



SPRING, TX

# SPRING RIDGE

DEVELOPMENT VISION

**Seller**

TriStar Land Management

**Engineer**

BGE, Inc.

**Planners & Landscape Architects**

TBG Partners - Dallas

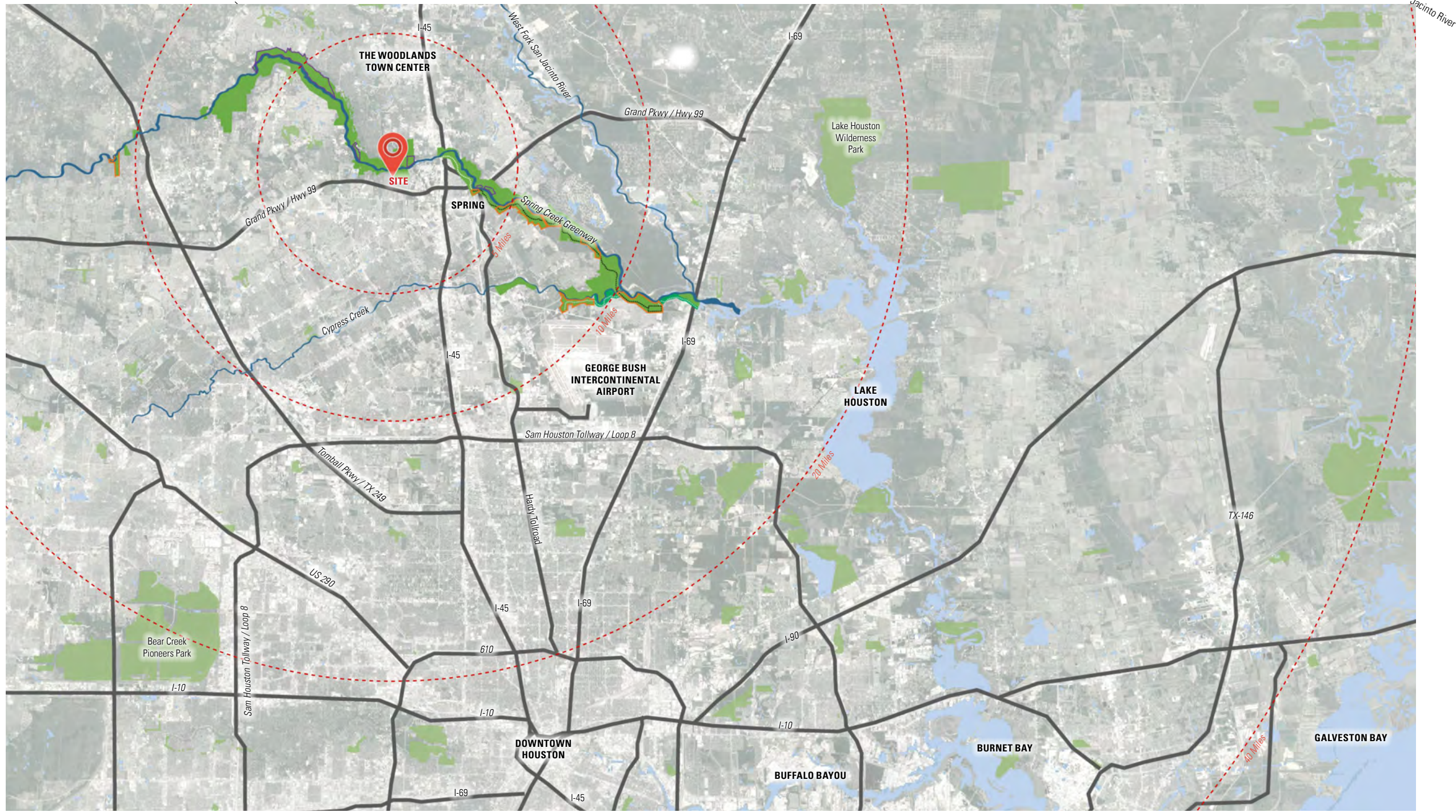
**Commercial Brokers**

Land Advisors Organization

	01 INTRODUCTION	5
	02 THE VISION	13
	03 THE PLAN	19
	04 THE CORPORATE CAMPUS	27
	05 THE CENTER	35



# 01 INTRODUCTION



The Spring Ridge property is a unique 120-acre asset that is the singular largest tract located immediately adjacent to Springwoods Village, the Spring Creek Greenway, and the Exxon Mobil Corporate Campus in north Harris County, TX. Spring Ridge has all the qualities to be developed into virtually any type of multi-use community including office, high density residential, medical, or corporate campus.

## Synergy

There is tremendous activity near the Spring Ridge property in the immediate north Harris and south Montgomery County area. Springwoods Village has been the most active MPC in the past several years as the development has added four major corporate relocations and a hospital since 2015. With the site's proximity to both Springwoods Village and The Woodlands the immediate area has attracted some of the largest corporate relocations that have occurred in the greater Houston area.

