



# SPRING WEST

*Retail Spaces Available In 40-Acre Development*

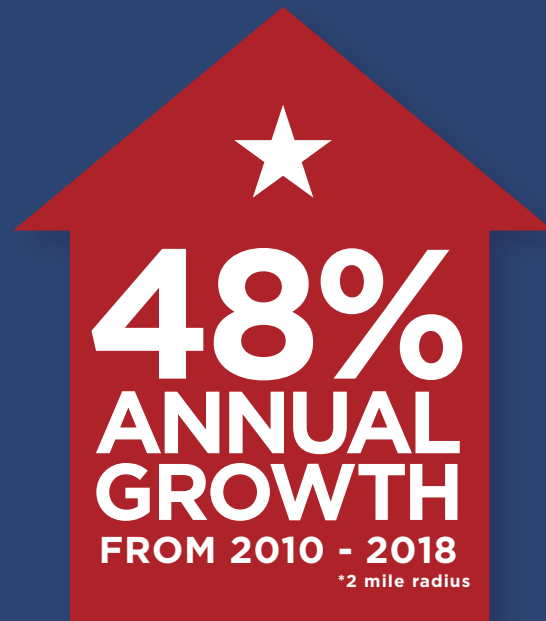
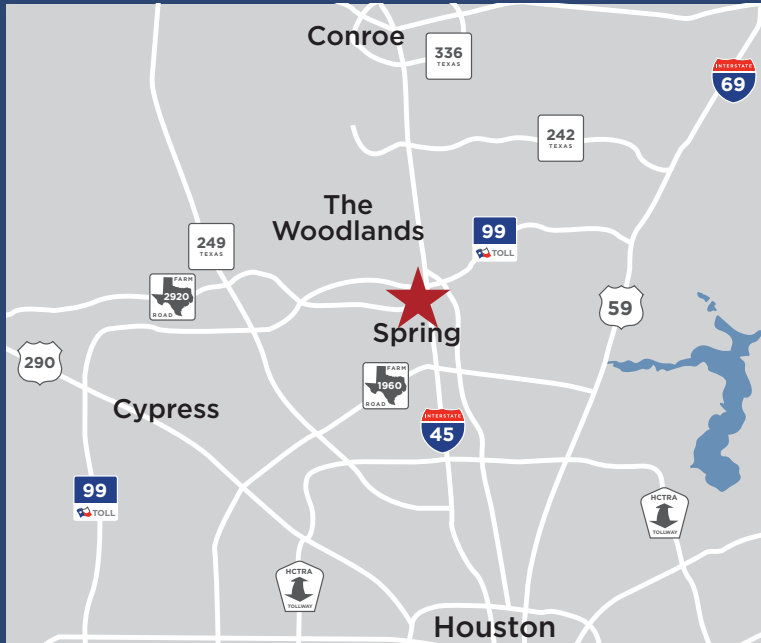
NWC of I-45 & Spring Cypress | Spring, Texas



Rebecca Le | Heather Nguyen | 281.477.4300

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





**\$97K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILE  
TRADE AREA



**TRAFFIC COUNT**  
233,948 VPD on I-45 HWY.  
52,737 VPD on SPRING CYPRESS RD.

Source: TXDOT 2017



**MAJOR AREA RETAILERS**



**SPRING WEST**

A **40 ACRE RETAIL DENSE DEVELOPMENT** at the NWC of I-45 & Spring Cypress in Spring, Texas

**EXCELLENT VISIBILITY** from high-traffic **I-45** and **LESS THAN 1.5 MILES** from **99 GRAND PARKWAY**

Located **LESS THAN 3 MILES** from **NEW 4 MILLION SF EXXONMOBIL CAMPUS** employing 10,000 in upstream, downstream, and chemicals industries

**ACROSS** from **SIX FLAGS WATER AMUSEMENT PARK**, BRINGING OVER **32 MILLION GUESTS ANNUALLY**

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The Woodlands &  
The Cynthia Woods Mitchell Pavilion

**ExxonMobil**  
4 Million SF  
10,000 Employees

**99**  
TOLL  
**GRAND PARKWAY 43,358 VPD**

**SPRING STUEBNER RD 19,923 VPD**

**The Venue**  
290 Units

**Spring Crossing**  
307 Units

**FedEx**  
Distribution

**BBVA** **Compass**

**SPRING CYPRESS RD 52,737 VPD**

**MATTRESS ONE**

**MATTRESS FIRM**  
Where it's Easy to get a Great Night's Sleep

**U-HAUL**



**ACE**  
The helpful place.



**INTERSTATE**  
**45**

**INTERSTATE 45 233,948 VPD**







TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	377,544	8.67	42,248	616	14.58	11.19
TRACT '2'	131,599	3.02	21,000	136	6.48	15.96
TRACT '3'	76,129	1.75	13,080	71	5.43	17.18
TRACT '4'	122,423	2.81	36,896	237	6.42	30.14
TRACT '5'	250,903	5.76	52,544	410	7.80	20.94
TRACT '6'	43,808	1.01	6,400	47	7.34	14.61
TRACT '7'	82,671	1.90	5,000	59	11.80	6.05
TRACT '8'	61,265	1.41	3,500	36	10.29	5.71
TRACT '9'	98,445	2.26	10,800	138	12.78	10.97
TRACT '10'	32,236	0.74	4,000	40	10.00	12.41
TRACT '11'	25,755	0.59	3,000	21	7.00	11.65
TRACT '12'	52,879	1.21	5,000	73	14.60	9.46
TRACT '13'	66,241	1.52	6,200	104	16.77	9.36
TRACT '14'	123,087	2.83	48,000	101	2.10	39.00
<b>TOTAL</b>	<b>1,146,343</b>	<b>26.32</b>	<b>180,668</b>	<b>1,612</b>	<b>8.92</b>	<b>15.76</b>

