

12.35 ACRES - CITY PLACE

SPRING, TEXAS | HOUSTON MSA



10000 ENERGY DR
expand TETRA
QUANTA SERVICES

Hewlett Packard Enterprise

MARRIOTT

1700 & 1701 CITY PLAZA DR
TRUIST | ABS
EVONIK | TWIN EAGLE

STAR CINEMAGRILL

THE MARK AT CITYPLACE
288 UNITS

ExxonMobil
CAMPUS

HP PLAZA AT SPRINGWOODS VILLAGE
hp

12.35 Acres
CITY PLACE

SPRINGWOODS VILLAGE MIDDLE SCHOOL



99 (115,000 VPD)

45 (167,000 VPD)

HARDY TOLL ROAD (50,000 VPD)

THE OFFERING

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase a ±12.35-acre development site positioned within City Place. This prestigious submarket contains some of the city’s premier developments, including the ExxonMobil Campus Headquarters, Hewlett Packard Enterprise’s build-to-suit campus, and City Place, which offers numerous walkable retail and entertainment destinations. The Property sits just north of the Grand Parkway, with frontage along the west side of I-45. While the Property has freeway frontage, the site is heavily wooded and allows future development to feel secluded, with amenities such as an adjacent park with lakes and trails. The site offers exceptional flexibility for development, accommodating a range of uses that preserve the value of the surrounding master-planned environment. With the potential to attract multifamily, office, medical, retail, hospitality, and mixed-use projects, this site presents a rare opportunity for large-scale development within a highly regarded master-planned setting.



ExxonMobil
CAMPUS

HP PLAZA AT
SPRINGWOODS
VILLAGE



12.35 Acres
CITY PLACE

STAR
CINEMAGRILL

SPRINGWOODS VILLAGE
MIDDLE SCHOOL

M
HARRIOTT

THE MARK
AT CITYPLACE
288 UNITS

10000 ENERGY DR

expand  **TETRA**

 **QUANTA**
SERVICES

INVESTMENT HIGHLIGHTS

POISED TO BENEFIT FROM FORTUNE 10 HQ

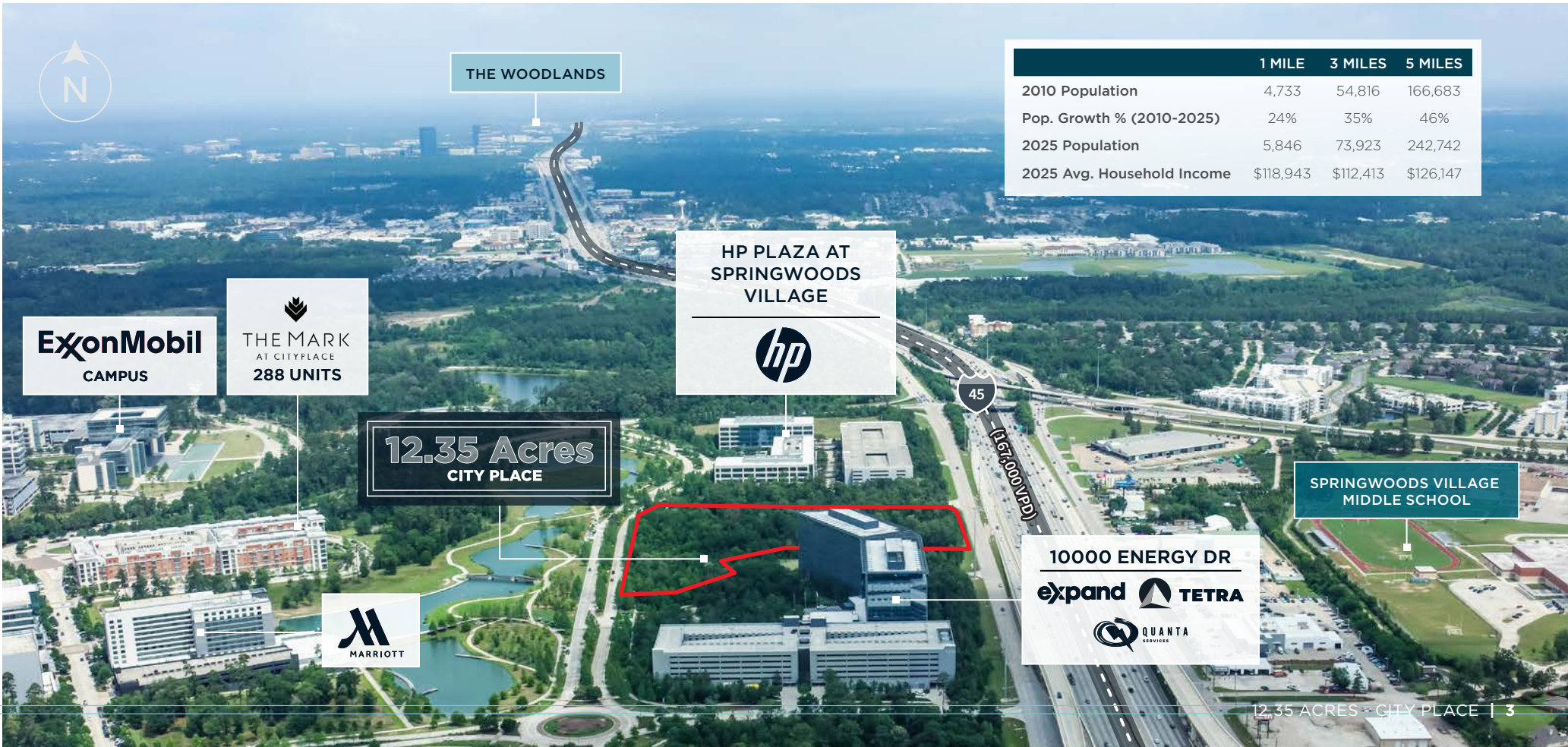
- Adjacent to ExxonMobil Campus Headquarters with 14,000 employees on site.
- Ability to capture multifamily / retail demand from large employee base.