- Exxon Mobil in Springwoods Village
- Southwestern Energy located within Springwoods Village
- HP Campus in Springwoods
- American Bureau of Shipping (ABS) relocating to Springwoods Village
- CHI-Saint Lukes Hospital in Springwoods Village
- The Woodlands just north of the site
- Springwoods Village has several million additional square feet multi use development with firm completion dates

## Connectivity

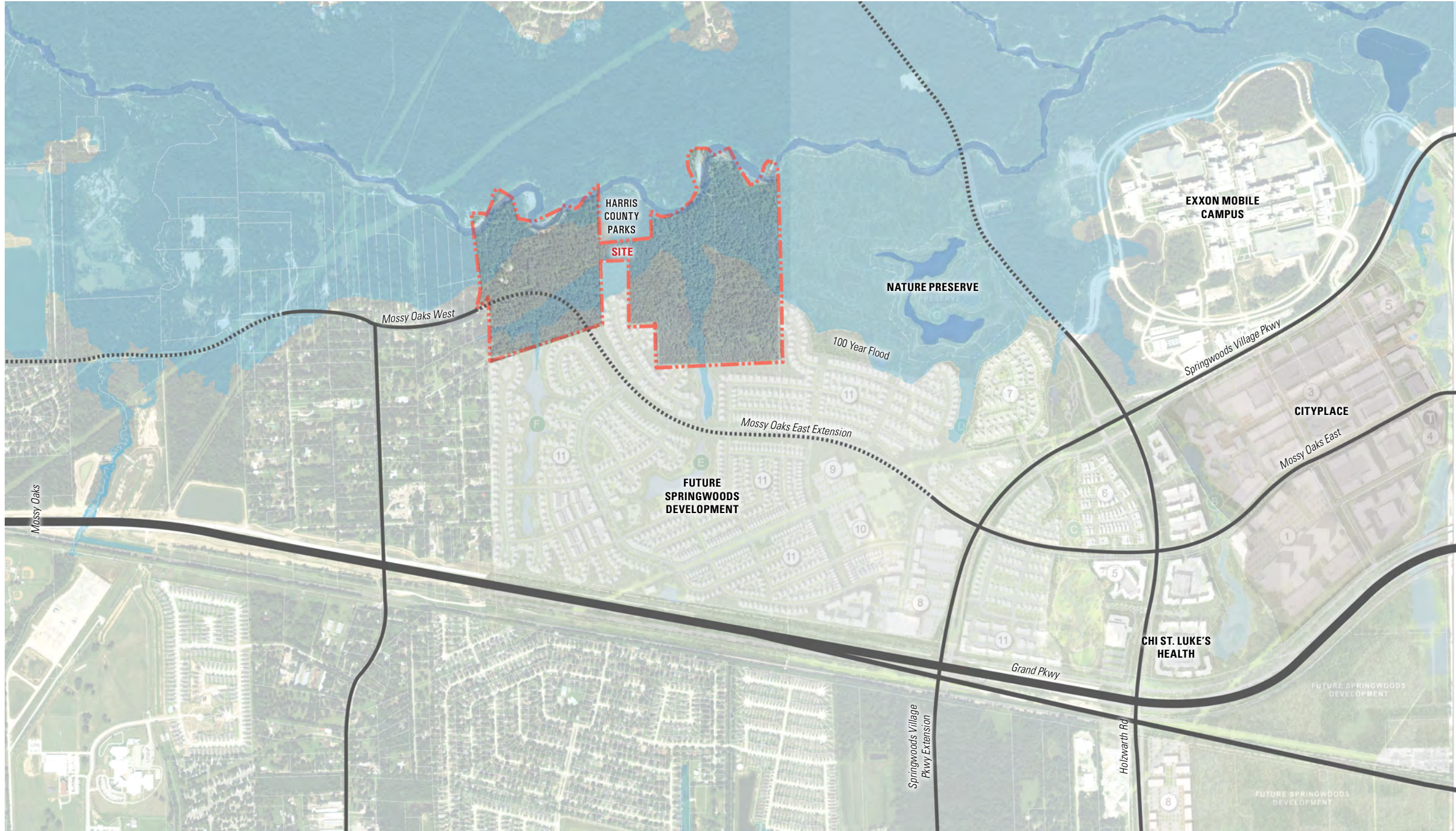
The Spring Ridge property is incredibly well located. Interstate 45 is immediately east and is accessed by East Mossy Oaks, which passes through Spring Ridge. Highway 99 (Grand Parkway) is less than one half (1/2) mile south. Grand Parkway is the latest, third loop that circles Houston and allows quick and easy access east/west. The Grand Parkway is currently complete from Highway 59 South and clockwise to Highway 59 North. Construction of the Grand Parkway east of Highway 59 North clockwise to Interstate 10 East has commenced and completion is expected by 2022. The Grand Parkway and several other local on ramps also offer easy access to Hardy Toll Road which directly connects to downtown Houston as well as Intercontinental Airport. The Woodlands to the north can be reached by either Interstate 45 North or Gosling Road to the west.

- North/South high speed travel by easily accessible Interstate 45.
- East/West high-speed travel by Grand Parkway which connects or will connect with Interstate 10 by 2022.
- Several entry points to Hardy Toll Road which allows direct access to Houston and Intercontinental Airport (IAH).
- East Mossy Oaks Road which directly feeds Interstate 45 to the east and Gosling Road to the west.

## Natural Resource

The Spring Ridge site is strategically located with over one half (1/2) mile frontage on Spring Creek and the Spring Creek Greenway to the north. This park, when completed, will be over 40 linear miles and the longest urban green space in the United States. The linear park will ultimately connect more than 12,000 acres of park land with amenities that include hike and bike trails, canoe/kayak waterways, playgrounds, nature centers, restrooms, dog parks, picnic and pavilion areas and fishing. The 150-acre Springwoods Village Nature Preserve shields the east border of Spring Ridge. In between the two Spring Ridge tracts is Harris County park land. The views to the north are further permanently preserved by the Spring Creek floodplains.

