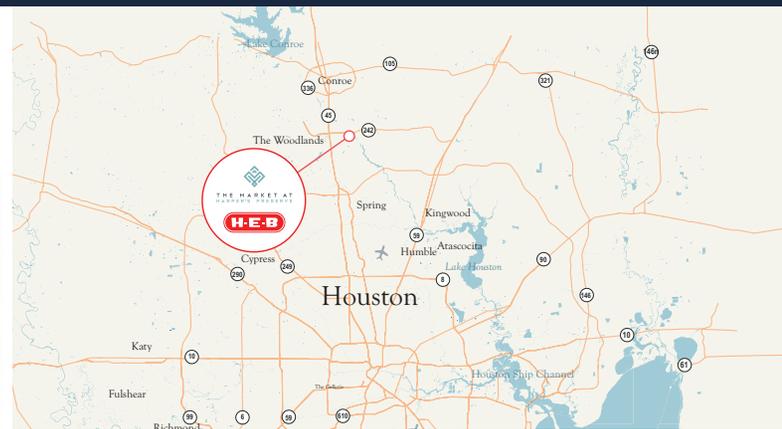




# THE MARKET AT HARPER'S PRESERVE

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



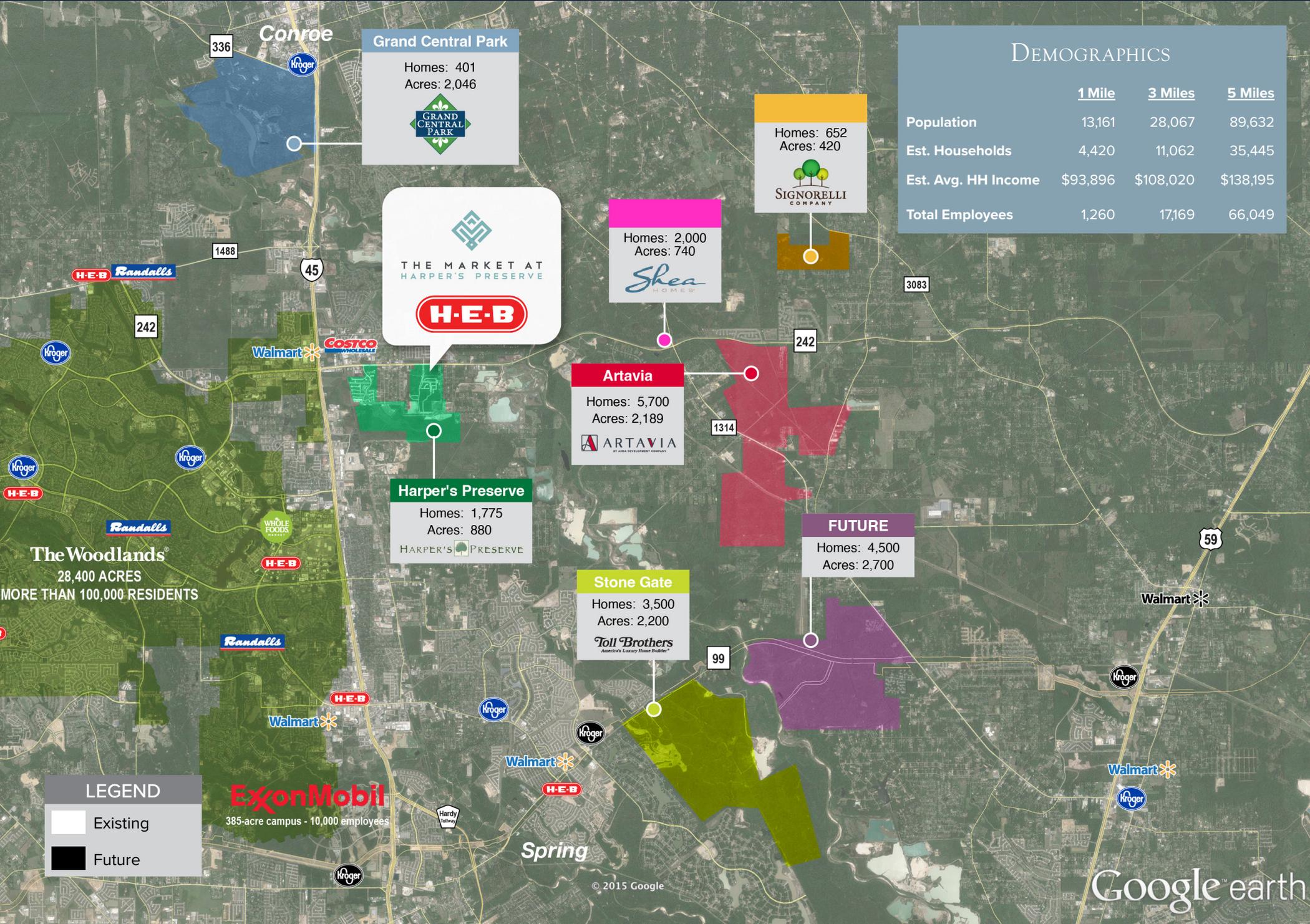
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 **Read King**  
Commercial Real Estate

