

For Lease

Drive-Thru Available



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Holzwarth Plaza

2219 Spring Stuebner Rd

Spring, TX 77389

For Lease



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HOLZWARTH PLAZA

2219 Spring Stuebner Rd, Spring, TX 77389



Property Information

Space For Lease	1,200 - 14,800 SF
Rental Rate	\$34.00
NNN	\$10.00
Net Rentable Area	14,800 SF
Lot Size	1.50 AC

Property Highlights

- Brand new Class A Retail, divisible to suites as small as 1,200 SF, allowing efficient footprints for food, salon, medical, and multi-service operators.
- Prominent hard-corner location at Spring Stuebner and Holzwarth, a heavily traveled neighborhood with direct access to Grand Parkway 99 and I 45 North.
- Drive-thru endcap available, providing a standout opportunity for quick-service food, beverage, or coffee concepts to capture strong commuter and neighborhood traffic.
- Excellent fit for salons, wellness, and multi-service users seeking modern Class A space with strong visibility, easy in-and-out access, and generous parking.
- Highly attractive setup for medical, dental, and healthcare users needing strong signage, front-door parking for patients, and efficient floorplate options.
- Surrounded by dense single-family and multifamily housing, generating a stable customer base for neighborhood-serving retailers.
- Located in a proven retail trade area with nearby national brands such as Kroger, Domino's, Bass Pro Shops, Chick-fil-A, CAVA, and Torchy's Tacos, which helps drive steady daily traffic to the corridor.

Demographics

Population (2026)	1 mi. - 7,389
	3 mi. - 70,482
	5 mi. - 255,580
Average Household Income	1 mi. - \$127,119
	3 mi. - \$122,472
	5 mi. - \$124,024

Traffic Count
Spring Stuebner Rd: 19,305 vpd
Holzwarth Rd: 13,004 vpd

Contact Information

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Major Area Retailers



For Lease



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**1,200 SF
AVAILABLE**

**12,800 SF
AVAILABLE**

Holzwarth Rd 13,004 VPD

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**Spring Medical Plaza
(3-Story Class A Medical Office Building)**

**Multifamily Development
± 300 Units**

Territory at Spring Stuebner

Drive-thru →

Holzwerth Rd 13,004 VPD

For Lease



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Monarch Exchange
350 Units

Multifamily Development
± 300 Units

Spring Medical Plaza
(3-Story Class A Medical Office Building)

Holzworth Rd 13,004 VPD

Drive-thru

For Lease



ExxonMobil

CHI St. Luke's Health

hp

Kroger

Echo Lake at Springwoods Village
326 Units

CAVA

JINYA

MURPHY'S
TACOS

Chick-fil-A

DUNKIN' DONUTS

AT&T

3R
BASKIN-ROBBINS

Dominos

Spring Stuebner Rd 19,305 VPD

BURGER KING

Multifamily Development
± 300 Units

Spring Medical Plaza
(3-Story Class A Medical Office Building)

