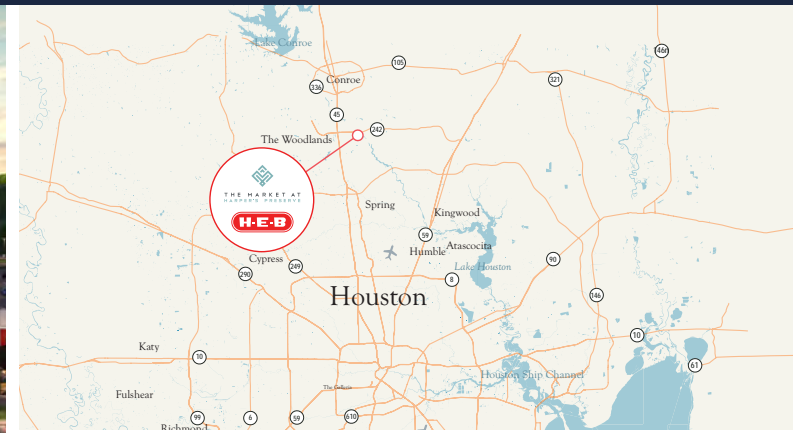




THE MARKET AT HARPER'S PRESERVE

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



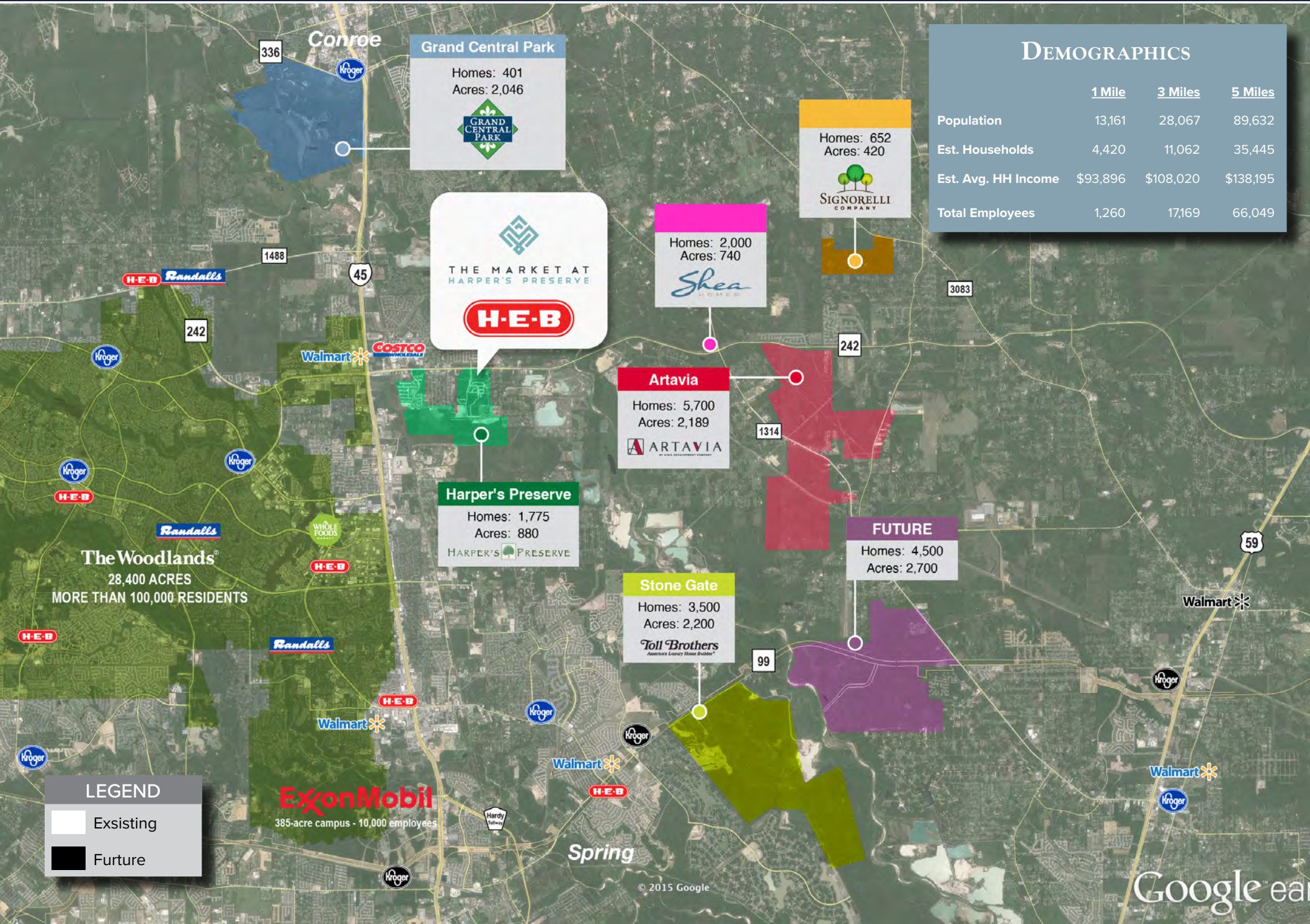
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 **Read King**
Commercial Real Estate