EXCEPTIONAL ACCESS AND DEMOGRAPHICS

- Strong surrounding demographics with 242,742 residents within 5 miles and \$126,147 Avg. HH Income.
- Easily accessible to both I-45 and Grand Parkway through multiple routes within minutes.

WALKABLE RETAIL & ENTERTAINMENT

- Less than a 10-minute walk from City Place that has 750k SF of retail, 590 hotel rooms, and 7 miles of trails.
- Major retail options include Star Cinema Grill, 24 Hour Fitness, Chipotle, Chick-fil-A, Torchy's Tacos, and many more.



PROPERTY DESCRIPTION



SITE SIZE

± 12.35 Acres

LOCATION

Southeast Corner of Energy Dr & Belvedere Point, Spring, TX 77389

SCHOOLS

- Spring Independent School District
- Northgate Crossing Elementary
 - Spring Woods Village Middle School
 - Wunsche High School

OPPORTUNITY ZONE

No

UTILITIES

Water and Sewer provided by Harris County Improvement District 18

ZONING AND DENSITY

- Most commercial uses permitted, subject to City Place Design Review Committee approval
- 150' Height Restriction

DETENTION

Provided Off-Site

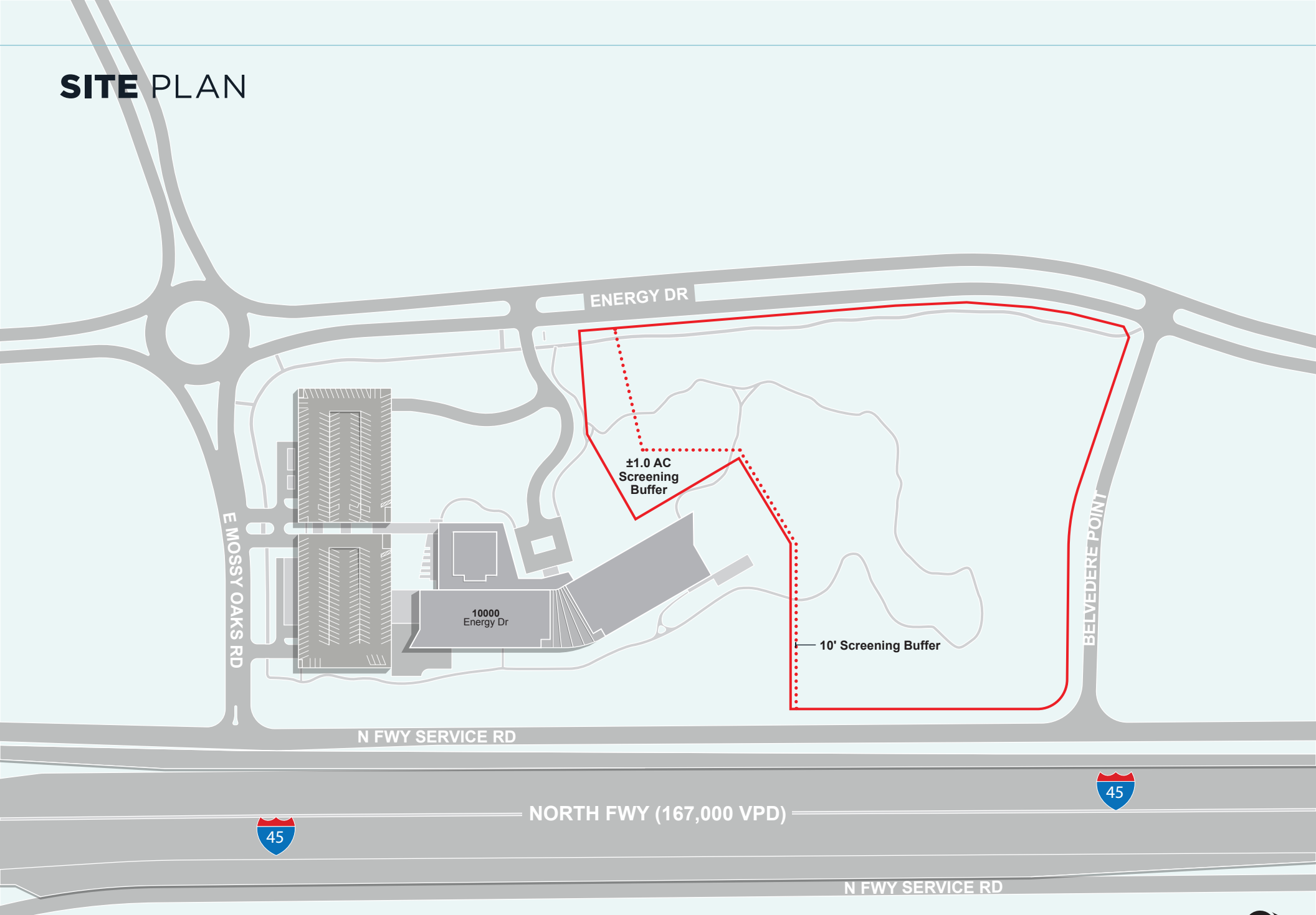
FLOOD PLAIN

Approx. 1.2 AC (10% of site) within the 500-yr floodplain (minimal risk)

PARCEL NO. (APN)

1339290010001

SITE PLAN



**Additional easements and setbacks exist along the service road, Belvedere Point and Energy Drive.*



POISED TO BENEFIT FROM **FORTUNE 10 HEADQUARTERS**



ExxonMobil

CORPORATE HEADQUARTERS
4.4 MILLION SQUARE FEET
MASTER-PLANNED BY PICKARD CHILTON
SUPPORTS OVER 14,000 EMPLOYEES
385 ACRES

12.35 Acres
CITY PLACE

Belvedere Point

45 (167,000 VPD)

TRUE **LIVE-WORK-PLAY** ENVIRONMENT

City Place is a fully integrated, mixed-use development and one of Houston's most inspired new master-planned communities. All the elements of a truly great business environment are found at City Place. The community is a model of sustainability and greener living for the Houston region by providing a walkable mix of retail, dining, offices, and public amenities. At City Place, corporate campuses and office buildings connect to other neighborhoods and workday-enriching destinations.



