

±7.4 Acres of Land For Sale near Exxon Campus



SPRINGWOODS VILLAGE™
5,000 HOMES
AT COMPLETION

Audubon Grove Residential
51 Homes

Harper Woods Residential
88 Homes

Planned Residential
2016-2018

Planned Elementary School

The Belvedere
342 Luxury Apartment Units

Planned Residential 2016-2018

Site

Future Development

Phase 2 Proposed Tenants
THE MARKET AT SPRINGWOODS VILLAGE
 HomeGoods, PETCO, Total Wine & More

Land For Sale

±7.4 Acres
3206 Spring Stuebner

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Land For Sale

± 7.4 Acres on Spring Stuebner



PROPERTY INFORMATION:

- > ±7.4 Acres near the ExxonMobil Campus and Springwoods Mixed-Use Development.
- > Minutes from major arterials:
 - Interstate Hwy 45
 - Grand Parkway (Hwy 99)
 - Hardy Toll Road
 - FM 2920
- > ±403' Spring Stuebner Frontage
- > Unrestricted Use.
- > Full Utilities.
- > 4.5 miles to The Woodlands.
- > Excellent Medical Office or Retail.
- > Fast developing area with various new retail, office and multifamily nearby.
- > Price: \$6.95 PSF

CONTACT OUR ADVISORS

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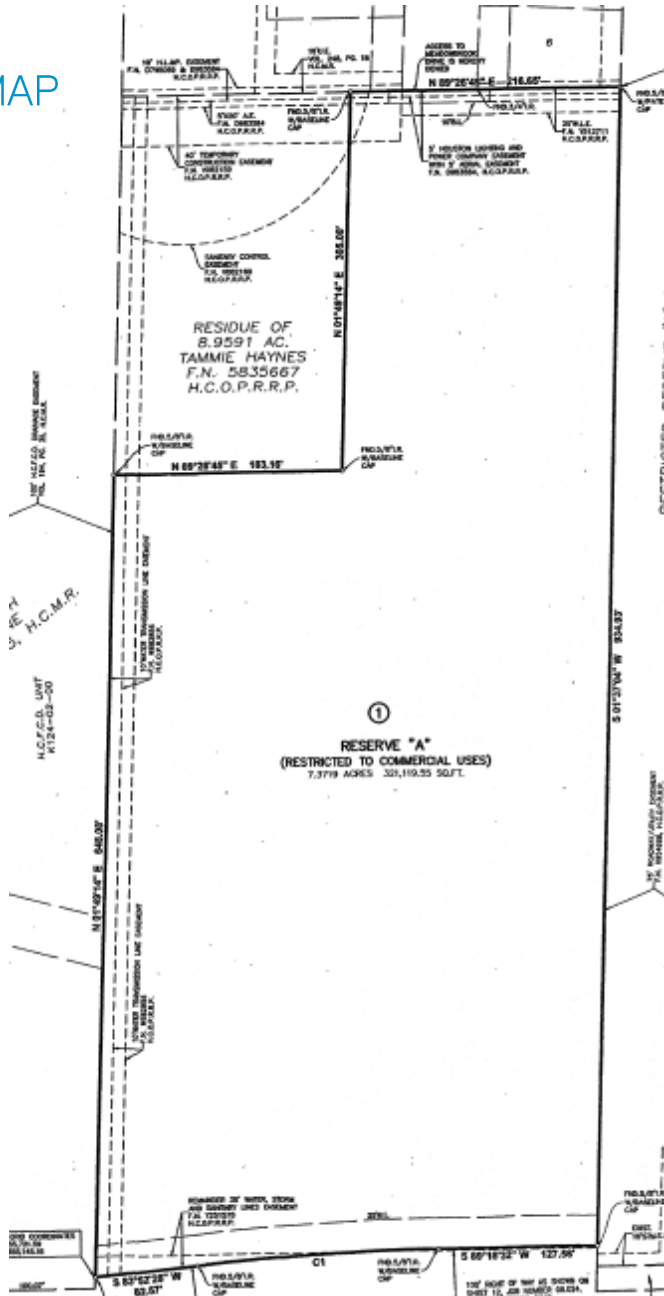
Michelle.Soderberg@colliers.com

Land For Sale

± 7.4 Acres on Spring Stuebner



SITE MAP



2017 DEMOGRAPHICS



22,641
HH IN 3 MI RADIUS



63,864
POP IN 3 MI RADIUS



\$105,667
HH INCOME IN 3 MI RADIUS

80,730
HH IN 5 MI RADIUS

218,498
POP IN 5 MI RADIUS

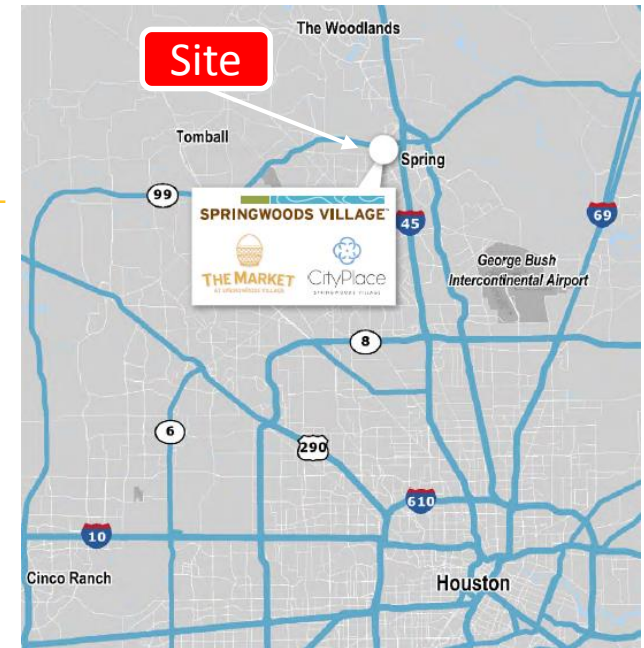
\$100,721
HH INCOME IN 5 MI RADIUS

Source: Sites USA

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SPRINGWOODS VILLAGE



Springwoods Village is a 2,000 acre master planned community situated just south of The Woodlands and 20 miles north of downtown Houston. The community is a new model of sustainability and greener living for the Houston region, preserving its natural ecosystems, building energy smart new homes, and reducing dependence on the car by providing a walkable mix of retail, dining, offices, and public amenities. Springwoods Village will build out its master plan over the next 10+ years.



