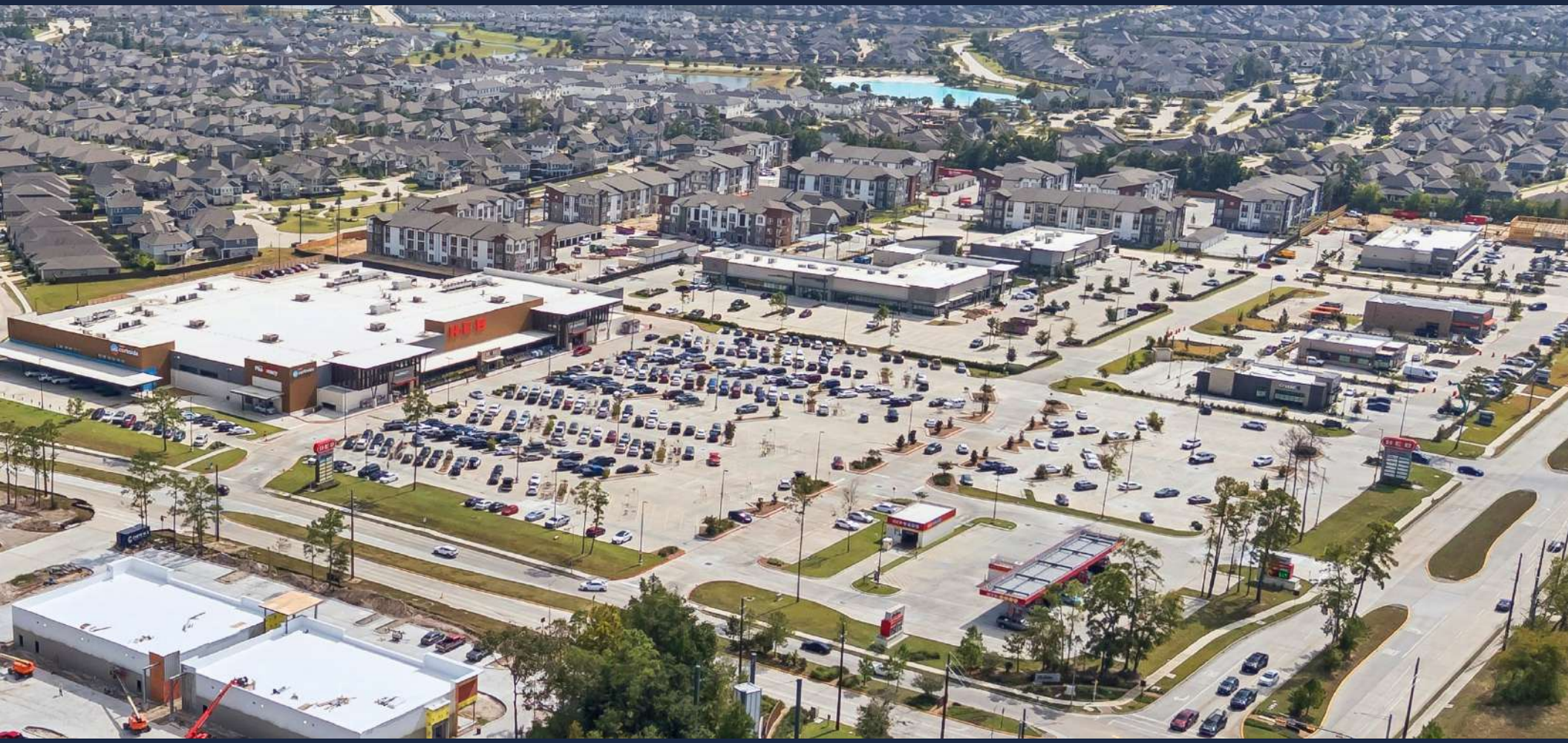
THE MARKET AT THE GROVES

SEC of Woodland Hills Drive & Madera Run Parkway | Atascocita, Texas



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The Market at The Groves | Trade Area & Demographics

