



NORTHLAND CENTER

SEC I-45 N & SPRING CYPRESS ROAD | SPRING, TX 77373



PROPERTY OVERVIEW

- **Location:** IH-45 and Spring Cypress Rd (2920)
- **Anchored by Academy Sports & Outdoors (72,000 SF)**
- **Major retailers in center** include Academy, Party Cool Kats, Goodwill, Aaron's, Geico and Subway
- **Great freeway visibility and accessibility**
- **First dedicated exit South of Exxon Mobil** (3.3m SF Headquarters), SVN (4,000+ Employees) and Chi St. Luke's Medical Facility
- **Recently purchased and rebranded Six Flags Hurricane Harbor**, located adjacent to Northland Shopping Center, reopened with the largest Houston area waterpark with 50+ acres and 40 attractions.

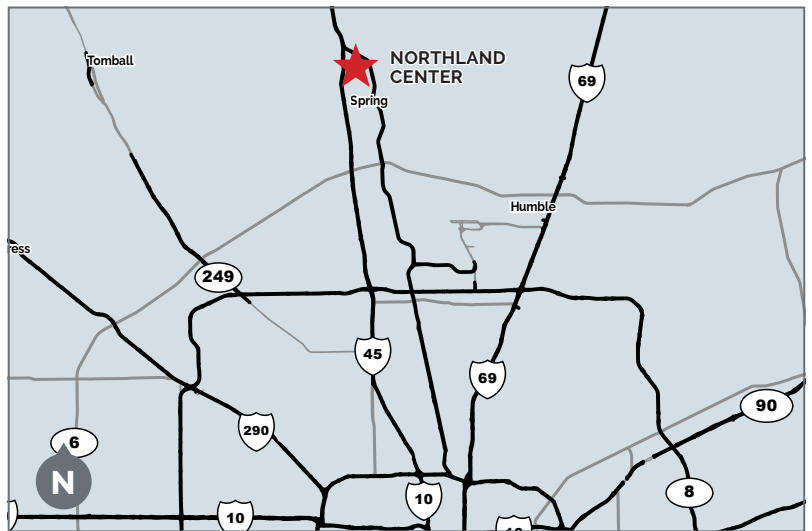
LOCATOR MAP



| TRAFFIC COUNTS | VEHICLES/DAY |
|------------------------------------|--------------|
| I-45 (North of Spring Cypress Rd.) | 237,039 |
| I-45 (South of Spring Cypress Rd.) | 293,661 |
| Spring Cypress Rd. (West of I-45) | 58,483 |
| Spring Cypress Rd. (East of I-45) | 20,237 |

| DEMOGRAPHICS | |
|----------------------------|-----------|
| Population: City of Spring | 54,298 |
| Population: Harris County | 4,500,000 |

| DEMOGRAPHICS | 1 MI. | 3 MI. | 5 MI. |
|--------------------|-----------|-----------|----------|
| Population | 5,585 | 62,725 | 222,311 |
| Population Growth | 10.01% | 9.90% | 11.22% |
| Average HH Incomes | \$115,308 | \$101,543 | \$91,908 |
| Households | 2,395 | 24,315 | 86,730 |



| SUITE # | RETAIL | SQ. FT. |
|-------------|--------------------------------------|---------------|
| 100A | Storage | 1,270 |
| 1401 | Subway | 1,394 |
| 1401 #121 | H&R Block | 1,800 |
| 1401 #102 | Design Beauty College | 3,150 |
| 1401 #103 | Advance America | 1,920 |
| 1401 #104 | Geico Insurance | 2,960 |
| 1403A | Pro Express Nails | 1,005 |
| 1401#106 | Unlimited Cellular | 2,001 |
| 1407 | Aaron's Rent | 10,600 |
| 1409 | Texas Card House | 1,750 |
| 109/110 | Texas Card House | 6,000 |
| 1417 | Goodwill | 20,400 |
| 111-C | HCTRA | 10,000 |
| 112 | Available | 2,876 |
| 1419 | Golden Jade | 2,578 |
| 1421 | Strong Fades Barber Shop | 2,740 |
| 1423 | Graham's Liquors | 2,785 |
| 1457 | Party Cool Kats | 20,000 |
| 128 | Academy | 71,680 |
| 1464 | Available | 19,923 |
| 902 | Hartz Chicken Buffet | 1,661 |
| 903 | La Patrona El Salvadorian Restaurant | 2,785 |





WINDSOR FOREST
114 Single Family Homes

NORTHLAND CENTER

SPRING WEST BUSINESS PARK

SPRING LAKES
786 Single Family Homes

DEVONSHIRE WOODS / OAK DEVONSHIRE
737 Single Family Homes

- McDonald's
- Castle Dental
- Subway
- Walgreens
- Little Caesars

- ALDI
- Wendy's
- Jack-in-the-Box
- Burger King
- KFC

- Mattress Firm
- Batteries + Bulbs
- Starbucks
- Boost

- Wells Fargo

- Academy Sports + Outdoors
- Goodwill
- Aaron's
- GEICO
- COOL KIT PARTY SUPPLIES - COSTUMES
- SUBWAY

- Kohl's
- Ross Dress For Less
- Michaels
- Dollar Tree
- Famous Footwear

- Walmart

- Lowe's

- Bullitt's Building & Remodeling
- LAIFITNESS
- Walgreens
- Office Depot

- Home Depot

- Camping World
- Boot Barn
- Conn's
- McAlister's Deli

- Ulta
- Target
- Petco
- Staples
- Best Buy