- Spring Creek and Spring Creek Greenway and floodplains to the north
- Springwoods Village Nature Preserve to the east
- Harris County Park located in the middle of the tract



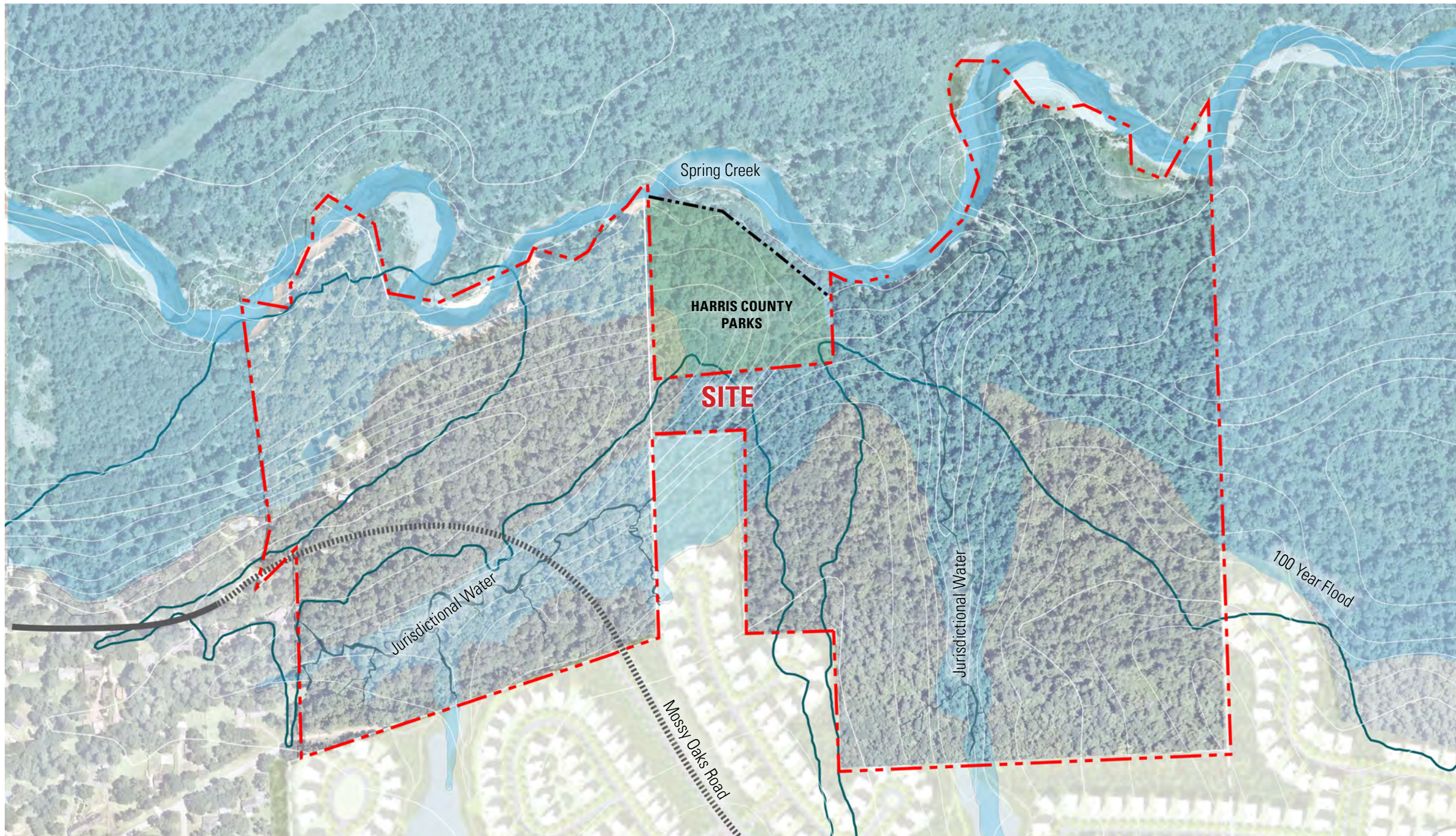
Spring Ridge will be a tremendous complement to Springwoods Village. The developer of Spring Ridge can capitalize on the amenities and facilities of Springwoods Village while enjoying the autonomy to design their own vision. The illustrated concept for Spring Ridge is a first-class mixed-use Corporate Campus, office, hotel, corporate and condominium development.

