



CORPORATE PARK WOODLAND II

24714 I-45 FRWY
SPRING, TX 77386

COVERED LAND
DEVELOPMENT OPPORTUNITY

Zach Wolfe

zwolfe@pillarstone-capital.org
P: 281-747-9997 x 105

Bradford D. Johnson

bjohnson@pillarstone-capital.org
P: 281-747-9997

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PROPERTY DESCRIPTION

Corporate Park Woodland II is a 5-building property, totaling 14,344 SF on 2.54 acres along I-45. Strategically positioned between exit 73 off ramp and an entrance ramp for easy access to and from I-45 Frwy, it is located across the freeway from Exxon's, HP's and SWN's global headquarters, 2 miles north of Grand Parkway and .5 miles south of Sawdust Road, the southern gateway to The Woodlands. Pillarstone will consider single tenant re-development opportunities with long-term lessee tenant users.

PROPERTY HIGHLIGHTS

- Close, easy access to I-45 / Grand Parkway / Sawdust Rd. / Hardy Toll Rd.
- In the heart of The Woodlands /Spring business, residential, retail and service/distribution centers
- 4 entrances from I-45 feeder road providing excellent access and visibility

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OFFERING SUMMARY

2,400 SF Restaurant/Bar space available for lease

Total Property GLA:	14,344 SF
Lot Size:	2.54 acres
Property Type:	Retail/Restaurant
Property Tenancy:	Multi-Tenant
Vehicles Per Day:	239,777 VPD (I-45)*
5-mile radius Avg HH Income:	\$141,000
5-mile radius population:	196,800

* 2021 Annual Average Daily Traffic Count per TXDOT (2021)



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Class A Location with Class C Buildings

Corporate Park Woodland with 400 feet of frontage along I-45 and has four existing access points from the interstate. This opportunity is located at the Rayford/Sawdust Road exit of I-45, which is the first exit and access point to The Woodlands submarket.

Southern Entrance to The Woodlands

Located just north of Grand Parkway off the Rayford/Sawdust exit on Spring Hill Drive, Corporate Park Woodland II offers great visibility and access (4 entrances along I-45 and 1 entrance along Spring Hill Drive). The property is located at the doorstep of The Woodlands-proper and is considered part of The Woodlands overall submarket. The Woodlands provides excellent school districts, employment growth and access to healthcare. There are four major hospitals in The Woodlands area; Memorial Herman - The Woodlands, Texas Children's Hospital, St Luke's Health, and Houston Methodist The Woodlands Hospital. The 2022 average HHI for The Woodlands is an impressive \$152,707 which is a 2.2% increase over the previous year. The Woodlands is a secondary-hub for the city of Houston and has become one of the most desirable places to live, work and play in the entire country.



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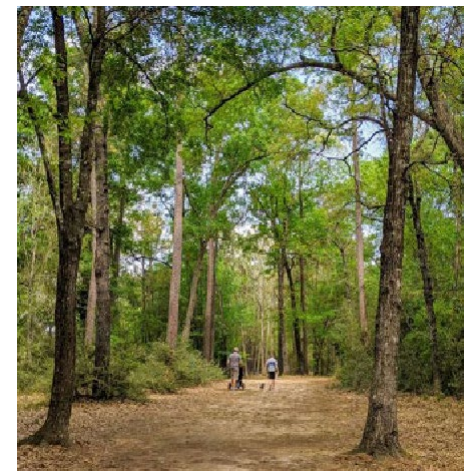


LOCATION HIGHLIGHTS

The Woodlands, Texas Named Best City to Live in America

Houston MSA - The Woodlands, TX

Houston is the largest city in Texas with a population of 6.9 million people within the metro area. Consistently leading the economy in job and population growth, as well as being the most diverse city in the US; the Houston MSA provides the fundamentals needed for successful developments of any kind. This site specifically is located in Montgomery county, within The Woodlands submarket; which as compared to Harris county, offers a more developer-friendly environment.



The Woodlands is an unincorporated community in Montgomery County, Texas and is consistently voted one of the top places to live in the United States. The community saw a growth rate of 21.82% from 2010 to 2020 and is estimated to have a 4.78% annual growth rate from 2020-2025. Home to thirteen fortune 500 companies, and a popular site for company relocations, The Woodlands has seen an explosion in high-income families relocating to the area. The live, work and play environment that The Woodlands provides has driven residential and commercial developments outside the immediate area. Including a 5,700-acre master-planned community and a 1,623-acre mixed use development on the west side of the County. These existing, proposed and future developments are crucial contributing factors to the record-breaking population, job and average HHI growth.

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