60

Acre
Urban District

2,000

Acre
Master Plan

14M

SF
Commercial
Office

750,000

SF
Retail

590

Hotel
Rooms

5,000

Residences
(5-Mile
Radius)

290

Acres of
Parks & Open
Space

7

Miles
of Trails

150

Acre
Nature
Preserve

NEIGHBORHOOD HOTELS



HOUSTON CITY PLACE MARRIOTT

.25 MILE AWAY

via scenic walkway

COMPLIMENTARY SHUTTLE SERVICE

to the corporate campuses

330 ROOMS

(12 Junior, 2 executive suites)

Outdoor pool with infinity overlooking ponds

Fitness center

Club lounge

SwitchHouse bar & restaurant

Ample meeting space

Kayak rentals available



RESIDENCE INN

1.1 MILE AWAY

via scenic & shaded sidewalk

COMPLIMENTARY SHUTTLE SERVICE

to the corporate campuses

128 ROOMS

(Studios & 1 bedroom suites)

Outdoor pool

Fitness center



COURTYARD MARRIOTT

1.1 MILE AWAY

via scenic & shaded sidewalk

COMPLIMENTARY SHUTTLE SERVICE

to the corporate campuses

112 ROOMS

(10 Suites)

Outdoor pool

Fitness center

Bistro

ANOTHER 13 HOTELS WITHIN 3 MILES



NEARBY DINING & ENTERTAINMENT

ONLY A 1/4 MILE AWAY VIA SCENIC PATHWAY



SUSHI REBEL BAR

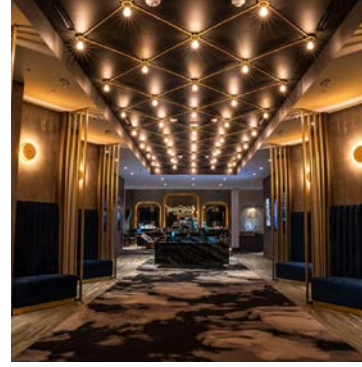
(SISTER OF UPTOWN SUSHI)



SWITCHOUSE BAR



COMMON BOND



STAR CINEMA



ISLAND GRILL

WITHIN A 10 MIN DRIVE

OLD TOWN SPRING, HUGHES LANDING, MARKET STREET, WATERWAY, SPRING 45, THE MARKET AT SPRINGWOODS VILLAGE



SUPERIOR ACCESS

LOCATION	DISTANCE	DRIVE TIME
The Woodlands	4.6 Miles	7 Minutes
Houston CBD	24.3 Miles	22 Minutes
George Bush Intercontinental Airport	15.3 Miles	16 Minutes
Galleria/Uptown	29.4 Miles	28 Minutes
Texas Medical Center	30.5 Miles	28 Minutes
Energy Corridor	32.8 Miles	35 Minutes



ICONIC LOCATION ADJACENT TO THE WOODLANDS



The Woodlands is a 28,500-acre master-planned community with an impeccable reputation for a high quality of life, located only 27 miles north of Houston and just 20 minutes away from George Bush Intercontinental Airport, the area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned neighborhoods with million-dollar homes, and luxury retail and community offerings only found in top MSA's.



BUSINESS

- Home to 7 Fortune 500 corporate headquarters
- Home to over 2,200 Businesses
- Self-sustaining exurban core area with one of the few true live/work/play environments outside of the 610 Loop
- Renowned Medical Hub anchored by five of Houston's premier hospitals including Memorial Hermann, CHI St. Luke's Health, Houston Methodist, MD Anderson, and Texas Children's Hospital



