

Creekside Park Village Center – Land Opportunities

THE WOODLANDS, TX



PROPERTY FEATURES

- Various land opportunities in and around Creekside Park Village Green available for ground lease
- Numerous retailers and restaurants, including Fieldings Local, Crust Pizza, Shogun, Levure Bakery, AT&T, The Reserve Salon, Hand & Stone Massage & Facial Spa, to name a few
- Two 40,000 SF buildings with retail space on the lower level and office/professional space on the second level
- Future plans for two additional 33,600 SF office buildings and retail pad sites throughout the development at the entrance of Creekside Park Village Green
- Village Green focal point with a large tree-lined park and lush perennial plantings, walkways, prominent water feature and a 4,900 SF glass-walled restaurant

LOCATION FEATURES

- Located in The Woodlands, an award-winning master planned community with over 114,000 residents
- Easy access (and pedestrian access) from Creekside Park Village and Liberty Branch residential neighborhood
- Timber Creek and Creekview Elementary schools, Creekside Park Jr. HS and Lone Star College campus building in close proximity to Creekside Park Village Green
- Multifamily apartments under construction on the north side of Creekside Park Village Green
- Traffic Counts: 25,308 vehicles per day at Kuykendahl and Creekside Forest Drive (Source: Brown & Gay Engineers, Inc.)

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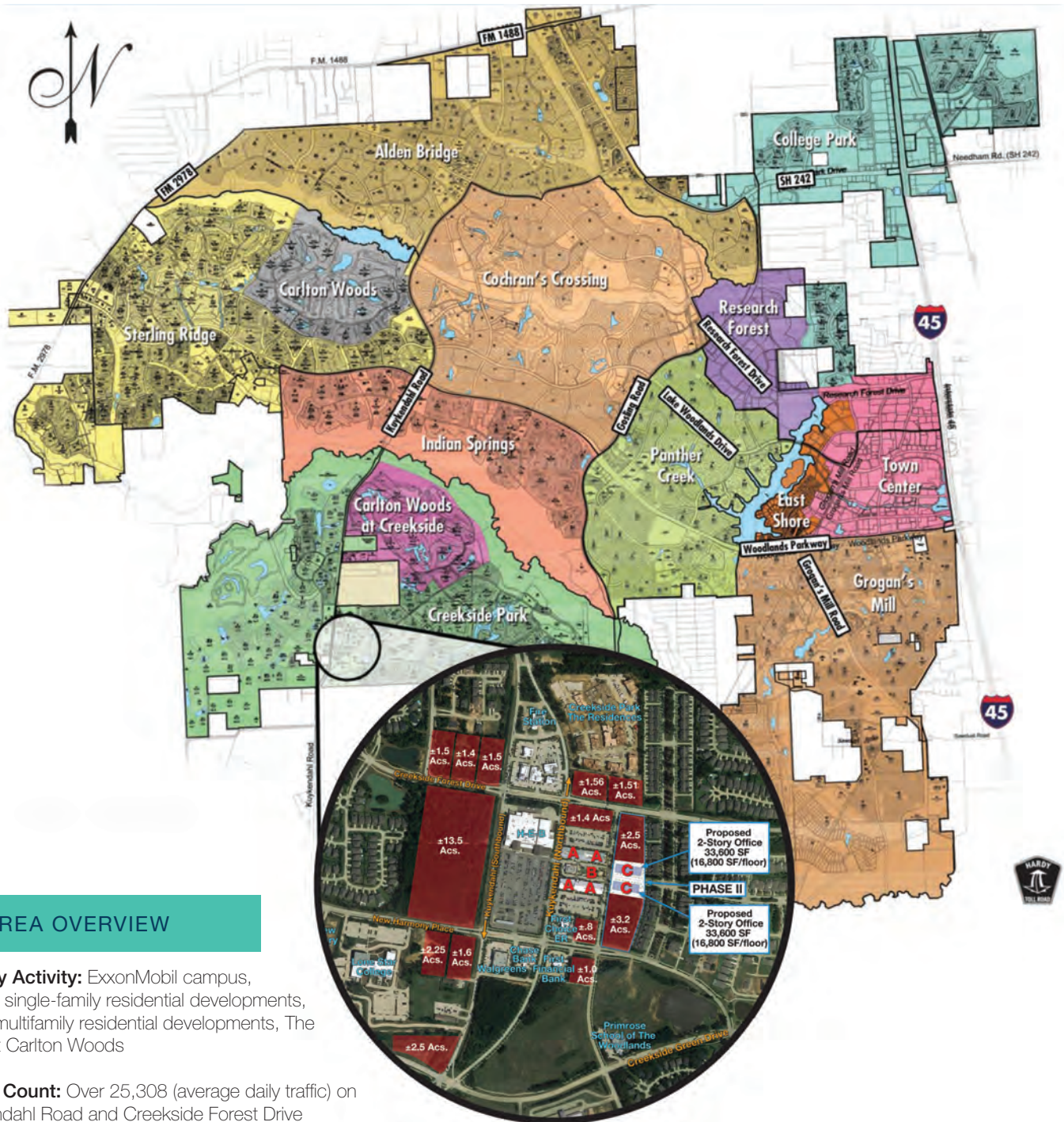
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AREA OVERVIEW