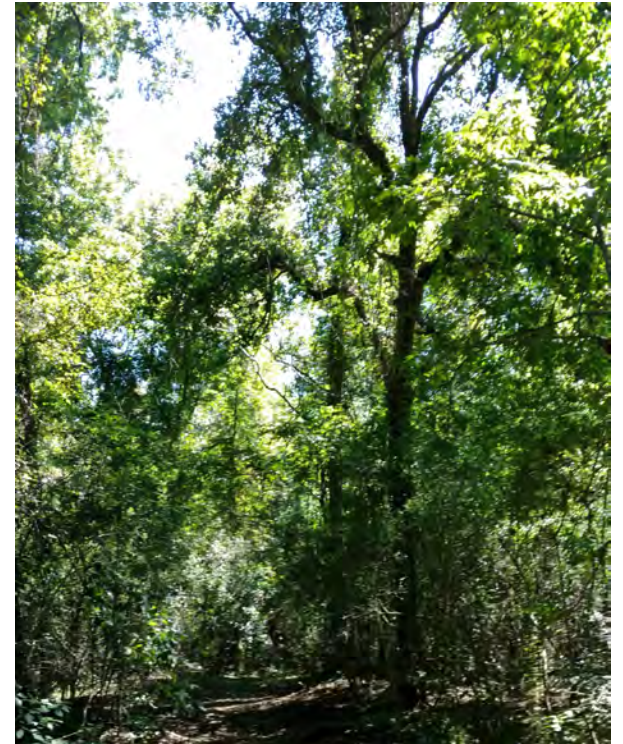
## **Development**

The activity generated by Springwoods Village has been tremendous. Exxon Mobil, Southwest Energy, and ABS are the first of what will surely be many to relocate to the development. Millions more square feet of multi-use construction is in process or already committed and the expansion of the residential development has many years of growth still ahead. One mile to the west on Mossy Oaks is the McKenzie Park single-family community that is nearing successful completion.

## **Nature**

Spring Creek Greenway, as previously referenced, will be a 40+ mile linear park along both sides of Spring Creek once completed. Further complementing the perpetual beauty of Spring Ridge are the floodplains to the north, the Springwoods Village Nature Preserve to the east, and the Harris County park that separates the two Spring Ridge tracts.





Spring Ridge is designed to be two distinct but cohesive sections with potential for various land uses. The western parcel is envisioned to be true mix-use development much like the Houstonian or Riverway areas near the Houston Galleria. This portion of the property can include a Class A resort hotel and convention center, a high-rise condominium with spectacular, permanent treetop views, high-rise office and retail development. The eastern portion, which is east of the Harris County Park, could be a Corporate Campus. This site's convenient and easily controlled access make it ideal for some type of exclusive use.

**Spring Creek & Streams**

Spring Ridge is on the south side, high bank, of Spring Creek. This beautiful, natural waterway consists of sandy banks and clean water. Natural drainage streams cross Spring Ridge, lending themselves to amenitization in a developed state as shown on the illustrations.

**Pine Forest**

Spring Ridge is covered by tall, undisturbed pine and hardwood forest. Those portions of the property located in the floodplain and parkland, and the eastern nature preserve insure the feeling of being surrounded by nature and the views will be maintained to perpetuity.

**Topography**

The site has over 60 feet of fall and sits higher than the floodplains to the northeast of the site which creates unique opportunity for views along the forested floodplain and along Spring Creek.



## ACREAGE

Gross Acreage	120.78 Acres
<b>Net Usable Acres</b>	<b>60.86 Acres</b>

## JURISDICTION

City of Houston ETJ  
 Harris County, Texas  
 Klein Independent School District

## TAXES

Klein ISD	1.43
Harris County	0.41801
Harris Co Flood Cntrl	0.02831
Port Of Houston Authy	0.01256
Harris Co Hosp Dist	0.1711
Harris Co Educ Dept	0.005195
Lone Star College Sys	0.1078
Hc Emerg Srv Dist 7	0.09606
Hc Emerg Serv Dist 11	0.03904
<b>Total</b>	<b>2.308075</b>

## UTILITIES

The property has received preliminary approval for annexation into the Encanto Real MUD.

- Encanto Real's current tax is \$0.93.

The attorney for Encanto Real MUD is David Marks

Marks Richardson PC  
 3700 Buffalo Speedway, Suite 830  
 Houston, Texas 77098-3709  
 Business Phone: (713) 942-9922

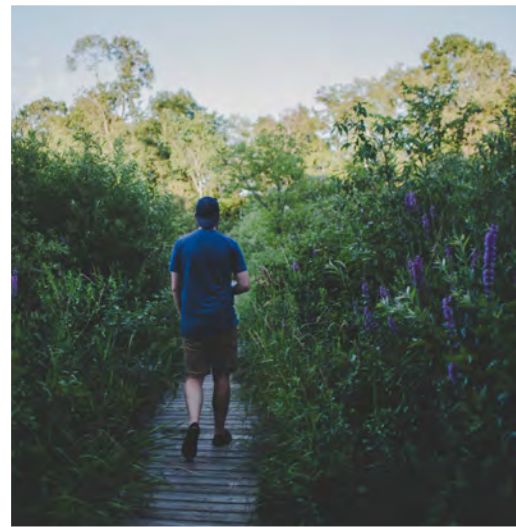
The Encanto Real MUD engineer is Wayne Ahrens

Dannenbaum Engineering Corp.  
 3100 West Alabama  
 Houston, Texas 77098  
 Business Phone: (713) 527-6378



# 02

## THE VISION



## 1. CREATE A DIVERSE USER GROUP

The property is situated around both established and future residential communities as well as the Exxon Mobil campus and CityPlace Development. This provides an opportunity to draw a large, diverse range of demographics into the center from the region. It is important to provide uses that can effectively attract these various user groups.

## 2. ESTABLISH LARGE USER GROUP / CAMPUS

Due to unique access, the site is prime for a large controlled campus plan. Catering the site towards a large tech company or a conference center is very logical.

## 3. CREATE A FAMILY FRIENDLY PLACE

The large amount of proposed residential in the Springwoods Development to the south means new families in the area. Providing a hub of activity for them to engage during holiday breaks or seasonally helps bring out the user group defined.