RESIDENTIAL

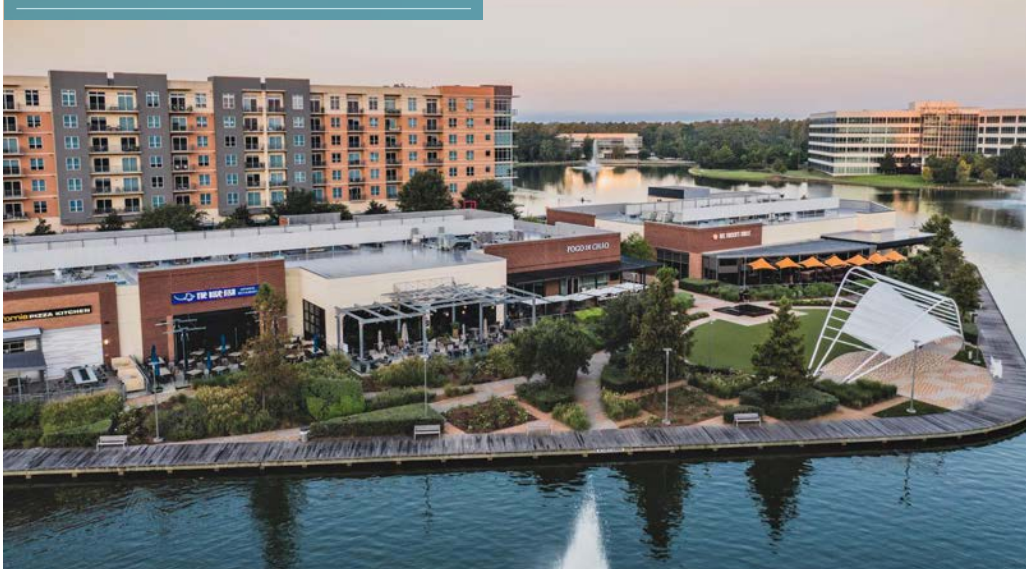
- #1 Best City in the US 2023-2024 (Niche.com)
- #2 Best City in the US 2025 (Niche.com)
- #2 Best City to Raise a Family 2025 (Niche.com)
- One of the most desired submarkets in Houston due to zoning regulations



RECREATION

- Home to an unprecedented 7,665 acres of greenspace
- Top 100 Golf Community
- World Class Entertainment Venue: The Cynthia Woods-Mitchell Pavilion