MARKET OVERVIEW



Grand Central Park
 Homes: 401
 Acres: 2,046

Homes: 652
 Acres: 420

SIGNORELLI COMPANY

Homes: 2,000
 Acres: 740

Shea HOMES

Artavia
 Homes: 5,700
 Acres: 2,189

ARTAVIA

THE MARKET AT HARPER'S PRESERVE

H-E-B

Harper's Preserve
 Homes: 1,775
 Acres: 880

HARPER'S PRESERVE

Stone Gate
 Homes: 3,500
 Acres: 2,200

Toll Brothers
America's Luxury Home Builder

FUTURE
 Homes: 4,500
 Acres: 2,700

	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

The Woodlands®
 28,400 ACRES
 MORE THAN 100,000 RESIDENTS

LEGEND

- Existing
- Future

ExxonMobil
 385-acre campus - 10,000 employees

MARKET AERIAL



NEW DEVELOPMENT
Howard Hughes

HARPERS LANDING
1,355 HOMES

KOHL'S

45

Burlington

HALLIBURTON
NORTH BELT CAMPUS

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

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

at home

LOWE'S

Walmart

190,601 CPD

COSTCO

Suchma Elementary
School
OPENING FALL 2019

CVS

AutoZone

VALERO

Starbucks

Wendy's

BlueBunnies

242

49,000 CPD

CHI St. Luke's Health

Methodist

ALLIED APTS.
216 Units
55,300 CPD

Jack
in the Box

CVS
pharmacy

HEIGHTS
328 units

To The
Woodlands

Texas Children's
Hospital

269,024 CPD

NEW DEVELOPMENT
METROPARK
SQUARE
AMC
THEATRES

DAVID MEMORIAL DR. EXTENSION

1,775 HOMES AT BUILDOUT
HARPER'S PRESERVE

THE MARKET AT
HARPER'S PRESERVE
H-E-B

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

OBLIQUE AERIAL



HARPER'S PRESERVE
1,775 Homes at Buildout

THE HEIGHTS
AT HARPER'S PRESERVE
328 Units


THE MARKET AT
HARPER'S PRESERVE
Phase II
Now Leasing!
Opening Q1 2025

Texas Children's
Hospital

St. Luke's Health

HOUSTON
Methodist
THE WOODLANDS HOSPITAL

INTERSTATE
45

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

CRUST
PIZZA

H-E-B

SAM PAPEN

GoHealth
URGENT CARE
Now Open

REGIONS

INTERSTATE
45

242
TEXAS

McDonald's

TACO
BELL

Valvoline



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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 reference 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.

Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography/2000-2010 Census, 2019 Estimates with 2024 Projections

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