## 4. CREATE A VISUAL ICON FOR THE REGION

The curve of Mossy Oaks from the east towards the western property gives a unique opportunity for a really strong visual identity. The area is highly wooded which can be competitive in feel to The Woodlands so creating an icon for the region is highly important.

## 5. ENGAGE WITH THE NATURAL SURROUNDINGS

Spring Creek and the surrounding wooded areas are an amazing amenity which can not be replicated. It is important to capitalize on these natural amenities as much as possible and let nature be a main characteristic for the site.

# TARGET USER GROUPS

One of the goals is to pull in various user groups so establishing which groups to focus attention toward is the first objective. The people below are certainly not the only groups that will visit the site but they are key to understanding land uses and amenities.



## YOUNG PROFESSIONAL

New employees at the nearby Exxon Headquarters or Springwoods Development that want to live in a dense urban fabric on the edge of a nature corridor. They are looking for easy access to restaurants, retail and community spaces.



## CONFERENCE ATTENDEE

Corporate employees from around the world coming to attend a conference at a secluded center. Looking for a seclusive experience to enjoy the outdoors and make connections with coworkers.



## YOUNG FAMILY

Young families buying their first home to be next to work and be on the edge of a nature preserve. Looking to enjoy close proximity to work and meaningful nature experiences.



## VACATIONER

Vacationers who are looking to get away into a nature retreat along the Spring Creek Parkway. Staying in luxury, amenitized facilities that also enjoy an intimate feel with nature.



## EMPTY NESTER

Downsizing to a new location to enjoy the proximity of a nearby nature corridor and enjoy the experience of a small town feel.

# TARGET USES





# 03

## THE PLAN

# DEVELOPMENT

## TWO AREAS OF DEVELOPMENT

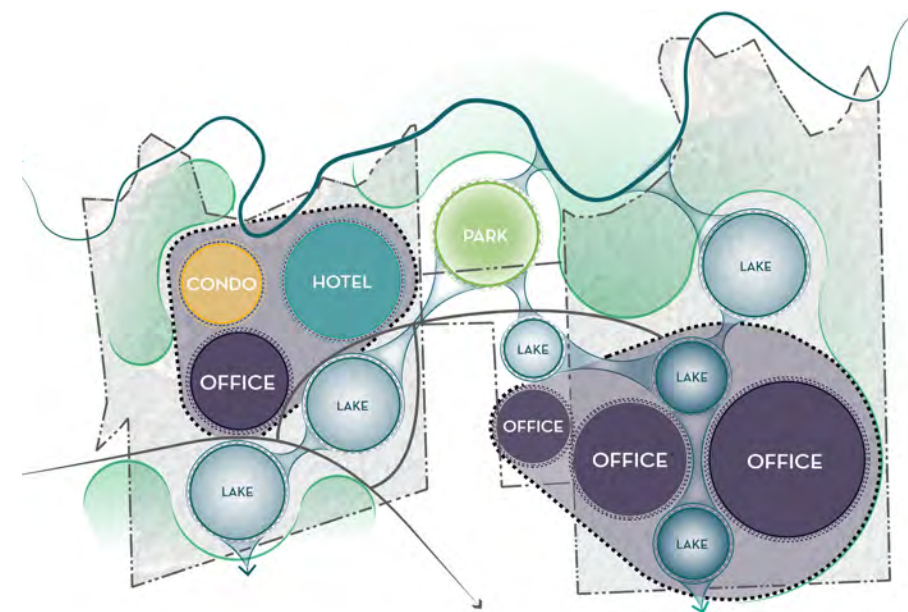
The development is separated into two unique developable areas which can provide a highly accessible park, trails and a natural setting charm which is difficult to find in today's development world. The single boulevard road entering the development becomes a fantastic controlled marketing window that sets the character for both the eastern and western development areas.

### Corporate Campus

The eastern portion of the site can be accessed by a private entry point off of Mossy Oaks Drive. This access gives the user the ability to be a gated campus or open to the public determined by need. The area could also be one large user such as a large tech company campus, other corporate campus or multiple other users. The drive into the site is wooded and serene giving the employees an incredibly pleasant drive to work. The site also has a stream running through the center which can be a unifying green space that becomes the heart of the campus community. The eastern border will be forever protected by the Springwoods Village Nature Preserve and the north view will remain beautified by the Spring Creek Greenway and north bank floodplains. Due to its exclusive nature, this area is shown in this plan as a corporate campus but could also be a prime site for a hotel/conference and spa center.

### The Center

The western portion of the site contains the node at Mossy Oaks and Pine Ridge Road which situates it at a perfect location to become a hub for the region. This plan proposes that this become a multi-use complex. The main hub of activity would be a hotel/conference center with a Spa / Resort component however the main icon for the center would be a residential tower which provides a lifestyle option not currently offered in the surrounding area. Again, the eastern border will be forever protected and the north view will remain beautified by the Spring Creek Greenway and north bank floodplains. The remainder of the developable area would be office with some support restaurant uses.





# LAND USES

## POTENTIAL BUILD OUT

With a combination of Office, Resort Hotel, Residential Condos, Conference center and retail commercial, this scenario totals approximately 1.45 million square feet of building. The plan provides over 75 acres of open space which equate to park, natural forested areas, water bodies and plaza spaces.