RESTAURANT ROW AT HUGHES LANDING



WATERWAY SQUARE



71

WALK SCORE

Most errands can be accomplished on foot

83

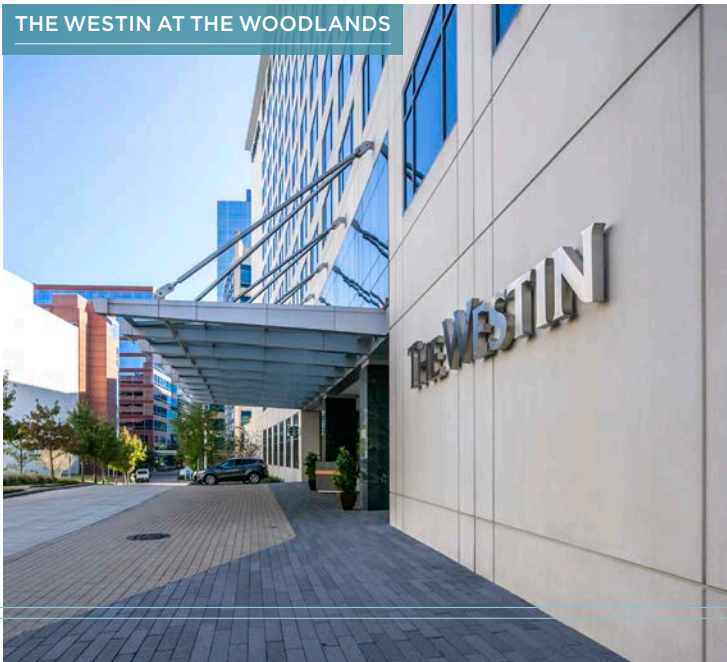
BIKE SCORE

Biking is convenient for most trips

THE WOODLANDS WATERWAY



THE WESTIN AT THE WOODLANDS



THE WOODLANDS MALL



MARRIOTT THE WOODLANDS WATERWAY HOTEL



HOUSTON IS A **MAGNET FOR RENTING-AGED INDIVIDUALS**

ADDING NEARLY 29,000 NEW YOUNG ADULTS YEAR-OVER-YEAR

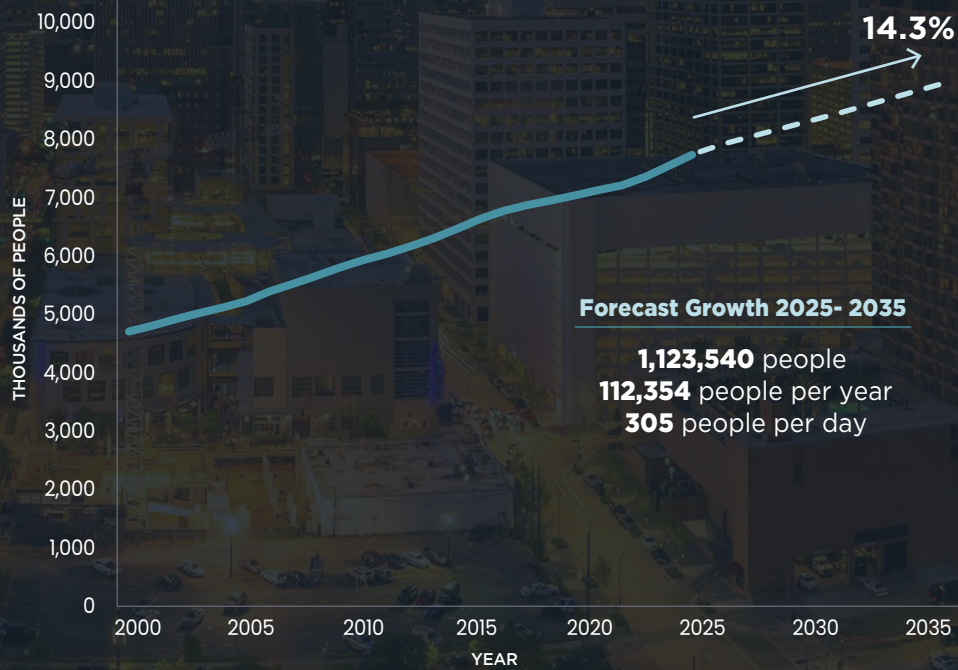
POPULATION CHANGE (2024-2025) AGES 20-34