Nearby Activity: ExxonMobil campus, several single-family residential developments, future multifamily residential developments, The Club at Carlton Woods

Traffic Count: Over 25,308 (average daily traffic) on Kuykendahl Road and Creekside Forest Drive

(SOURCE: Brown & Gay Engineers, Inc.)

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AREA DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2016	4,882	46,233	135,004
2021 Projected	5,538	52,694	150,829

NUMBER OF HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2016	1,634	15,951	47,104
2021 Projected	1,854	18,146	52,664

MEDIAN AGE	1-Mile	3-Mile	5-Mile
2016	34.5	37.3	37.9
2021 Projected	35.2	37.9	38.4

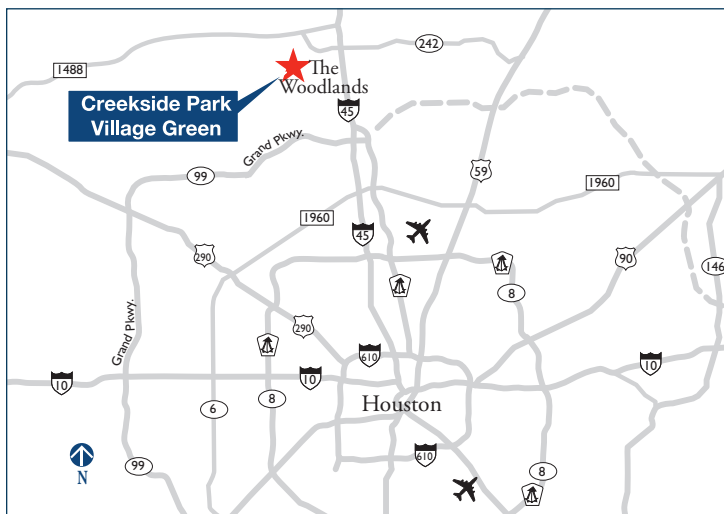
AVERAGE HH INCOME	1-Mile	3-Mile	5-Mile
2016	\$135,415	\$137,618	\$140,526
2021 Projected	\$152,036	\$161,919	\$166,993

MEDIAN HH INCOME	1-Mile	3-Mile	5-Mile
2016	\$101,309	\$104,051	\$103,556
2021 Projected	\$112,240	\$119,347	\$120,633

% INCOME OVER \$75K	1-Mile	3-Mile	5-Mile
2016	62.9%	65.0%	64.6%
2021 Projected	69.8%	73.0%	72.6%

% INCOME OVER \$100K	1-Mile	3-Mile	5-Mile
2016	50.7%	52.2%	51.9%
2021 Projected	57.3%	61.5%	61.8%

Source: Alteryx



Creekside Park Village Green



Creekside Park Village Green Retailer



Creekside Park Village Green Retailers

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The Woodlands

TEXAS

The Woodlands Development Company
1790 Hughes Landing Blvd., Suite 600
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TheWoodlands-Commercial.com



Location

The Woodlands, a 28,000-acre master planned community, is located 27 miles north of downtown Houston, TX and 20 miles from Houston's Bush Intercontinental Airport.

Facts

More than 114,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,200 businesses that employ over 64,000 people. Since 1990, The Woodlands has been one of the best-selling master planned communities in the U.S.

- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital



- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 deluxe guest rooms, 60,000 square feet of meeting space, 36 holes of golf, spa and lazy river
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and over 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space



23.3

million sq ft of office, research, institutional and industrial space

10.9

million sq ft of retail, including Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall and Market Street

- Convenient access to Houston's Bush Intercontinental Airport
- Pedestrian-friendly commercial and retail space



23

area, highly acclaimed public schools

9

private schools

13,000+

students enrolled in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System

7,635

acres of green space

200

acres Lake Woodlands

212

miles of hike and bike trails

- The Woodlands Waterway® in Town Center
- 3 membership clubs with 135 holes of golf, including The Club at Carlton Woods
- The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater that accommodates 16,500 people

143

neighborhood parks

76

outdoor tennis courts

2

YMCA facilities

43

religious congregations



11/2017

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