### LAND USE TYPOLOGY

■ OFFICE	750,000 SF
■ RESORT HOTEL	150,000 SF
■ OPEN SPACE	75+ AC
■ RESIDENTIAL	500,000 SF
■ CONFERENCE CENTER	75,000 SF
■ RETAIL/RESTAURANT	25,000 SF
■ WATER PARK	~4.5 AC



# MASTERPLAN

## ONE LARGE CAMPUS OPTION

### Overall

The natural division between the east and west tracts lends itself to a highly public facility on the west tract and a more private, intimate development on the eastern portion.

### West Tract

The frontage on Mossy Oaks Road and easy access to everything – Springwoods Village, Exxon Mobil, CityPlace, The Woodlands, etc. – creates a perfect opportunity for a development that feeds from and into all these activity and population sources. A multi-use complex of office, hotel, residential, and retail ideally exists to enhance the work/ live experience for users. The vision is one of urban amenities in a forested, natural environment.

### East Tract

The protected, scenic access of the eastern portion of Spring Ridge could be an impressive single or multi-user corporate campus or office complex. A water feature running down the center would also lend itself to an exclusive two-user situation separated by natural space. A true sense of privacy on the east tract is insured by the park and floodplains to the north, park to the west, Springwoods Village Nature Preserve to the east, and low density residential development to the south.





Harris County Park

WaterPark

Conference Center

Hotel / Spa

Spring Ridge Road

Parking

Office

Mossy Oaks Road

Office

Parking

Office

Parking

Office

Office

Parking

Office

Parking

Office

Office

Parking

Office

Office



# 04

## THE CORPORATE CAMPUS

# THE CORPORATE CAMPUS PLAN

## WORK LIFE AT SPRING RIDGE

### Entry Experience

Mossy Oaks Road, is flanked by two small water bodies. Set in the highly wooded area, employees find their drive into the campus as one that is a bright start to their day. County park land lies north of the main road, which leads to the campus site. Arrival onto the campus is again flanked by two more water bodies and entry signage. The entire campus is surrounded by naturally wooded areas and beautiful tall pines as well as Spring Creek.

### Community Experience

An ideal user for the site would be a corporate tech company or other corporate campus user that needs a certain level of security but is also looking at providing their employees with lifestyle amenities built into their campus. This plan has centralized lawns for large group events and celebrations but can be used year-round for picnic style lunches, outdoor meetings, or after work happy hours. Even if a large user group doesn't come in, the campus acts as a community with these community spaces and outdoor amenities.

### Campus Life

Along with the large lawns, the campus allows for easy, relaxing walks from parking garages, tranquil spaces along the creek beds, and opportunities for small sports amenities like tennis, volleyball or basketball. Retail spaces are shown along the edges of the parking garage which is intended for a food court amenity on site. Employees can also take lunch or other breaks to go for a decompressing walk or a jog along the trails.



# AMENITIES

## CALMING & ATHLETIC LIFESTYLE

Today's employees are looking for a well-balanced lifestyle that is integrated into their working world. The connection to trails and parks is unmatched in the area. The trails and open space provide opportunities for lunch, jogs/walks, yoga on the green, boot camps, pick up volleyball games and more.

### Water Edge

People are drawn to water. It is not only visible to nearly all open spaces on campus, but it is visible by many windows of the office buildings which has a positive impact on workers. The water's edge becomes a place for lunch, meetings, or a quiet place to work on a laptop.

### Streams / Creeks

The streams and creeks are more secluded and forested areas which provide a place to get away from the noisy day. They would be left virtually untouched besides a path leading to or a pedestrian bridge to cross. These areas all become a way to get back in touch with nature.

### Treetop Views

The views to the north, east, and west are all defined by natural features – parks, preserves, and floodplains. These calming green spaces will be forever free from future development.

### Large Lawn Gathering Spaces

Large lawns are provided centrally to create that community heart of the campus similar to college campuses. This is where big activities and company led events could happen. In passive times, it can be a great place for working, meetings, mid-day breaks or enjoying a coffee.

### Athletic / Play

Employees are also looking for ways to stay active and social. Tennis courts, volleyball, etc could be incorporated into the campus which would compete with some of the largest tech companies out in Silicon Valley.

### Trails

Not only does the campus have the ability for great short walking trails but the site connects on the northern edge to the existing trails that run alongside Spring Creek and will connect to many other parks and trails. Employees may even find it easy to bike to work.