Hofwerth Rd 13,004 VPD

For Lease



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SITE

Holzwarth Rd 13,004 VPD

Spring Stuebner Rd 19,305 VPD

Drive-thru

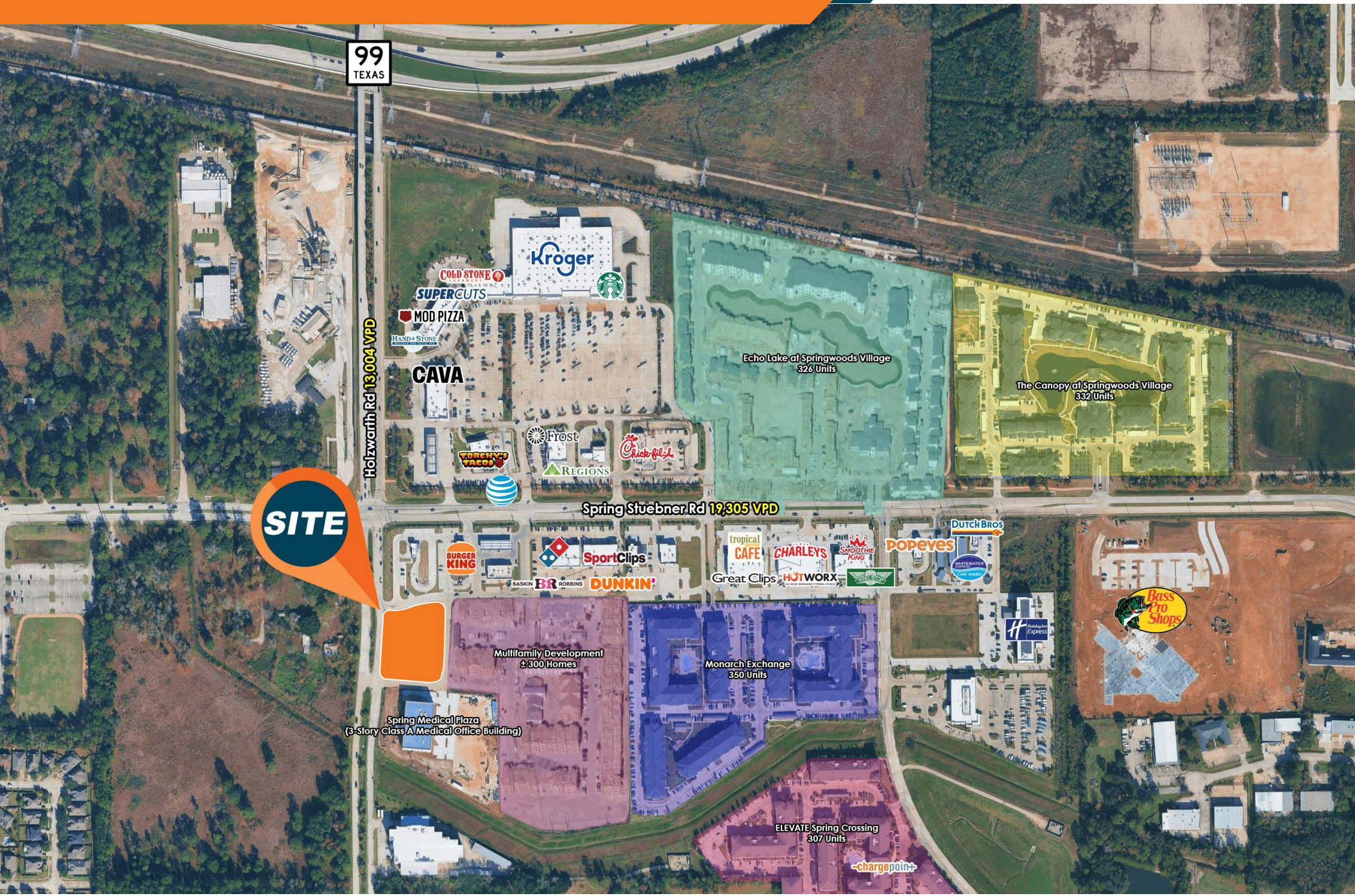
**Multifamily Development
± 300 Units**

For Lease



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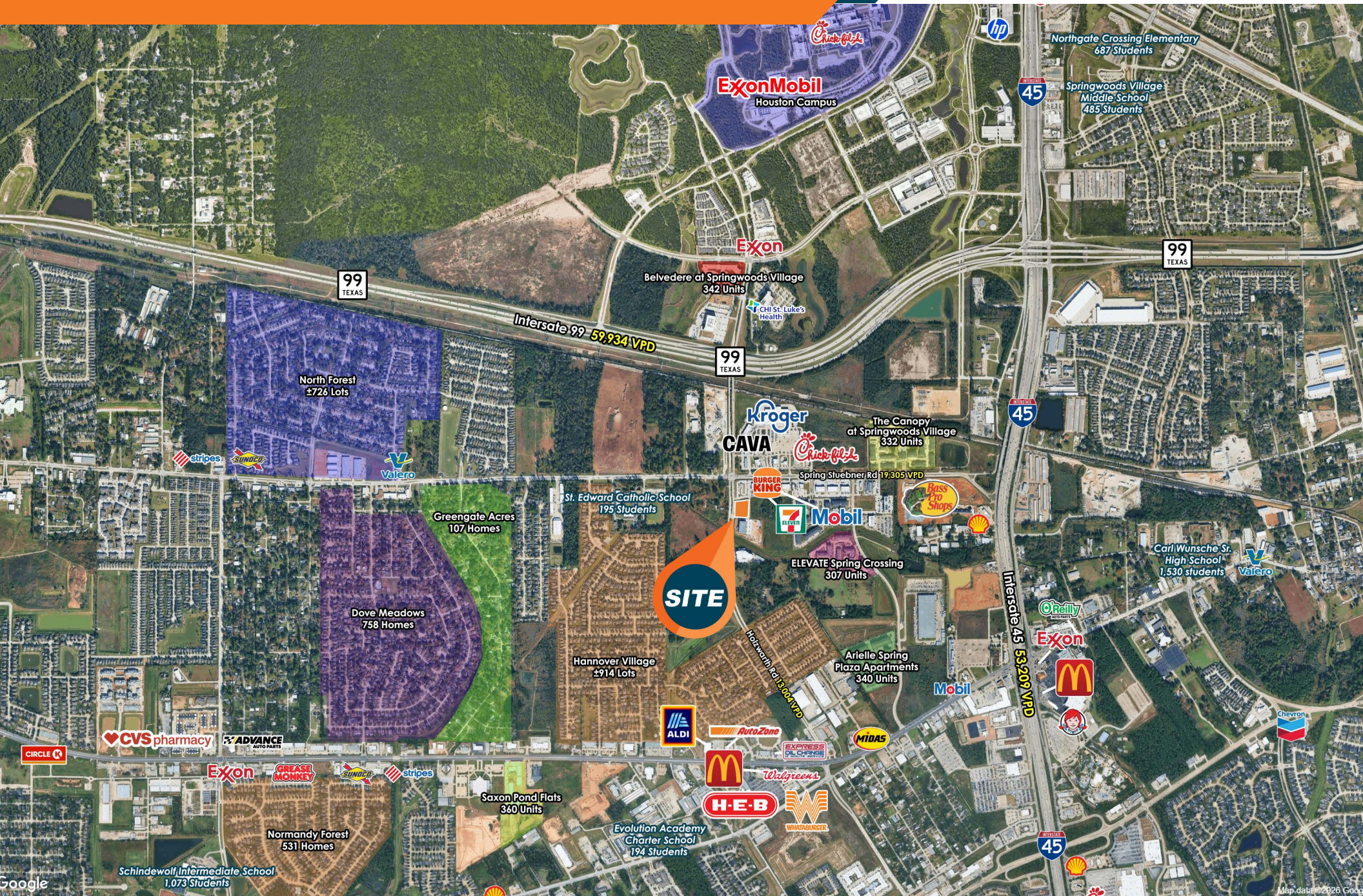


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LOCATION OVERVIEW



SPRING, TX

STRATEGIC GROWTH AT THE GATEWAY TO NORTH HOUSTON

Located just north of Houston, Spring offers a dynamic blend of accessibility, economic growth, and community appeal that continues to attract businesses, residents, and investors alike. Positioned along the I-45 corridor and with convenient access to the Grand Parkway and Hardy Toll Road, Spring provides excellent regional connectivity to Downtown Houston, George Bush Intercontinental Airport, The Woodlands, and major employment centers across North Houston.

Spring has evolved into one of the region's most desirable suburban business markets, supported by strong population growth, a highly educated workforce, and a diverse economic base. The area benefits from proximity to major corporate campuses, healthcare institutions, logistics hubs, and retail destinations, creating sustained demand for office, industrial, retail, and mixed-use commercial real estate opportunities.

In addition to its business advantages, Spring offers an exceptional quality of life with master-planned communities, highly regarded schools, expansive parks, and a vibrant local culture. Destinations such as Old Town Spring provide a unique historic charm with local boutiques, dining, and year-round events that contribute to the area's strong sense of community and enduring appeal.

With continued residential development, infrastructure investment, and commercial expansion throughout North Houston, Spring remains well-positioned for long-term growth and investment potential, making it an attractive destination for businesses seeking strategic opportunities in one of the Houston area's fastest-growing submarkets.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date