

NewQuest

SPRING WEST

NWC of I-45 & Spring Cypress | Spring, Texas
16.79 Acres and 26.32 Acres with 35,437 SF Retail Building Available

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Project Highlights

36%
POPULATION GROWTH WITHIN 1 MILE 2020-2026

$127K
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

269K
CURRENT POPULATION WITHIN 5 MILES

2020 Census, ESRI 2026

Location:

- Interstate 45 and Spring Cypress | Spring, Texas

Property Information:

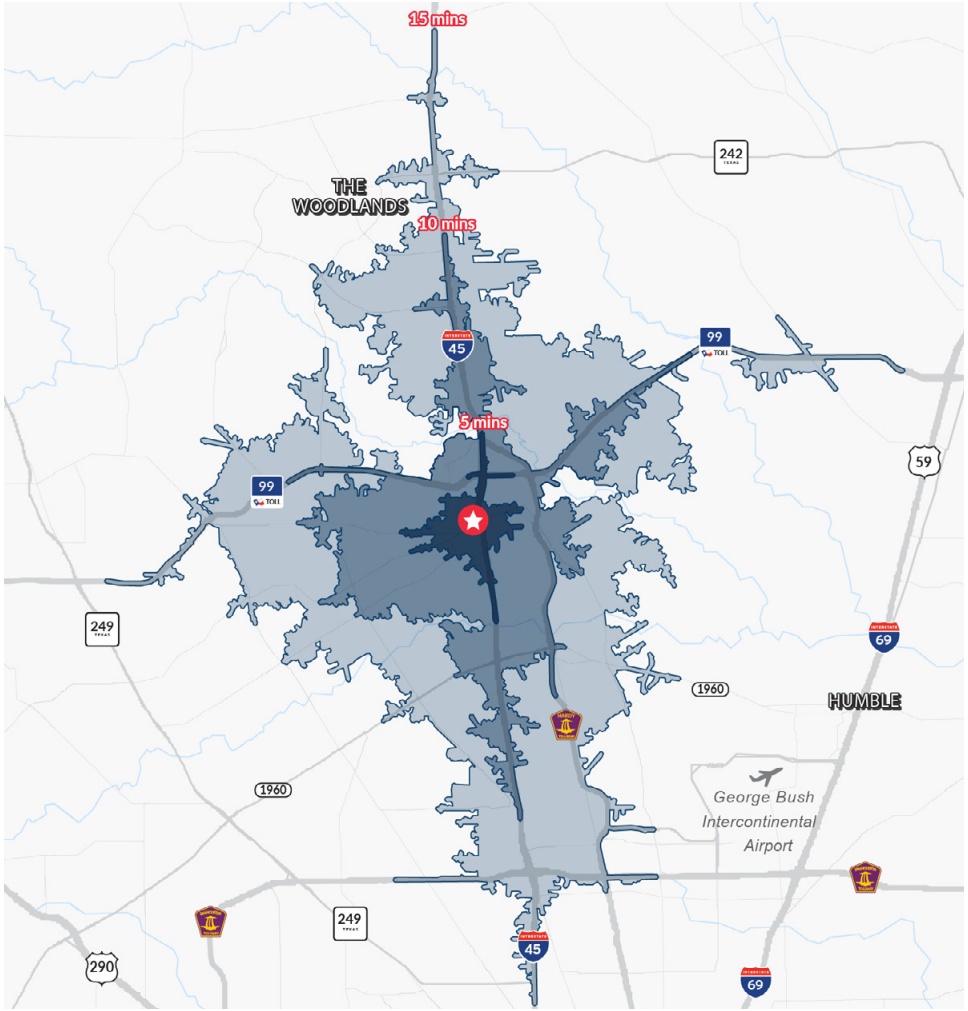
- 16.79 acres at Spring Cypress and Spring Plaza
- 26.32 acres with a 35,437 SF retail building at Spring Cypress and I-45
- 35,437 SF retail center for lease or sale
- Excellent visibility from high-traffic I-45 and less than 1.5 miles from 99 Grand Parkway, ±1.5 miles Hardy Toll Road
- Two curb cuts are located on I-45 and Spring Cypress Road
- Across from Six Flags Water Amusement Park, bringing over 280K guests annually

Surrounding Area:

- Located 8 minutes from City Place master development, which is home to ExxonMobil, HPI, Southwestern Energy, and HPE
- Less than 14 minutes from The Woodlands, which local real estate developer George P. Mitchell developed

Area Retailers:





COMMUTE

Traffic Counts	Vehicles Per Day
I-45	217,751 VPD
SH 99	81,238 VPD
Hardy Toll Road	64,124 VPD

