

FOR LEASE



SPRING OAKS PLAZA

4544 SPRING STUEBNER RD | SPRING, TX 77389

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY SUMMARY



- Spring Oaks Plaza offers 1,200 to 7,188 SF of space, ready for buildout!
- Start out with a remarkable presence and work with an experienced firm prepared to maximize success with build-out allowance and signage available.
- An average household income of \$128,040 contributes to over \$2.9 billion in annual consumer spending within a five-mile radius.
- Spring Oaks Plaza is uniquely located within one block of 2 public elementary schools (1000 students each), the areas only Catholic high school, one of the largest church congregations in the north Houston area, and a future intermediate school site.
- At the signalized intersection of Spring Stuebner Road and Frassati Way, which receives exposure from 23,000 vehicles per day.
- Strategically situated two miles from Grand Parkway and less than four miles from I-45, providing a 30-minute drive to Downtown Houston.
- 2021 TXDOT:
 - Spring Stuebner - east of site: **22,955 VPD**
 - Spring Stuebner - west of site: **19,311 VPD**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,589	80,135	236,020
TOTAL DAYTIME POPULAION	6,801	75,315	216,343
AVG HOUSEHOLD INCOME	\$115,393	\$131,443	\$128,040
*SOURCE: SITE TO DO BUSINESS 2025			

PROPERTY FLOOR PLAN

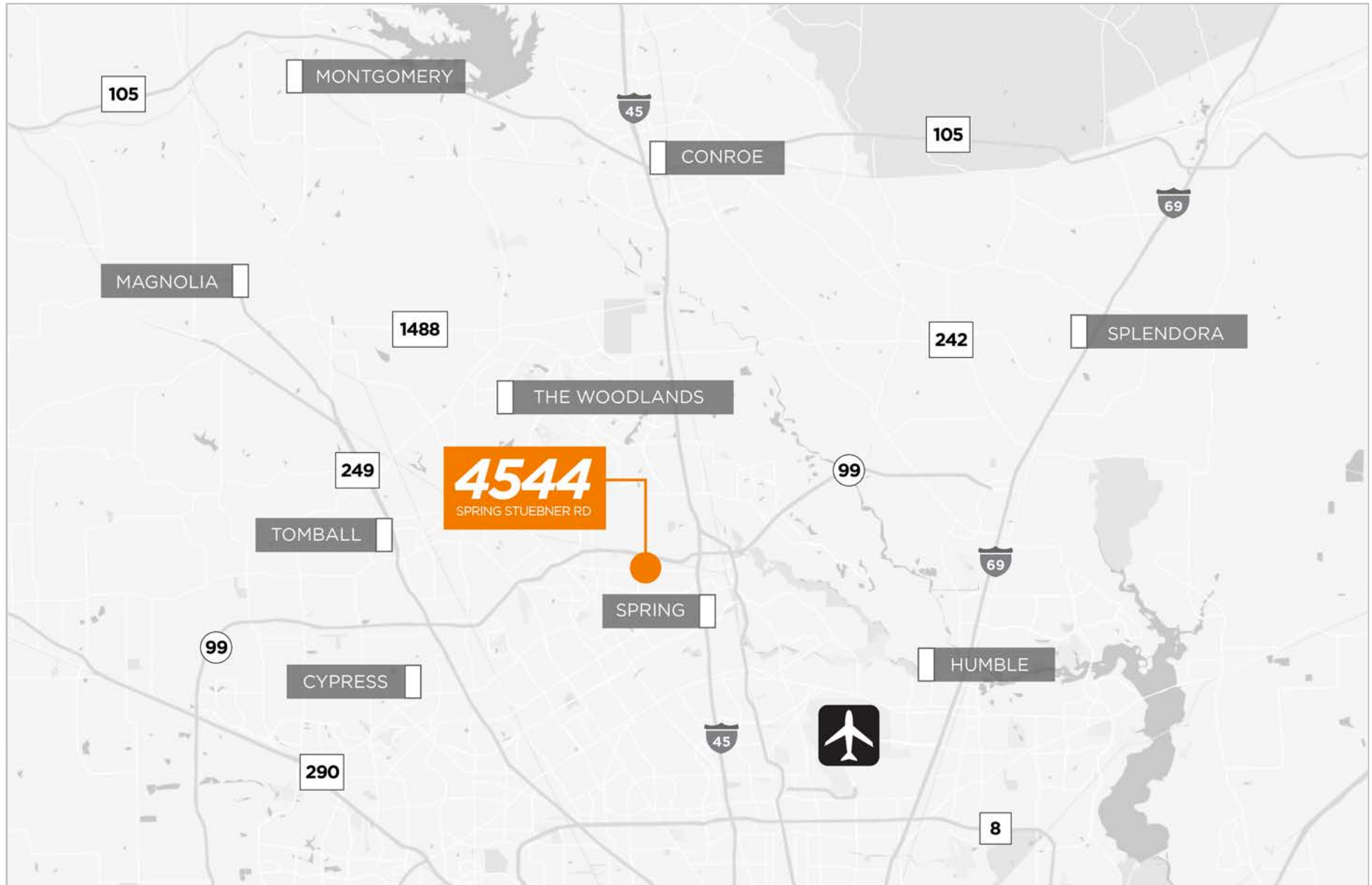


PROPERTY AERIAL



4544 SPRING STUEBNER

PROPERTY LOCATION



SURROUNDING RETAIL



PROPERTY PHOTOS



MARKET OVERVIEW

SPRING, TEXAS MARKET OVERVIEW



Spring Texas is a vibrant community experiencing notable economic development and growth. Located in Harris County, Texas, and is part of the Houston Metropolitan Area.

Spring has seen steady population growth over the years. The areas housing market has also experienced substantial growth, with new residential developments catering to various housing needs and preferences.

The ExxonMobil headquarters in Spring, Texas, also known as the ExxonMobil Campus, is a major corporate hub for one of the world's largest oil and gas companies. The ExxonMobil campus spans over 385 acres and includes multiple office buildings, research and development facilities, and employee amenities. The campus is designed to accommodate more than 10,000 employees.



The economic landscape of Spring encompasses a range of industries, contributing to its growth. It includes healthcare, energy, technology, manufacturing, retail and hospitality. This all provides employment opportunities over a broad range of industries.

Spring has developed a thriving small business community, the area supports entrepreneurs and offers resources and services to foster their growth. Locally owned shops, restaurants and service providers contribute to the vitality of the local economy.



The region is served by major highways, including Interstate 45 and the Hardy Toll Road, as well as the new Grand Parkway, which creates connectivity and the transportation of goods and services.

Retail - strong retail presence with major retail chains, local businesses.

Spring has focused on community development of parks, recreational facilities and community events, which provides an additional overall appeal to the area.

Spring's market outlook is optimistic with ongoing infrastructure development and planned projects aimed at expanding and enhancing the community. Its attractive amenities and proximity to The Woodlands and Houston, makes it an appealing destination for residents & investors.

FOR MORE INFORMATION:

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