



An aerial photograph of the Woodwinds Shopping Center, a large retail complex with multiple parking lots. The image is overlaid with various logos and text labels. In the top left, there is a 'TETRA' logo and a 'CHASE' logo. Below these, a 'KOLACHE FACTORY' logo is visible. To the right, a 'GNC' logo is present. Further right, a 'FITNESS CONNECTION' logo is shown. In the center, there are logos for 'SUBWAY', 'ALE & IVY', and 'CENTURY 21'. To the right of these, there are logos for 'cicis', 'PM Master Bar-B-Que', and 'BIG LOTS!'. On the far right, there is a 'Woodwinds Shopping Center' label. Below this, there are logos for 'LAPUOR', 'FedEx Office', 'verizon', and 'W'. At the bottom, there is a 'Sawdust Road' label and a '50,000 CPD' label. The image also shows a 'BANK OF AMERICA' logo on the left and a 'WINDMILL' logo at the bottom center. The background shows a residential area with houses and trees.



PROPERTY OVERVIEW

- Prime location in The Woodlands with excellent visibility off I-45
- Less than 1 mile away from Exxon Corporate Campus of ±10,000 Employees
- Traffic counts along I-45 exceed 280,000 cars per day. Sawdust Road boasts counts of 50,000 cars per day.
- Ample parking with easy ingress/egress

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	POPULATION	12,725	68,230	200,235
	EST. HOUSEHOLDS	5,310	26,938	73,554
	EST. AVERAGE HOUSEHOLD INCOME	\$94,563	\$126,555	\$139,911
	TOTAL EMPLOYEES	15,719	55,570	109,056



The Woodlands®

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

JOANN
ASHLEY
Sun & Ski Sports

petco
Painting with a Twist

CVS pharmacy
BURGER KING
CUBESMART self storage
Chick-fil-A
KFC

WINGSTOP

WHATABURGER

SMOOTHIE KING

H-E-B

SONIC
McDonald's

WOODFOREST NATIONAL BANK

Advance Auto Parts

Sawdust Rd 50,000 CPD

45,000 CPD

Rayford Rd

Woodwinds Shopping Center

cicis **at&t** **FITNESS CONNECTION**
SUBWAY **verizon**
KOLACHE FACTORY **BIG LOTS!** **FedEx Office**
SUPERCUTS **GNC LIVE WELL** **CENTURY 21**

verizon
FedEx Office

at&t
SUBWAY
SUPERCUTS

FITNESS CONNECTION

CHASE

Jack in the box

SPEC'S

SHERWIN-WILLIAMS

Holiday Inn

LAQUINTA

BIG LOTS!

CHURCH PROJECT

TETRA

SureStay by BEST WESTERN

281,030 CPD

Interstate 45 Service Rd

Interstate 45

Budde Road

Westridge Dr

Spring Hills Dr

Elledge Rd

Pitkin Rd

Oakhurst Dr

Interstate 45 Service F

Woodline Dr

Richardson Dr

Rayford Crest Dr

Spindle Ridge Dr

Pinewood Ridge Dr

Carson Ridge Dr

Raypine Dr

Rayford Forest Ln

Briar Rock Rd

Volunteer Ln

Borough Park Dr

Elm Creek Dr

Cannon Ball Dr

Valley Cir



SUITE	TENANT	SIZE
481	Verizon Wireless	1,920 SF
479	FedEx Office	5,000 SF
473	The Game Preserve	6,570 SF
453	Available	2,400 SF
453-A	McKay Automotive	8,000 SF
449	In-Step Dance Studio	5,098 SF
475	Asian Market	8,057 SF

SUITE	TENANT	SIZE
433	Kobe Japanese Grill	5,500 SF
429	Hair by Sandra	672 SF
421	ZapFor by Thai Spice	3,033 SF
419	EZ State Inspection	1,223 SF
427	Health Market	1,864.80 SF
417	Childtime	6,650 SF
309-A	Subway	1,378 SF

SUITE	TENANT	SIZE
309-B	K Nails	742 SF
309-C	Super Cuts	1,378 SF
315	CiCi's Pizza	4,187 SF
311	Martini's & More	2,387 SF
311-A	Legacy Beauty Supply	1,800 SF
319	Express Laundry	3,498 SF
321	Crew 1 Rowing	1,650 SF

SUITE	TENANT	SIZE
323	Available	3,254 SF
327	Escape In Time	1,920 SF
307	Encounter Worship Center	3,648 SF
307-A	Available	1,095 SF
307-B	Mannequin Beauty School	1,404 SF
307-C	Next Level Acting Studio	800 SF
307-F	Available	4,264 SF

SUITE	TENANT	SIZE
329	Detoxity Spa	1,980 SF
367	Escape In Time	672 SF
337	Pro Music & Instrument	1,360 SF
341	Available	4,996 SF
365	Available	2,983 SF
313	Promark Offices	3,377.80 SF
317-A	Pure Massage	3,561 SF



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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Buyer/Tenant/Seller/Landlord Initials

Date

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