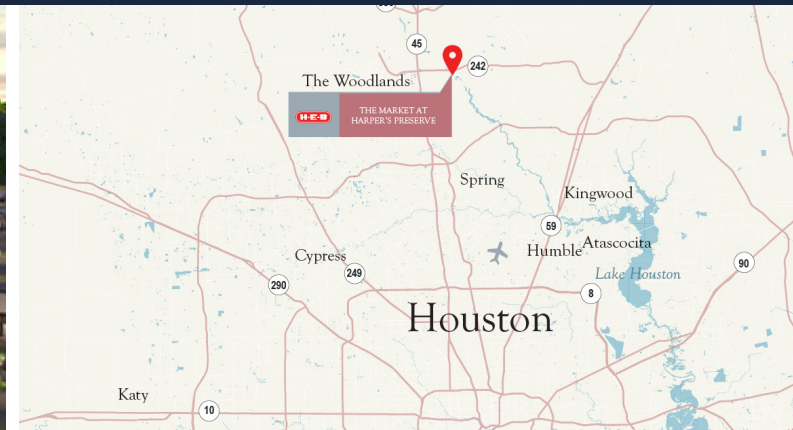




THE MARKET AT HARPER'S PRESERVE

HWY 242 & Harper's Trace | The Woodlands, Texas

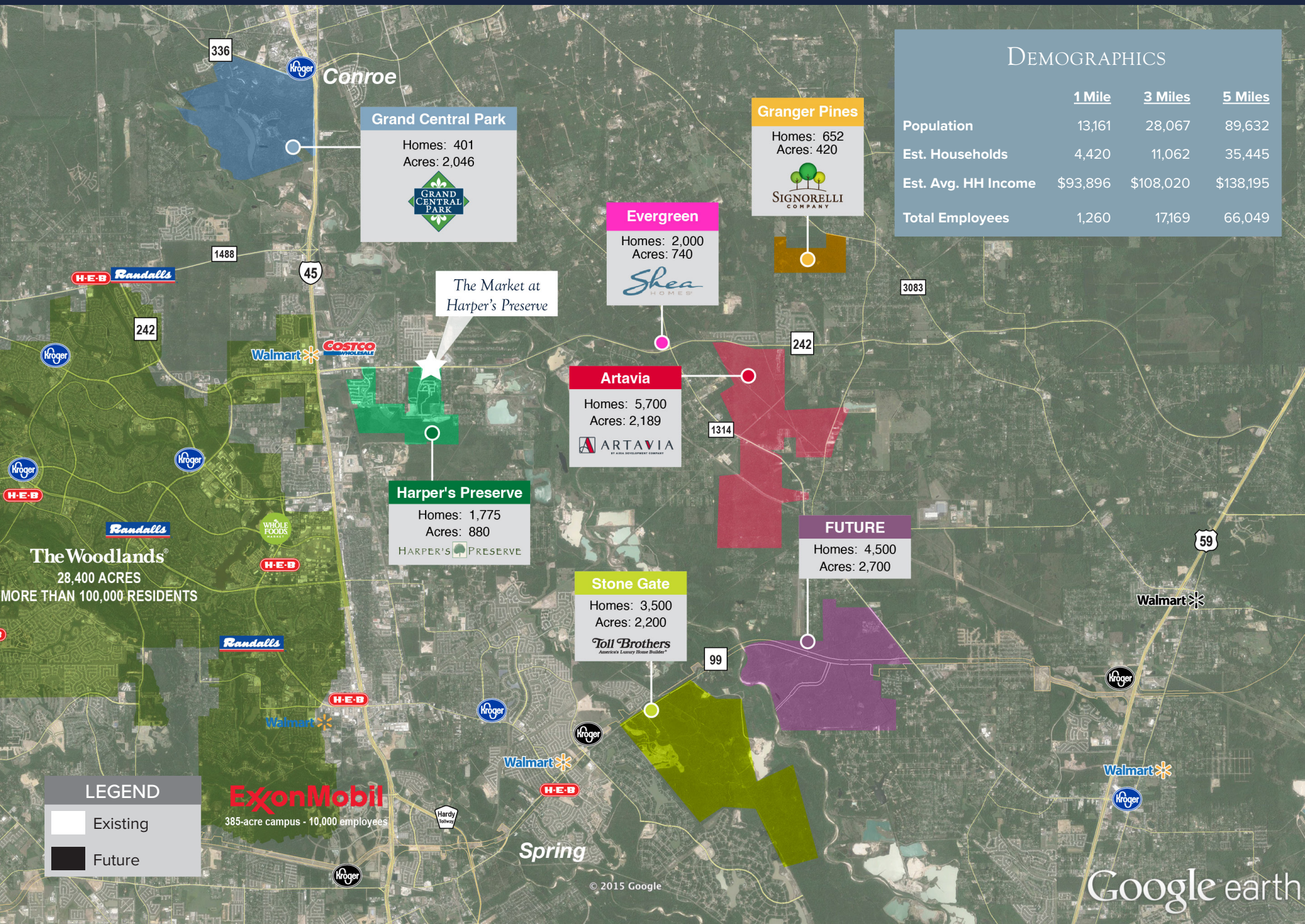


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 **Read King**
Commercial Real Estate