CityPlace is our jewel, with the amenities, services, and vitality to make North Houston more dynamic than ever before. Our mixed-use urban district spans 60 acres, and will feature a diverse blend of luxury residences, future-forward office buildings, and distinct shopping and dining venues. Phase 1 of CityPlace is expected to open in 2017, anchored by an outdoor public plaza and a full-service hotel with a bar, restaurant, spa and banquet facilities. From early morning to late in the evening, CityPlace will be a dynamic, vibrant gathering place within the community.

ExxonMobil Corporate Campus

385-acre campus houses 10,000 employees at completion in 2015. Among the 20 office buildings is a meeting and training center designed to appear to float 80 feet above a plaza and reflecting pool 10,000 square-foot health and fitness facility Includes a child development center.



Southwestern Energy Corporate Headquarters

New corporate headquarters currently adjacent to Springwoods Village 22-acre campus houses a 10 story, 515,000 square-foot office building. Accommodates 1,500 employees. Includes a conference center, wellness center, full service dining facility, on-campus retail district of small shops and service providers, and two main dining areas.



CHI St. Luke's Health

The \$120 million medical campus includes a 55,000 square foot ambulatory medical center and a 100,000 square foot medical office building with space for more than 30 physicians The 150,000 square foot, LEED silver-certified hospital features Emergency department, inpatient beds, diagnostic imaging, Operating rooms, endoscopy suites, pre-op rooms, post-anesthesia care unit (PACU), Multi-use Primary and Specialty Care Clinic



About The Woodlands



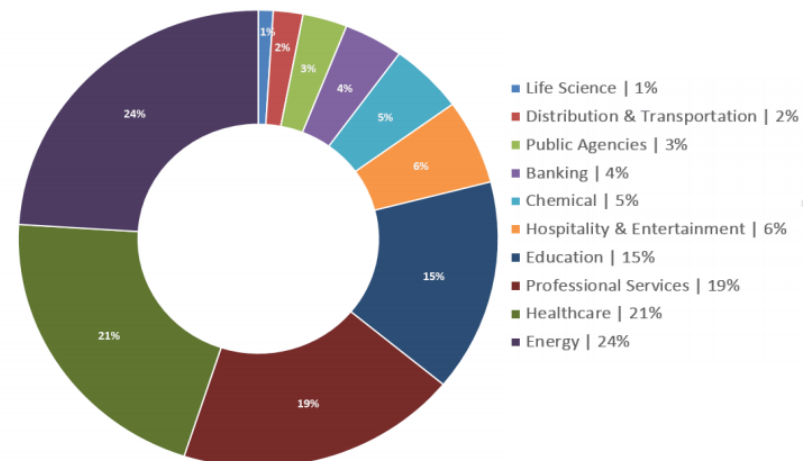
The Woodlands

Spanning 28,000 acres, The Woodlands is one of the most iconic and successful master-planned communities in the nation.

- **The Woodlands Mall**
1.3 million square feet of shopping and dining
Over 200 retailers including Anthropologie, Banana Republic, Barnes & Noble, Apple, Pottery Barn, Pottery Barn Kids, Ann Taylor Loft, Urban Outfitters, White House Black Market, and Williams Sonoma. Department stores include Nordstrom, Dillard's, Macy's, Sears, and JCPenney and features an outdoor courtyard linked to the Woodlands Waterway.
- **The Woodlands Market Street**
Over 70 high end retail shops including Tiffany's, Sur La Table, Kate Spade, Brooks Brothers, Lucky Brand, and many more.
Restaurants include 1252 Tapas Bar, Berry Hill, Café Express, Cru, Grotto, La Madeleine, Starbucks, Stadia, and Uni Sushi
Home to the AVIA hotel and the Market Street Cinemark movie theater
WiFi-enabled central park provides an attractive recreation and entertainment area.
- **Cynthia Woods Mitchell Pavilion**
Outdoor amphitheater seats 6,500 with capacity for an additional 10,000 on the lawn
Official Summer Home of the Houston Symphony.
- **Memorial Hermann The Woodlands**
294-private bed, full-service, acute care facility Employs over 780 medical staff physicians, 1,300 employees, and 250 volunteers Features a diabetes self-management program, a certified primary stroke center, sports medicine, rehabilitation and physical therapy, occupational therapy, speech therapy, registered dietitians and an emergency center accredited as a Level III trauma center by the State of Texas.
- **The Woodlands Town Center**
1,000-acre "downtown" of The Woodlands is one of the most active commercial building markets throughout Houston Contains over 6.9 million square feet of office space Anadarko's two iconic towers: 807,586-square-foot Allison Tower and 550,000-square-foot Hackett Tower.



THE WOODLANDS AREA MAJOR EMPLOYERS BY SECTOR
66 Companies | 33,128 Employees





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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date