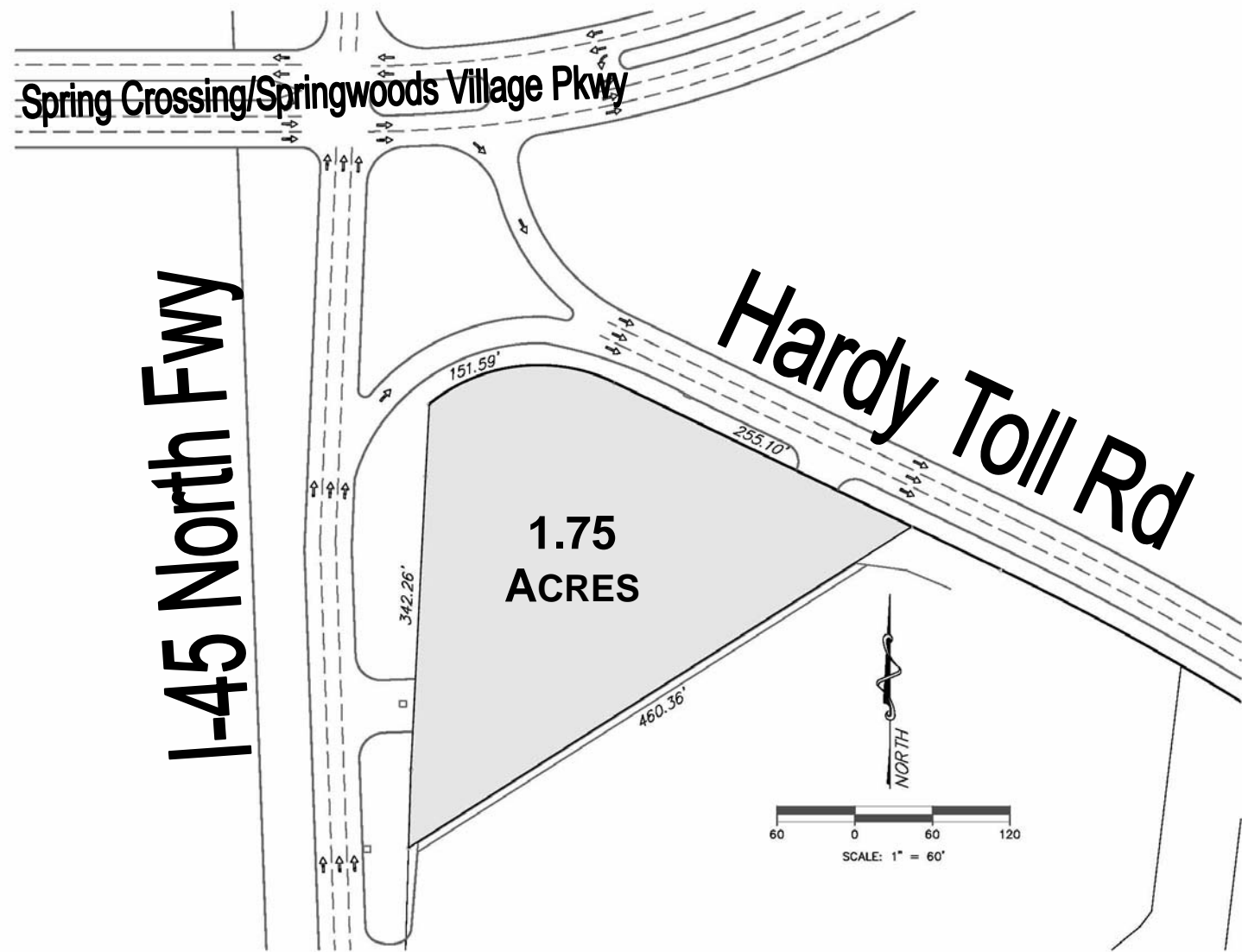


1.76 ACRES | FOR LEASE OR BUILD-TO-SUIT

@ ENTRANCE TO EXXON MOBIL CAMPUS, HP, CITYPLACE & SPRINGWOODS VILLAGE

23550 NORTH FWY | SPRING, TX



SITE PLAN

FOR INFORMATION – CALL
713.799.5973



1.76 Acres Unrestricted

23550 NORTH FWY @ HARDY TOLL RD & SPRING CROSSING/SPRINGWOODS VILLAGE PKWY, SPRING, TX

1.76 ACRES @ HARD CORNER OF I-45 & HARDY TOLL RD, | SPRING, TX

CHRIS POWELL | PIPELINEREALTY.COM | 713.799.5973

1.76 ACRES FOR LEASE OR BUILD-TO-SUIT

LOCATED AT ENTRANCE TO NEW EXXON/MOBIL CAMPUS & SPRINGWOODS VILLAGE

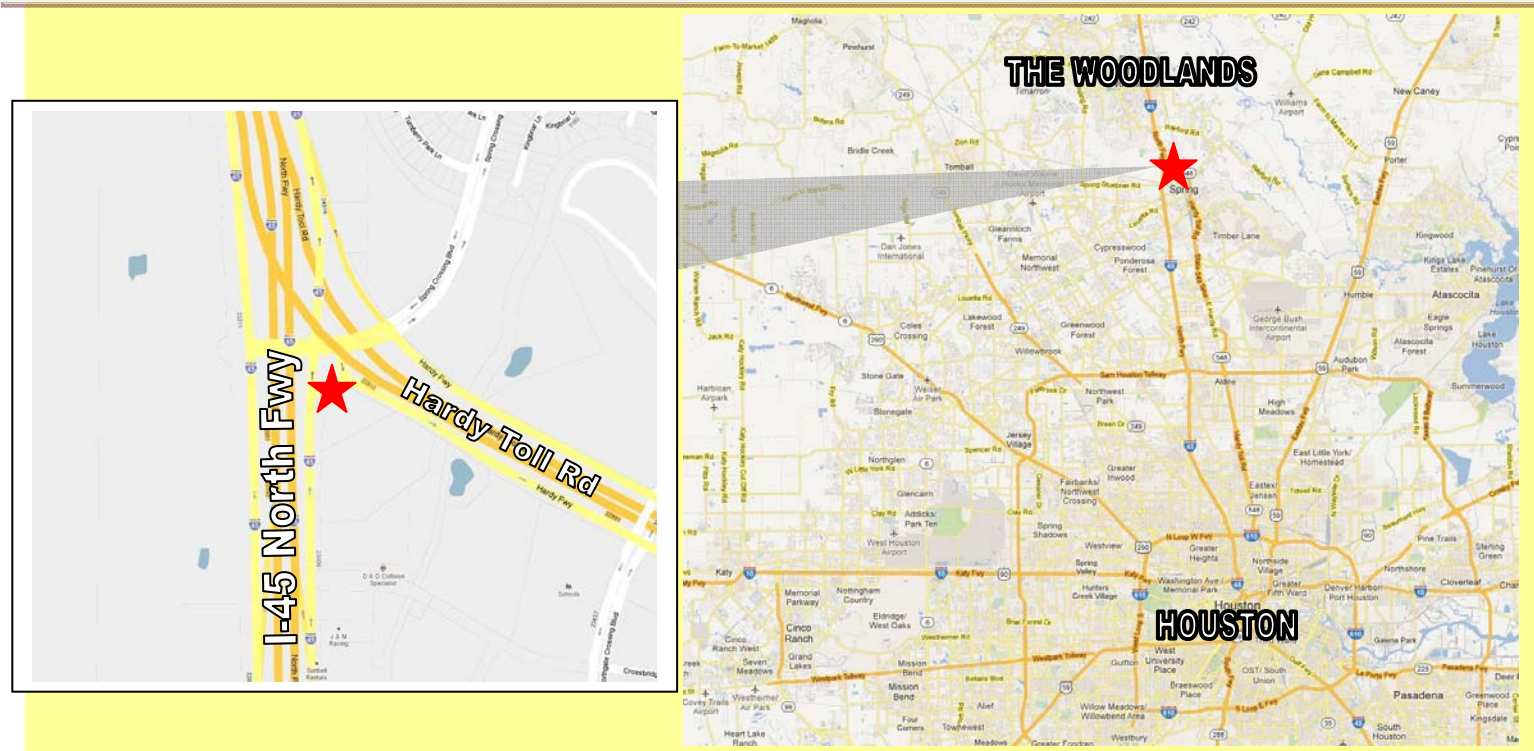
23550 NORTH FWY @ HARDY TOLL RD | SPRING, TX



PROPERTY DESCRIPTION

- 1.7553 Acres (76,461 SF) at the South Corner of I-45 North Freeway & Hardy Toll Road & Spring Crossing/Springwoods Village Parkway
- Located at the Entrance to ExxonMobil campus, new HP campus, Southwestern Energy and more
 - Exxon - 385 acre campus consisting of 20 buildings and 3 million square feet of space
 - Southwestern Energy – 515,000 square feet in 2 buildings on 10 acres
 - HP – 378,000 square feet in 2 buildings – approx. 2,400 employees
- Located at Entrance to Springwoods Village Master Planned Community and CityPlace
 - 2,000 acre mixed use community developed by Coventry Development
 - 150 acre nature preserve
 - CityPlace – 60 acre mixed-use urban district
- Frontage
 - I45 North Fwy Frontage Road: 342 FF
 - Hardy Toll Road Frontage Road: 407 FF
- Two (2) existing, permitted driveways (one from I-45 Frontage Rd, one from Hardy Toll Rd Frontage Rd)

LOCATION



DEMOGRAPHICS

Avg. HH Inc.
\$66,989 (1 mi.)
\$74,330 (3 mi.)
\$79,730 (5 mi.)

Traffic Counts:
North Fwy (N of Hardy Toll Rd)
219,000 vpd (2008)
North Fwy (S of Hardy Toll Rd)
195,000 vpd (2008)
Hardy Toll Rd (W of North Fwy)
33,000 vpd (2001)



PIPELINE REALTY
COMMERCIAL INVESTMENT. DEVELOPMENT & MANAGEMENT

CONTACT
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