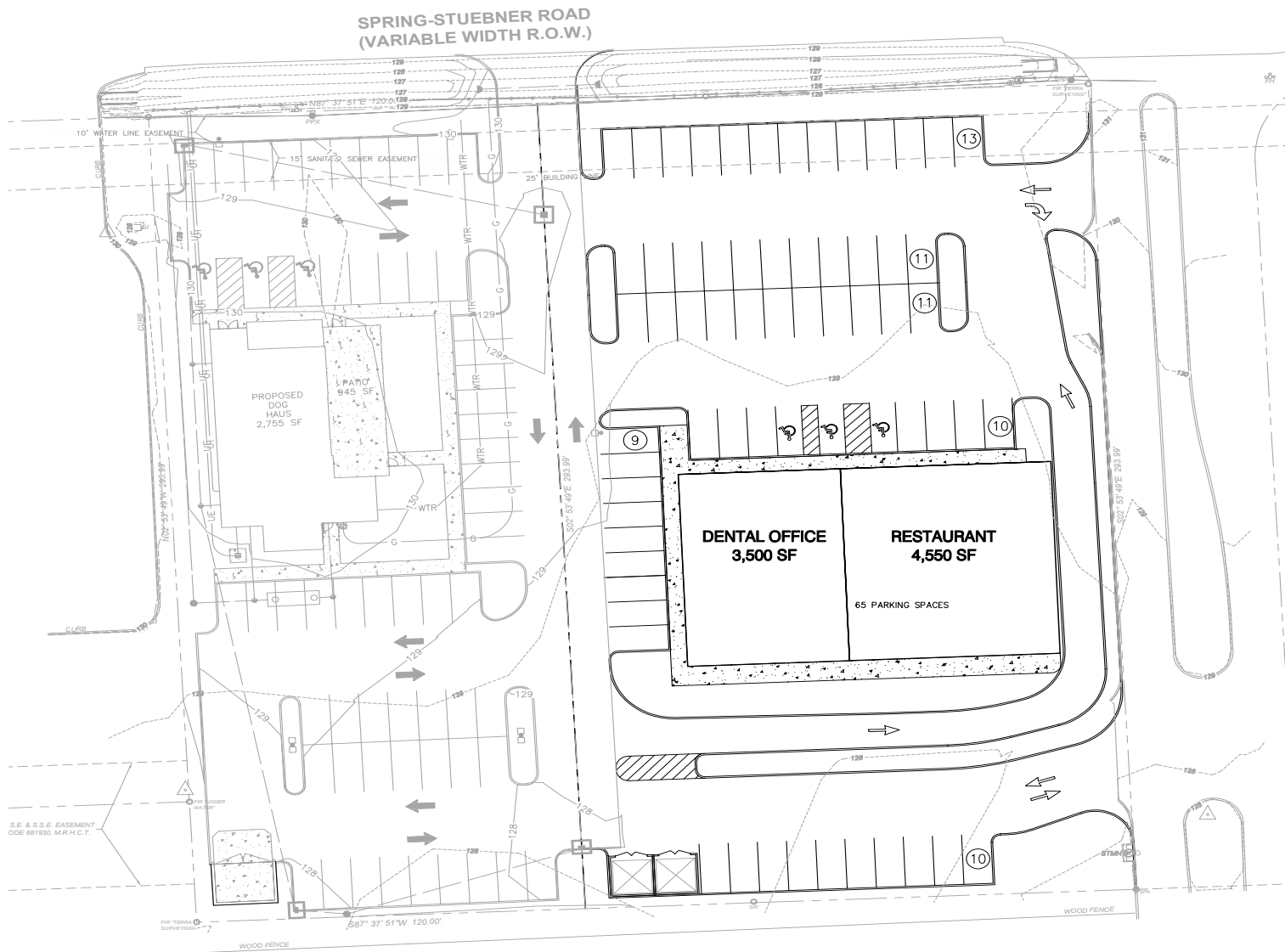
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## WHO'S NEARBY



2010 Census, 2019 Estimates with  
Delivery Statistics as of 9/19



	1 Mile	3 Mile	5 Mile
<b>POSTAL COUNTS</b>			
Current Households	3,053	23,109	85,603
Current Population	9,172	67,428	237,797
2010 Census Average Persons per Household	3.01	2.92	2.78
2010 Census Population	3,703	49,995	183,115
Population Growth 2010 to 2019	147.95%	34.96%	30.14%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	15.36%	17.56%	21.30%
2 Person Households	29.96%	31.17%	30.51%
3+ Person Households	54.68%	51.27%	48.19%
Owner-Occupied Housing Units	91.78%	81.62%	67.59%
Renter-Occupied Housing Units	8.22%	18.38%	32.41%
<b>RACE AND ETHNICITY</b>			
2019 Estimated White	62.04%	63.32%	66.28%
2019 Estimated Black or African American	15.89%	15.15%	13.69%
2019 Estimated Asian or Pacific Islander	5.68%	8.02%	6.57%
2019 Estimated American Indian or Native Alaskan	0.69%	0.58%	0.57%
2019 Estimated Other Races	15.70%	12.93%	12.89%
2019 Estimated Hispanic	37.81%	31.78%	30.04%
<b>INCOME</b>			
2019 Estimated Average Household Income	\$73,916	\$100,022	\$89,290
2019 Estimated Median Household Income	\$86,594	\$86,432	\$79,719
2019 Estimated Per Capita Income	\$25,291	\$35,993	\$33,200
<b>EDUCATION (AGE 25+)</b>			
2019 Estimated High School Graduate	26.23%	21.15%	21.02%
2019 Estimated Bachelors Degree	23.31%	23.74%	25.03%
2019 Estimated Graduate Degree	11.02%	12.80%	11.85%
<b>AGE</b>			
2019 Median Age	32.5	34.2	34.0





# 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 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.

**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.

**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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