MARKET OVERVIEW



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,161	28,067	89,632
Est. Households	4,420	11,062	35,445
Est. Avg. HH Income	\$93,896	\$108,020	\$138,195
Total Employees	1,260	17,169	66,049

Grand Central Park

Homes: 401
Acres: 2,046



Granger Pines

Homes: 652
Acres: 420



Evergreen

Homes: 2,000
Acres: 740



Artavia

Homes: 5,700
Acres: 2,189



Harper's Preserve

Homes: 1,775
Acres: 880



Stone Gate

Homes: 3,500
Acres: 2,200



FUTURE

Homes: 4,500
Acres: 2,700

LEGEND

Existing

Future

ExxonMobil

385-acre campus - 10,000 employees

Spring

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Google earth

MARKET AERIAL



NEW DEVELOPMENT
Howard Hughes
THE WOODLANDS MASTER PLAN

KOHL'S

Burlington

at home

Lowe's

Walmart

45

130,601 CPD

COSTCO

Methodist

49,000 CPD

CHI St. Luke's Health

Texas Children's Hospital

To The Woodlands

The Woodlands®

28,000-acre award-winning master planned community located 27 miles north of downtown Houston

265,024 CPD

NEW DEVELOPMENT

METROPARK SQUARE
AMC THEATRES

DAVID MEMORIAL DR. EXTENSION

HARPERS LANDING
1,355 HOMES

HALLIBURTON
NORTH BELT CAMPUS

Suchma Elementary School
OPENING FALL 2019

ALLIED APTS.
216 Units

55,300 CPD

1,775 HOMES AT BUILDOUT
HARPER'S PRESERVE

GLENEAGLES AND
MONTGOMERY CREEK RANCH
1,941 HOMES
312 FUTURE HOMES

Gerald D. Irons, Sr.
Junior High School
STUDENTS: 1,145

242

THE MARKET AT
HARPER'S PRESERVE

H-E-B

SITE PLAN

1.7 M
Annual Customer
Visits!

242
44,877 CPD

HARPERS TRACE

CONCORD DRIVE

Coming Soon

Coming Soon

Coming Soon

GoHealth
URGENT CARE

Great Clips

JUST MAC

POSTAL ANNEX

SAM RAMEN

NAIL BAR OF TEXAS

NATIONAL CLEANERS

CRUST PIZZA

STATE FARM

GO HEALTH

CRUST PIZZA

TWIN LIQUORS

PACIFIC DENTAL

H-E-B

20 21 22 23 24 25 26
19
18
17

P7



THE MARKET AT
HARPER'S PRESERVE

Phase II

Now Leasing!
Opening Q3 2024

SUITE	TENANT	SIZE
1	H-E-B	102,053 SF
2	Pacific Dental	3,170 SF
3	Great Clips	1,226 SF
4	Twin Liquors	3,445 SF
5	Available	1,900 SF
6	JustMac	1,100 SF
7	Available	1,072 SF
8	Postal Annex	1,072 SF

9	Sam Ramen	2,200 SF
10	Nail Bar of Texas	2,997 SF
11	National Cleaners	1,000 SF
12	Happy Lemon Tea House	1,139 SF
13	Available	1,501 SF
14	State Farm	1,100 SF
15	Crust Pizza	2,626 SF
16	GoHealth	4,000 SF
17	Available	

18	Available	
19	Available	
20	Available	
21	Available	
22	Available	
23	Available	
24	Available	
25	Available	
26	Available	

D	Available	
P1	Regions Bank	1.28 AC
P2	McDonald's	1.04 AC
P3	Taco Bell	1.08 AC
P4	Valvoline	0.98 AC
P5	7 Brew Coffee (Pending)	2,354 SF
P6	Chipotle	2,354 SF
P7	Available	77,835 SF



THE WOODLANDS
MALL

HARPER'S PRESERVE
1,775 Homes at Buildout

THE HEIGHTS
AT HARPER'S PRESERVE
328 Units

Texas Children's
Hospital

St. Luke's Health

HOUSTON
Methodist
THE WOODLANDS HOSPITAL

INTERSTATE
45

H-E-B

CRUST
PIZZA

TWIN
LIQUORS
FINE WINE & SPIRITS
Great Clips
State Farm
JUST MAC
PACIFIC
DENTAL SERVICES

SAN RANCHO
RESTAURANT

GoHealth
URGENT CARE
Coming Soon

REGIONS

McDonald's

TACO
BELL

Valvoline

CHIPOTE
MEXICAN BURGERS
Coming Soon

7-Eleven
Coming Soon

242
TEXAS



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.

11-2-2015



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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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein is used solely for the purpose of illustrating both current and prospective tenants or companies within or near the property. Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. The enclosed drawings may not be to scale and any references to square footage are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

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