

# HOLZWARTH RD BETWEEN SPRINGWOODS VILLAGE PKWY AND E MOSSY OAKS BLVD SPRING, TX 77389

±1.04 ACRES OF LAND



KRISTEN MCDADE  
Managing Director  
+1 713 331 1796  
kristen.mcdade@cushwake.com

MATTHEW DAVIS  
Senior Director  
+1 713 331 1798  
matthew.davis@cushwake.com

GRANT GIBSON  
Associate  
+1 713 260 0219  
grant.gibson@cushwake.com



CUSHMAN &  
WAKEFIELD



EXXON MOBIL HOUSTON CAMPUS  
SPRINGWOODS VILLAGE

NORTHGATE CROSSING  
ELEMENTARY

SPRINGWOODS VILLAGE  
MIDDLE SCHOOL

45

Energy Dr.



SWN

MARSHALL  
HOUSTON CITYPLACE  
SPRINGWOODS VILLAGE

STAR  
CINEMA



Springwoods Village Pkwy.

Spring Pine Forest Dr.

E Mossy Oaks Rd.

CVS



Residence

COUNTRY CLUB

E Mossy Oaks Rd.

Walmart

Holzworth Rd.

St. Luke's Health

99  
TEXAS

Kroger

Public Storage







**72,461**

2022 Total Population



**27,137**

2022 Total Households



**2.66**

2022 Average Household Size



**119,834**

2022 Average Household Income



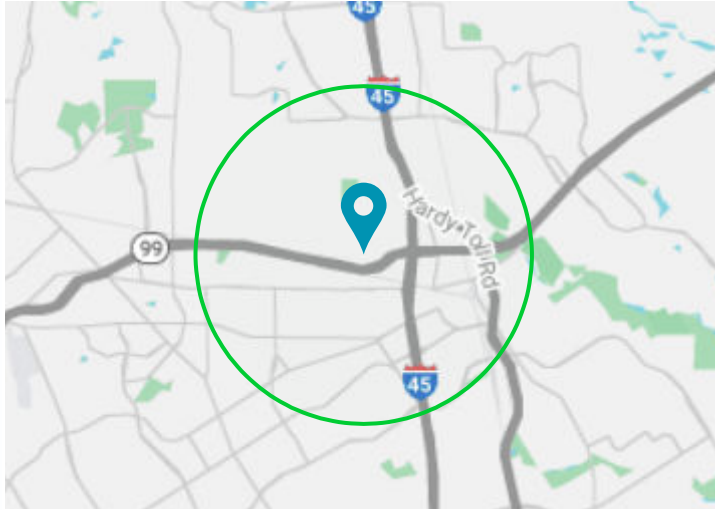
**34.4**

2022 Median Age



**318,856**

2022 Average Home Value



## EMPLOYMENT



**81,329**

2022 Total Daytime Population



**57%**

2022 Daytime Population: Workers



**43%**

2022 Daytime Population: Residents



**2,877.1**

2022 Daytime Population Density (Pop/sq mi)



**3,908**

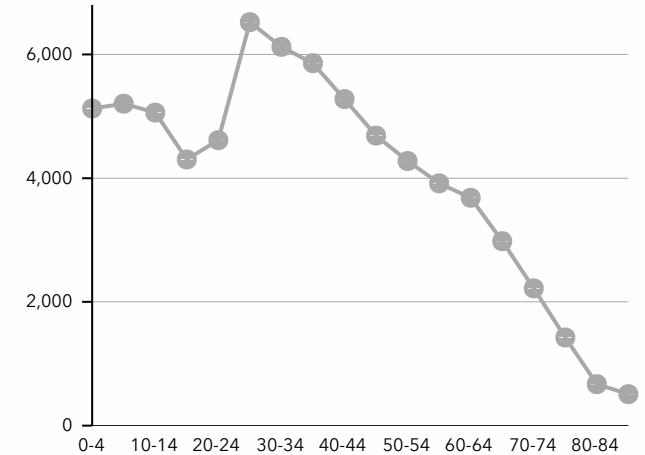
2022 Total (SIC01-99) Businesses



**40,632**

2022 Total (SIC01-99) Employees

## POPULATION BY AGE GROUP



## EDUCATIONAL ATTAINMENT

**16%**

High School Diploma

**3%**

GED/Alternative Credential

**23%**

Some College/No Degree

**10%**

Associate's Degree

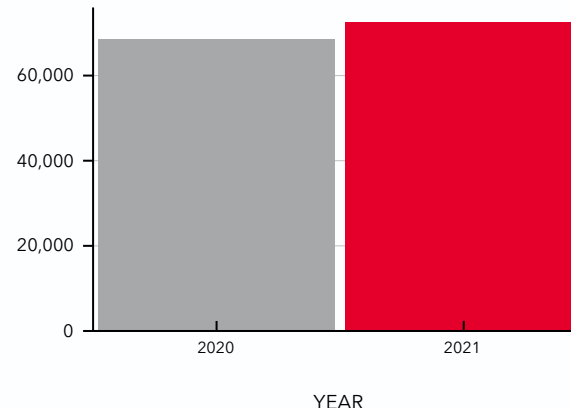
**27%**

Bachelor's Degree

**13%**

Graduate/Professional Degree

## POPULATION TIME SERIES 2010-2021



**49%**  
Male Population (%)

**51%**  
Female Population (%)

**1.07%**  
2022-2027 Population: Compound Annual Growth Rate

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**CONTACT BROKER FOR PRICING**

## HOLZWARTH RD JUST SOUTH OF SPRINGWOODS VILLAGE PKWY

- ±1.04 acres on the East side of Holzwarth Rd. and just south of Springwoods Pkwy., which is a signalized intersection in Spring, TX
- Property has a cross access agreement with the adjacent properties and had over 155' frontage along Holzwarth Rd.
- Property benefits from pedestrian connectivity by way of a WA
- Site is located in the path of growth within a block of Springwoods Village/ Exxon Mobil Houston Campus along a stretch of Holzwarth Rd immediately adjacent to CVS and Residence Inn, Courtyard by Marriott and Exxon Mobil

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