OFFICE

OFFICE

OFFICE

LINER RETAIL/  
RESTAURANT

CREEK

OFFICE

OFFICE

PARKING GARAGE

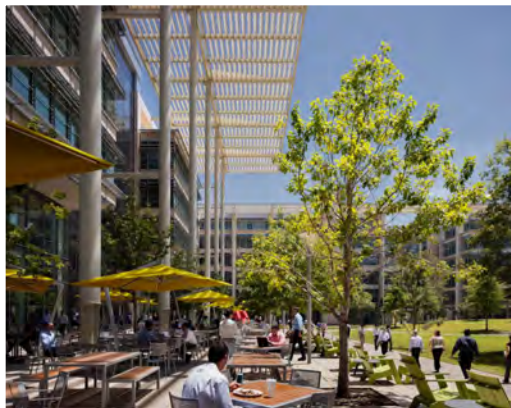
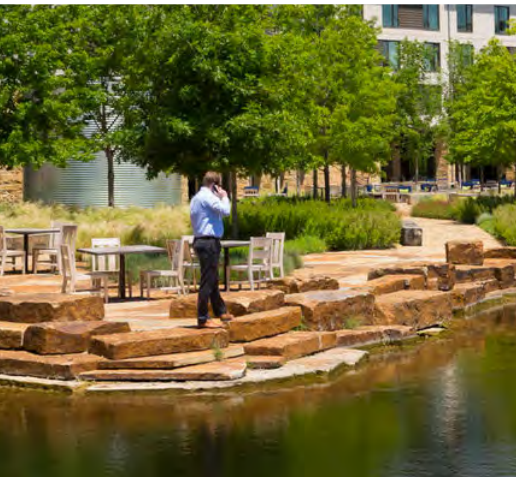
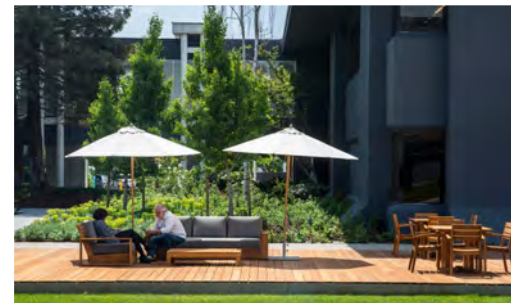
PARKING GARAGE

OFFICE

PARKING GARAGE

OFFICE

ENTRY FEATURE







# 05

## THE CENTER

# THE CENTER

## DIVERSE LAND USES

A key component of modern successful places is allowing for diversity of uses at all hours of the day for a variety of people and ages. This plan focuses on bringing in families, conference visitors, and residents to the property.

### **Office**

The office brings an 8-5 crowd to the development and activates the restaurants and trails at breakfast, lunch and dinner. Beyond the typical office use, the plan creates an amenitized plaza between buildings for employees, residential tower and conference/hotel, restaurants, tucked in nature and easily accessible trails.

### **Residential Tower**

Many professionals are looking for lock-and-leave housing lifestyles as an alternative to single family options. Constructing a residential tower introduces this option for young professionals or empty nesters to avoid the maintenance and dedication that a yard and house require. Employees for the campus could find an easy walk along the trail to work or temporary housing could be provided by the corporate campus employer. The tower has an integrated parking garage with a pool deck on the 8th floor with amazing views of Spring Creek and the north bank floodplains.

### **Resort Hotel & Conference Center**

Beyond the employees and the residents that live near Spring Ridge, there is opportunity to draw regionally. A Conference Center brings regional professionals and conference attendees. Pairing the conference center with a waterpark/spa amenity allows families to travel with the conference attendee or come for a separate family vacation. An event lawn aligned with the hotel could serve for weddings or large outdoor events as well.



# AMENITIES

## HUB OF ACTIVITY TUCKED IN NATURE

The varying uses in the center create a unique situation that activates the site all hours of the day and night. The entire development sits adjacent to the south border of Spring Creek and the forested surround.

### Water Park & Spa

A major, destination type resort and conference center containing a waterpark and spa would draw visitors and nearby residents.

### Trails & Trail heads

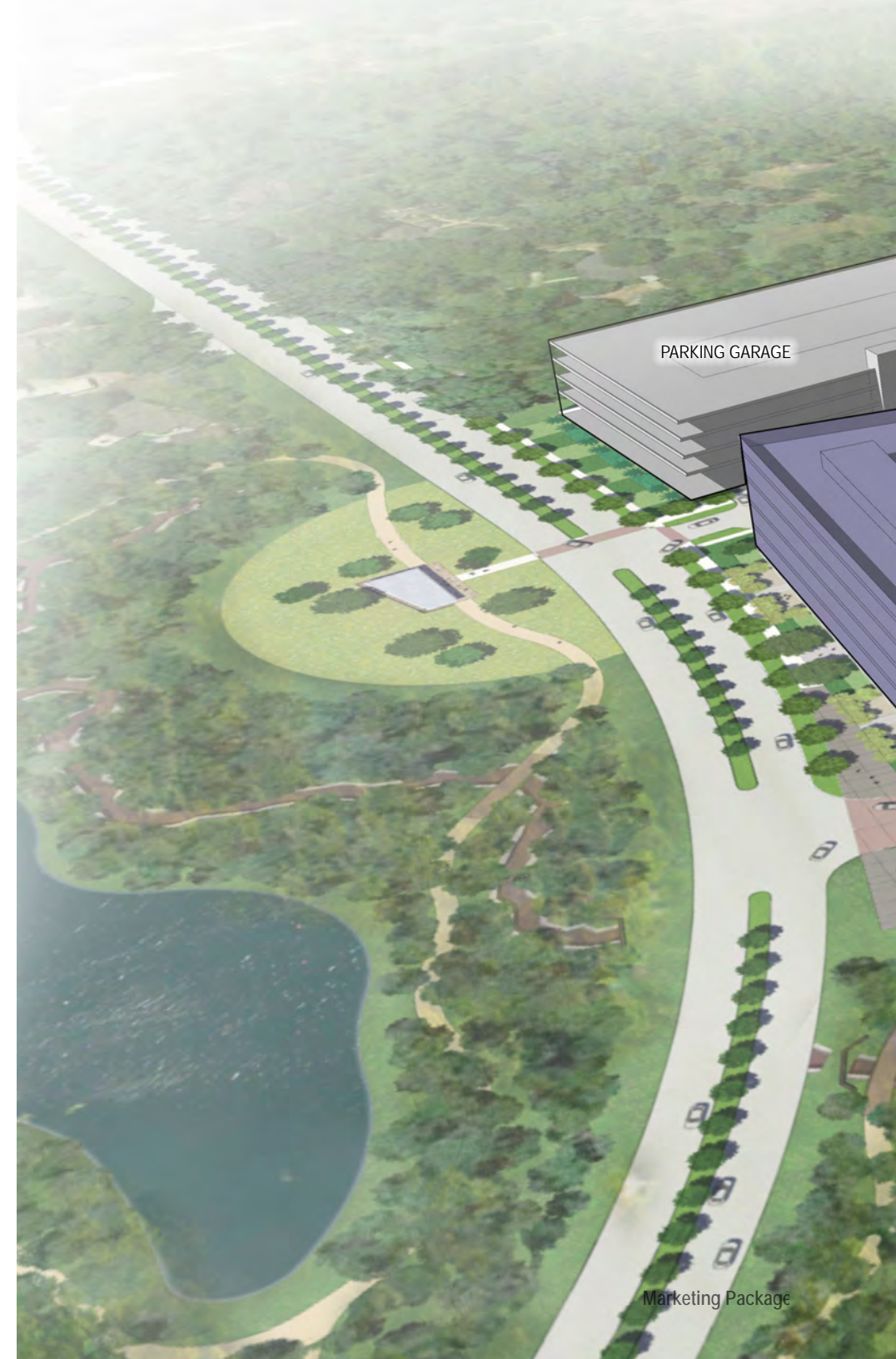
Spring Ridge has unequalled access to the Spring Creek Greenway and adjacent Springwoods Village Nature Preserve. It is easy for workers, conference attendees, and visitors to find and access miles of trails – a quick walk to the amenities of Springwoods Village and City Center is easily done.

