

GROUND LEASE OR BUILD TO SUIT

20100 HOLZWARTH ROAD | SPRING, TEXAS 77388



PAD SITES AVAILABLE

20100 Holzwarth Rd, Spring, Texas 77388

AVAILABLE

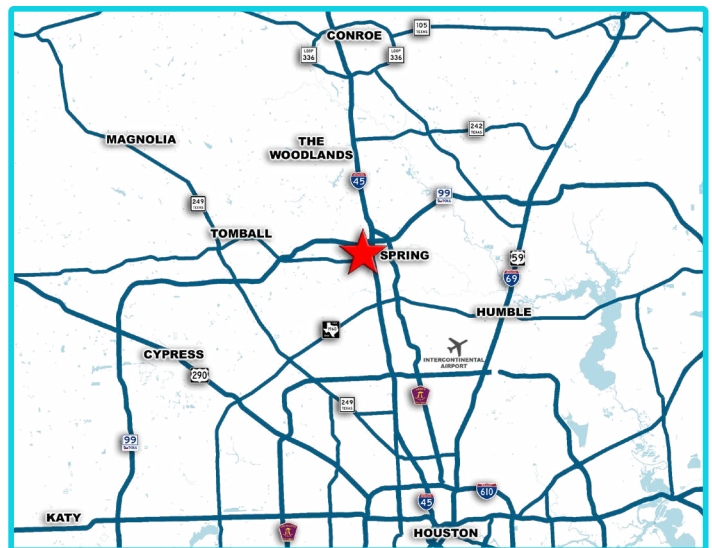
4 Pad Sites

PRICING

Contact Broker

DESCRIPTION

- 4 pad sites located along Holzwarth Rd with 18,302 traffic counts
- Ideal for retail, restaurant, medical and financial services
- Proximate to Lowe's, Home Depot, and Target
- Entertainment anchored shopping center including AMC Theaters, Urban Air, and PALA Pickleball



4615 Southwest Freeway, Suite 550 | Houston, TX 77027

FOR MORE INFORMATION:

LILLY GOLDEN, CCIM

713.664.3634

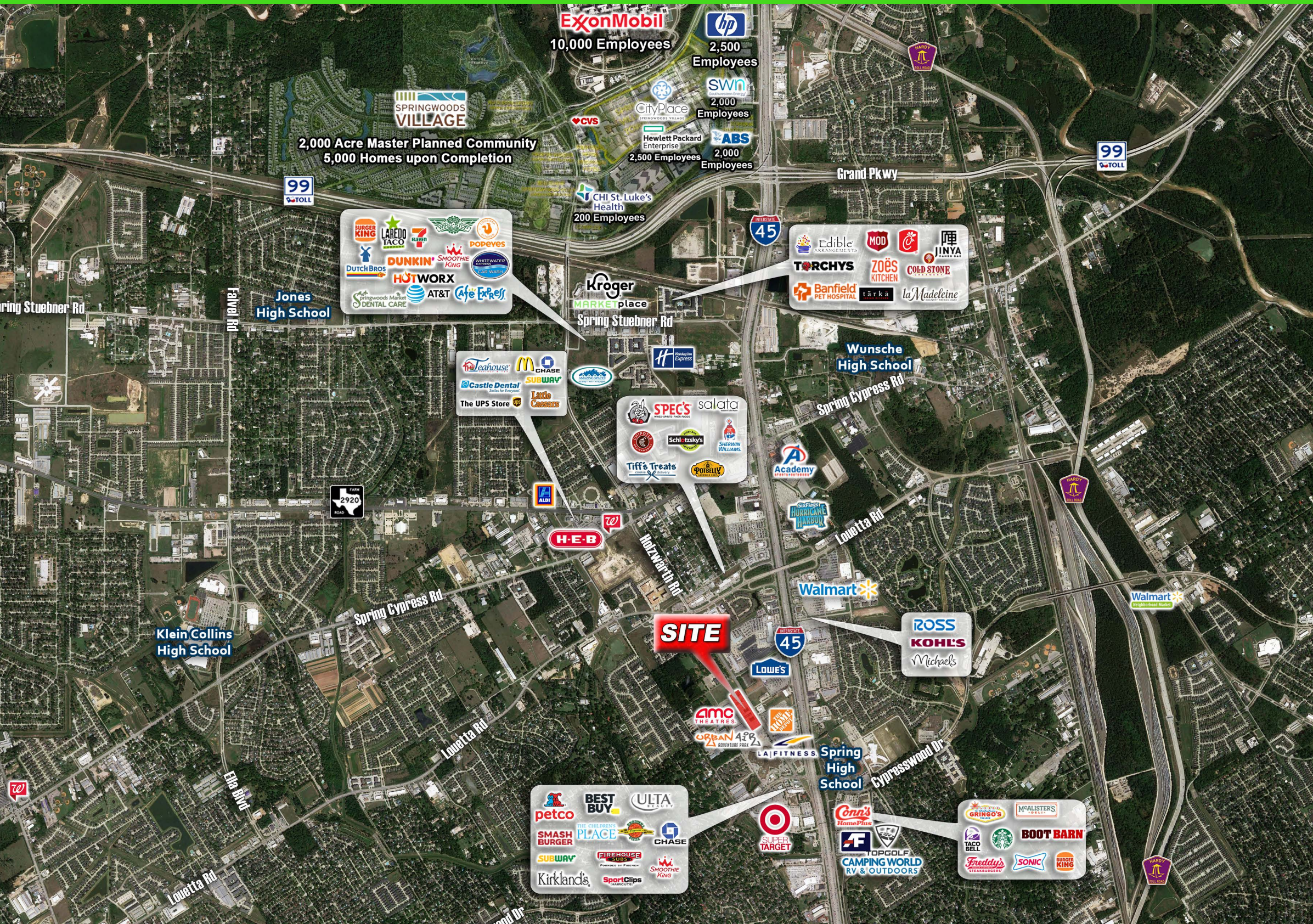
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LOCATION