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

## WHO'S NEARBY

## DEMOGRAPHICS

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

**2 Miles**      **3 Miles**      **5 Miles**

### POSTAL COUNTS

Current Households	11,461	24,282	89,367
Current Population	34,166	71,522	252,191
2010 Census Average Persons per Household	2.98	2.95	2.82
2010 Census Population	23,166	53,314	194,031
Population Growth 2010 to 2019	47.66%	34.26%	30.22%

### CENSUS HOUSEHOLDS

1 Person Household	16.18%	16.72%	21.09%
2 Person Households	30.61%	30.92%	29.58%
3+ Person Households	53.21%	52.36%	49.33%
<b>Owner-Occupied Housing Units</b>	<b>85.62%</b>	<b>83.19%</b>	<b>66.19%</b>
Renter-Occupied Housing Units	14.38%	16.81%	33.81%

### RACE AND ETHNICITY

2019 Estimated White	59.64%	62.98%	63.63%
2019 Estimated Black or African American	17.84%	15.78%	15.56%
2019 Estimated Asian or Pacific Islander	8.51%	7.44%	6.28%
2019 Estimated Other Races	13.46%	13.21%	13.94%
2019 Estimated Hispanic	32.77%	32.07%	31.94%

### INCOME

<b>2019 Estimated Average Household Income</b>	<b>\$97,233</b>	<b>\$93,474</b>	<b>\$85,036</b>
2019 Estimated Median Household Income	\$86,216	\$84,037	\$76,587
2019 Estimated Per Capita Income	\$34,199	\$33,296	\$31,233

### EDUCATION (AGE 25+)

2019 Estimated High School Graduate	20.86%	22.21%	21.71%
2019 Estimated Bachelors Degree	24.91%	22.87%	23.23%
2019 Estimated Graduate Degree	11.99%	11.49%	10.86%

### AGE

2019 Median Age	33.8	34.0	33.2
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Our quest  
is your success.

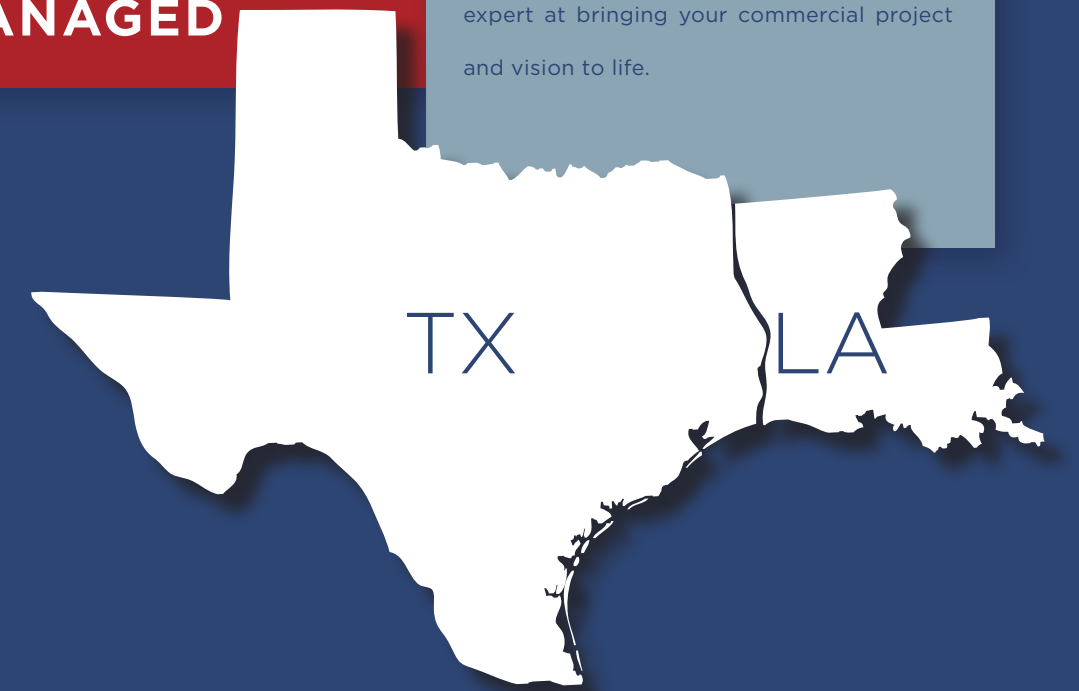
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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

# 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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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