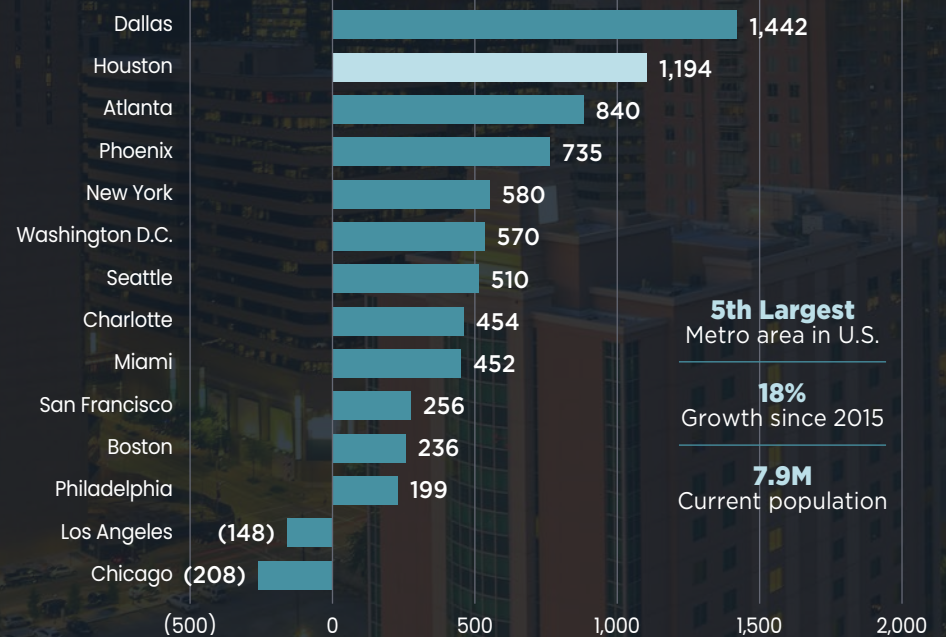
HOUSTON'S BOOMING POPULATION GROWTH

NATION LEADER IN DOMESTIC NET MIGRATION WHILE GATEWAY MARKETS SAW NET-LOSSES

HOUSTON MSA TOTAL POPULATION



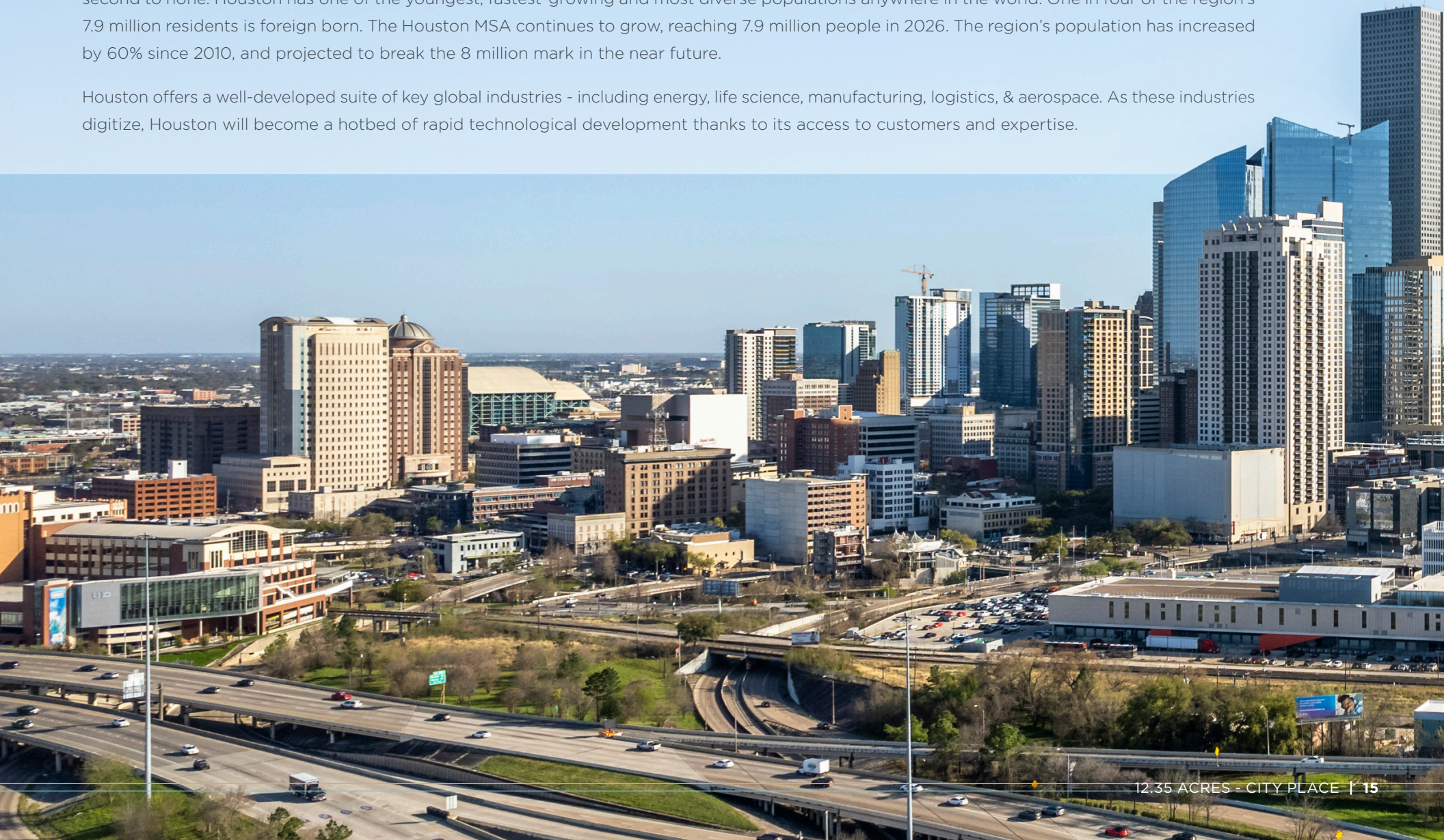
POPULATION GROWTH (2015-2025)



THE HOUSTON **ECONOMY**

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.9 million residents is foreign born. The Houston MSA continues to grow, reaching 7.9 million people in 2026. The region's population has increased by 60% since 2010, and projected to break the 8 million mark in the near future.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



THE HOUSTON **ECONOMY**



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,800 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

#3 in U.S. for Fortune 500 Headquarters housing 26 Fortune 500 companies

MAGNET FOR TOP TALENT IN THE U.S.

3.52 million total jobs forecasted for the end of 2026, a new record for the region

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 14,800 new jobs created in 2025

HOUSTON MARKET

7.9M

current
population

1.03M

projected growth
(2010-2030)

\$124,300

avg household
income

2.8M

current
households

14,800

new jobs
added in 2025

3.52M

total non-farm
employment

3.7M

person
workforce

42.4%

households with
\$100k+ income



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