Aerial



TxDOT Traffic Counts as of 2026

09.26 | 05.26

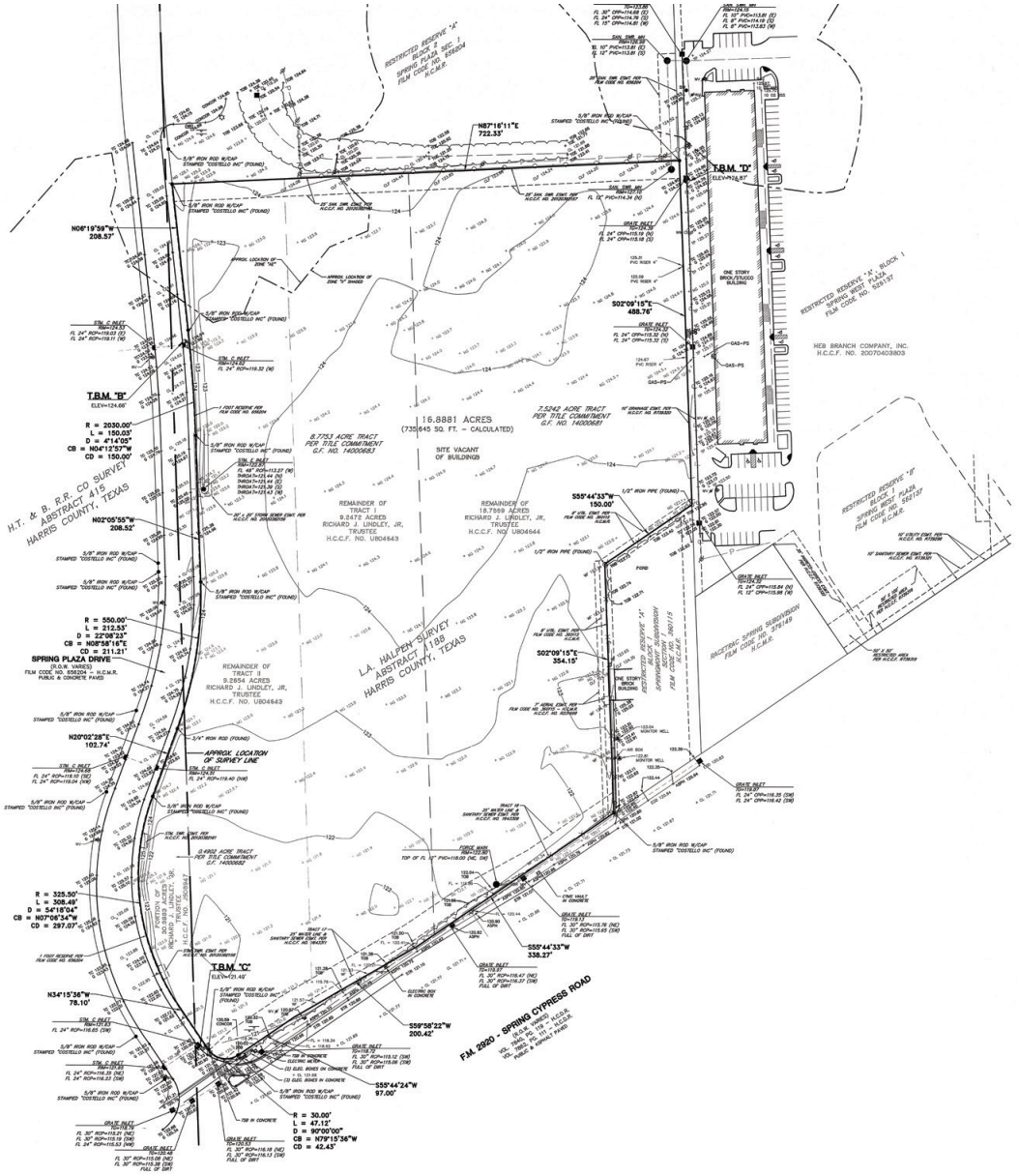
Aerial



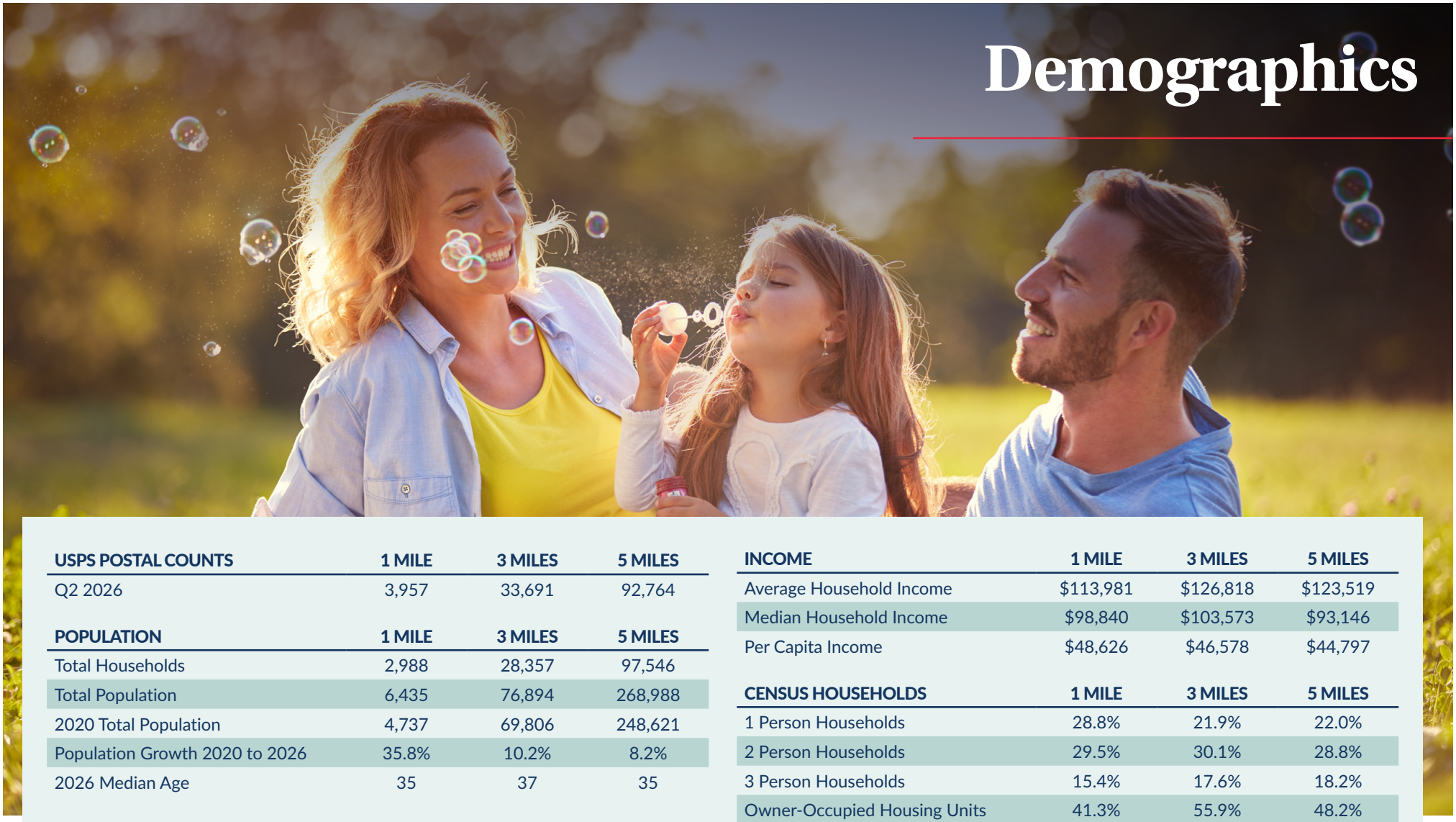
TxDOT Traffic Counts as of 2026

09.26 | 11.24

Survey



10.24 | 10.24



Demographics

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	3,957	33,691	92,764

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	2,988	28,357	97,546
Total Population	6,435	76,894	268,988
2020 Total Population	4,737	69,806	248,621
Population Growth 2020 to 2026	35.8%	10.2%	8.2%
2026 Median Age	35	37	35

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.0%	41.6%	39.1%
Black/African American	22.8%	20.1%	23.4%
Asian	9.8%	7.8%	6.2%
Hispanic	34.3%	33.5%	34.2%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$113,981	$126,818	$123,519
Median Household Income	$98,840	$103,573	$93,146
Per Capita Income	$48,626	$46,578	$44,797

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	28.8%	21.9%	22.0%
2 Person Households	29.5%	30.1%	28.8%
3 Person Households	15.4%	17.6%	18.2%
Owner-Occupied Housing Units	41.3%	55.9%	48.2%
Renter-Occupied Housing Units	58.7%	44.1%	51.8%

2020 Census, ESRI 2026

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rebecca Le	**519614**	**rle@newquest.com**	**281.477.4327**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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