### Office Plaza

The highly amenitized plaza gives office workers and others a place to go during the day for coffee, meetings, or calls while becoming an active place at lunch with restaurants along the plaza edge and games like bocce ball to let off energy. The plaza becomes a hub of activity after work hours for workers and conference attendees to gravitate for dinner and drinks.

### Residential Tower Pool Deck

A major perk of living in the residential tower is the amazing views of Spring Creek and the surrounding forested floodplain from the pool deck. The pool deck sits atop the six story parking structure on the north side of the tower. This amenity is very sought after in similar buildings and the views would be unbeatable.





RESIDENTIAL TOWER

PARKING GARAGE

OFFICE

OFFICE

PARKING GARAGE

LINER RETAIL / RESTAURANT

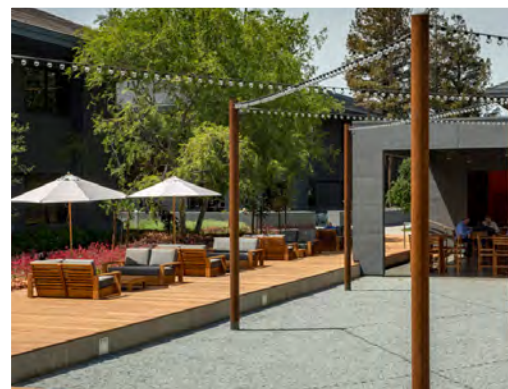
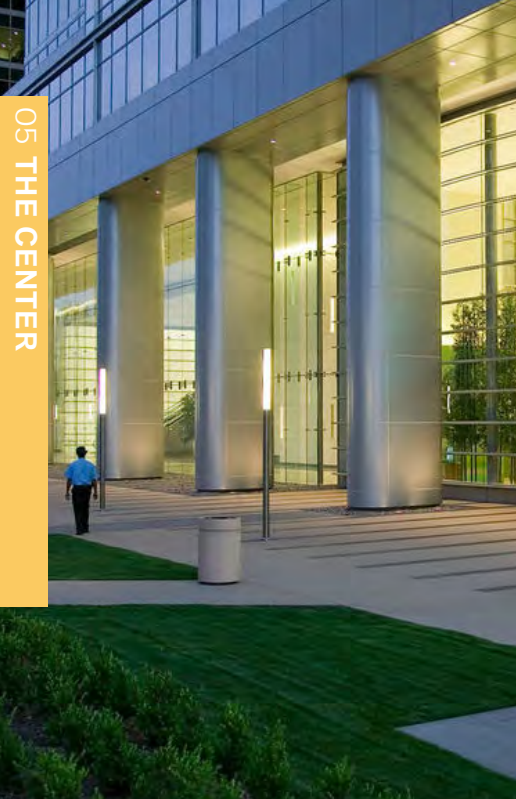
CONFERENCE CENTER

HOTEL & SPA

SPRING CREEK

EVENT LAWN

WATERPARK







# SPRING RIDGE

An aerial site plan for a development named "Spring Ridge". The plan is overlaid on a photograph of a natural landscape featuring a winding river at the top, several ponds, and dense greenery. The development includes several large, light-colored rectangular buildings, some with curved roofs, and a central area with a blue, winding water feature. A network of roads and paths is shown, along with various landscaping elements like trees and lawns. The text "SPRING RIDGE" is prominently displayed in the center of the plan.

# SPRING RIDGE



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

*Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov).*

### 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
---	-------------	-------	-------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

**Created by**



TBG Partners  
2001 Bryan Street, Ste 1450  
Dallas, TX 75201  
214-744-0757

April 2019