# MARKET OVERVIEW



**Grand Central Park**

Homes: 401  
Acres: 2,046

Homes: 652  
Acres: 420

Homes: 2,000  
Acres: 740

**THE MARKET AT HARPER'S PRESERVE**

**Artavia**

Homes: 5,700  
Acres: 2,189

**Harper's Preserve**

Homes: 1,775  
Acres: 880

HARPER'S PRESERVE

**FUTURE**

Homes: 4,500  
Acres: 2,700

**Stone Gate**

Homes: 3,500  
Acres: 2,200

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

**ExxonMobil**  
385-acre campus - 10,000 employees

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

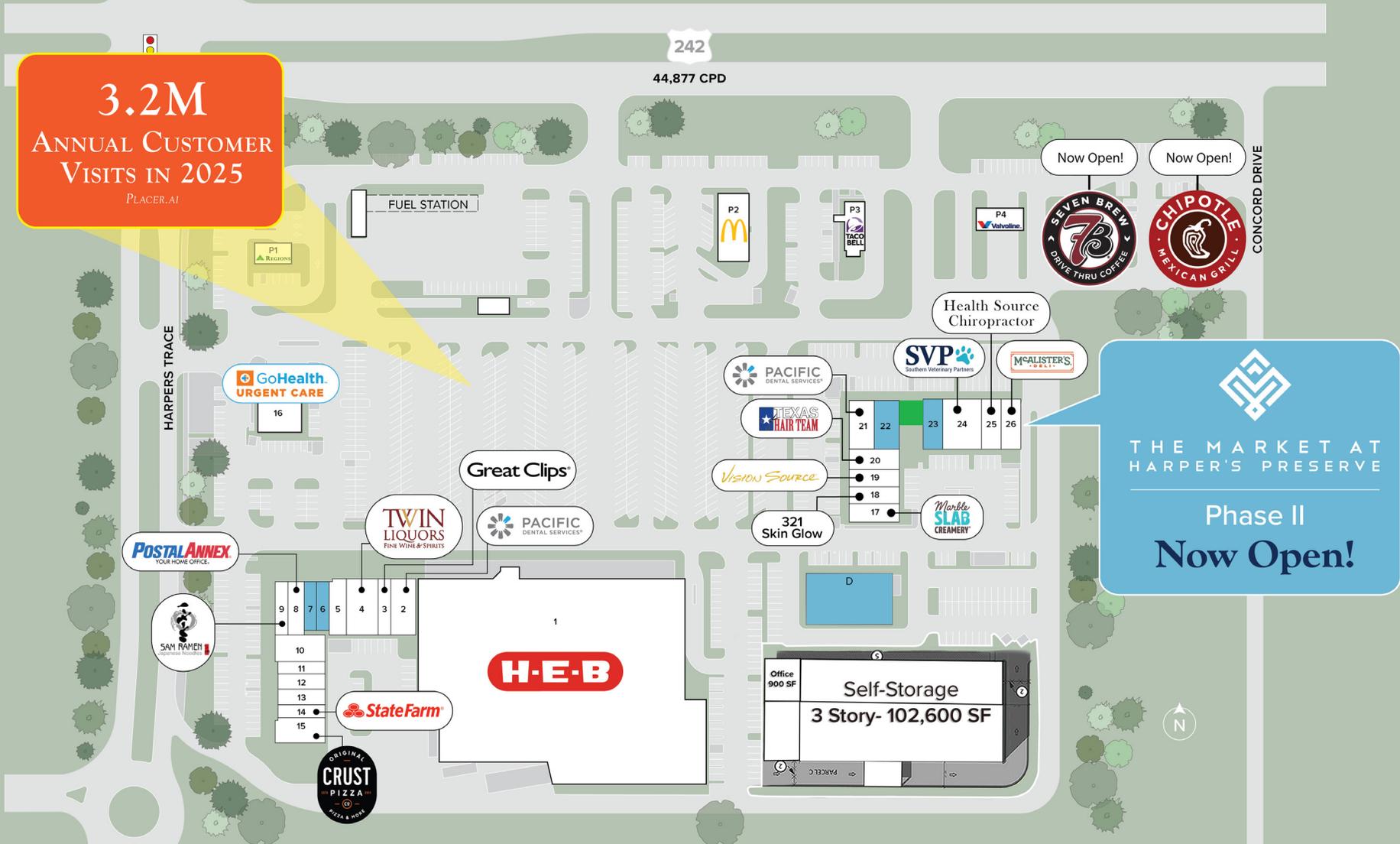
**LEGEND**

- Existing
- Future



# SITE PLAN

**3.2M**  
ANNUAL CUSTOMER  
VISITS IN 2025  
*PLACER.AI*



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	Hawaii Fluid Art	1,900 SF
6	Available	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	Tune Up Men's Salon	1,000 SF
12	Happy Lemon Tea House	1,139 SF
13	Zuka Head Spa	1,501 SF
14	State Farm	1,100 SF
15	Crust Pizza	2,626 SF
16	GoHealth	4,000 SF
17	Marble Slab Creamery	1,750 SF

18	321 Skin Glow	1,361 SF
19	Vision Source	1,800 SF
20	Texas Hair Team	1,540 SF
21	Pacific Dental	3,686 SF
22	Available	1,822 SF
23	Available	1,540 SF
24	Southern Veterinary Partners	3,404 SF
25	Health Source Chiropractor	1,868 SF
26	McAlister's Deli	2,700 SF

D	Available	10,000 SF
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 (Coming Soon)	2,354 SF
P6	Chipotle	2,354 SF
P7	Self-Storage	102,600 SF

# OBLIQUE AERIAL



  
THE MARKET AT  
HARPER'S PRESERVE  
Phase II  
Now Open!

  
TACO  
BELL

  
McDonald's

  
Valvoline

  
H-E-B

  
SAN RAMON

  
ORIGINAL  
CRUST  
PIZZA  
PIZZA & MORE

  
REGIONS

  
GoHealth  
URGENT CARE

  
TWIN  
LIQUORS  
FINE WINE & SPIRITS  
Great Clips®  
  
State Farm®  
  
TUNE UP  
THE MANLY SALON  
  
PACIFIC  
DENTAL SERVICES®

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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](http://www.trec.texas.gov)

IABS 1-0

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