SWC of Meadow Edge Ln and Holzwarth Rd

PROJECT HIGHLIGHTS

- Highly visible pad sites along Holzwarth Rd with over 18,302 VPD
- Located within the strong Spring, Texas trade area
- Draws traffic traveling along Interstate 45 with 228,473 VPD
- Strong demographics with over 263,000 people in a 5 mile radius
- No on site detention is required

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2023 Population	10,769	69,606	189,400
Daytime Pop.	8,522	52,814	159,020
Avg. HH Income	\$144,883	\$139,268	\$123,141

TRAFFIC COUNTS

Holzwarth Dr: 18,302 VPD | I-45: 228,473 VPD (TXDOT 2022)

AREA RETAILERS



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▶ SITE AERIAL

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▶ DEMOGRAPHICS

GROUND LEASE OR BUILD TO SUIT

20100 HOLZWARTH RD, SPRING, TEXAS 77388

2023 TOTAL POPULATION
(3 mi Radius)
96,566

TOTAL HOUSEHOLDS
(3 mi Radius)
35,048

DAYTIME POPULATION
(3 mi Radius)
94,084

AVERAGE HH INCOME
(3 mi Radius)
\$100,240



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	7,514	77,043	193,037
2023 Total Households	3,453	35,048	237,916
2023 Population	9,601	96,566	263,587
Daytime Population	11,893	94,084	237,916
2023 Median Age	38.0	35.1	34.2

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$109,333	\$100,240	\$104,705
Median Household Income	\$81,626	\$72,399	\$75,098
Per Capita Income	\$38,166	\$36,481	\$36,542
Average Home Value	\$249,741	\$257,891	\$274,676

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	67.3%	64.0%	60.9%
Black or African American	13.5%	18.9%	20.4%
Asian	8.7%	5.0%	4.8%
Hispanic	23.0%	25.3%	28.0%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	20.3%	22.0%	20.9%
2 Person Household	31.2%	30.3%	29.2%
3+ Person Household	48.5%	47.7%	49.9%
Owner-Occupied Housing Units	75.3%	65.5%	65.4%
Renter-Occupied Housing Units	24.7%	34.5%	34.6%

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	540667	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	License No.	Email	Phone
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