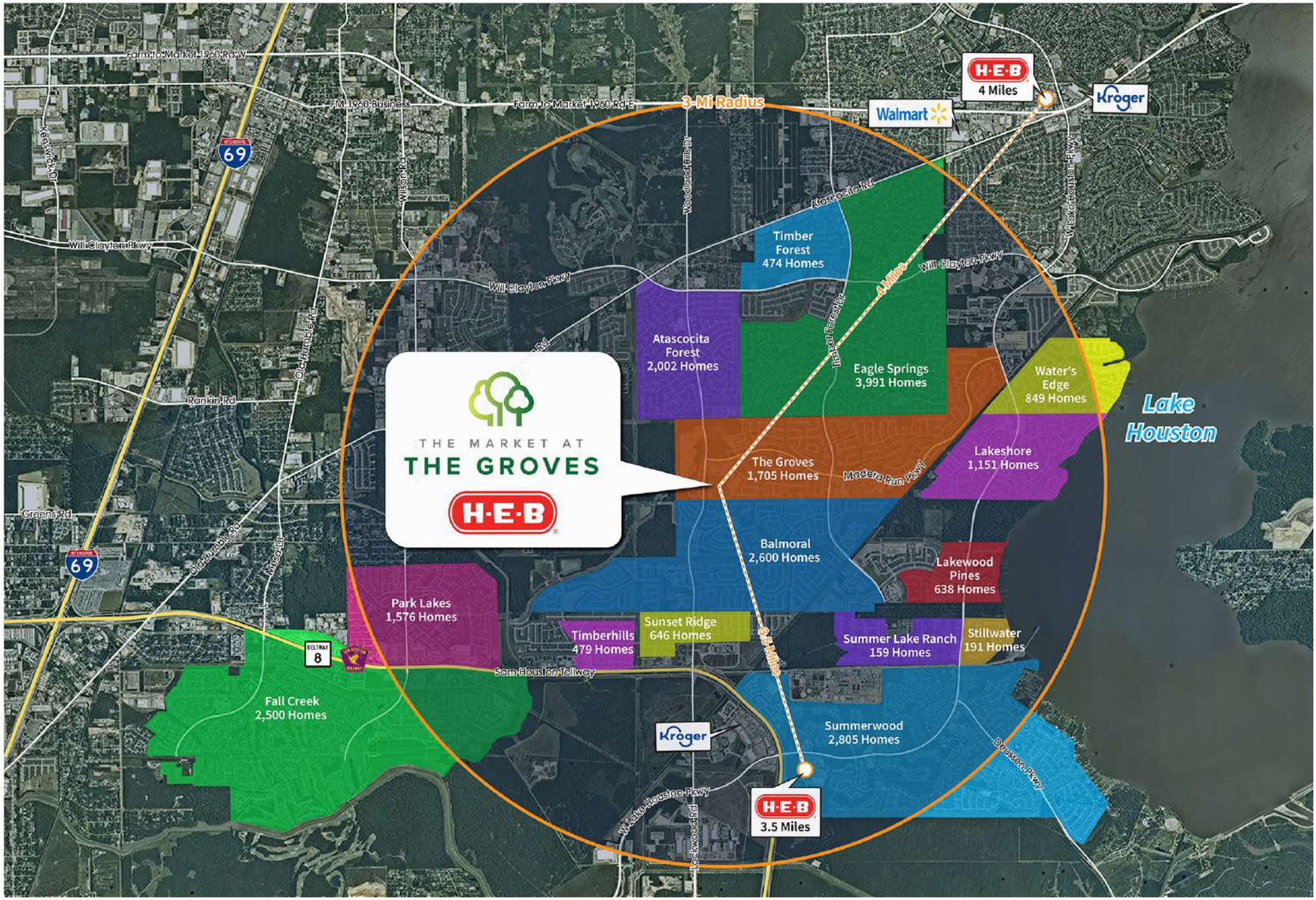


Property Highlights

- **H-E-B Anchored center** located at the entrance to The Groves, a 1,000 acre master-planned community
- Surrounded by dense residential development with ±26,000 homes within a 3-mile radius
- Over 103,000 residents with an average household income exceeding $148,000 within a 3-mile radius
- New construction retail buildings for lease + pad site opportunity available

	Trade Area		
	1 Mile	3 Miles	5 Miles
2026 Population	21,112	103,004	182,811
2026 Households	7,457	33,777	61,437
Est. Average HH Income	$154,443	$148,439	$139,854
2026 Total Daytime Pop.	11,133	67,606	147,867

The Market at The Groves – Trade Area Aerial



The Market at The Groves – Site Plan

Suite	Tenant	SF
1	Milano Nails Spa	4,418 SF
2	Pacific Dental	5,000 SF
3	Longhorn Liquor	3,500 SF
4	Dave's Hot Chicken	3,000 SF
5	Available	3,072 SF
6	Iza Robata	3,000 SF
7	Available	3,787 SF
8	Batters & Brunch	4,017 SF
9	Tiger Kim Taekwondo	2,580 SF
10	Southern Veterinary Partners	4,000 SF

Suite	Tenant	SF
1	Dunkin' Donuts	2,000 SF
1A	Donato's Pizza	1,700 SF
11	Building D (Available)	1,200 - 3,258 SF
3	Saigon Cafe	1,200 SF
4	Chipotle	2,400 SF
Bldg F	Available	1,200 - 4,550 SF
Bldg F	Pending Restaurant	4,000 SF
Bldg E	Available	1,200 - 4,695 SF
Bldg E	Pending QSR	2,000 SF
Bldg E	Pending Coffee	1,897 SF

Pads	Tenant
Tract 1	Chase Bank
Tract 2	PNC Bank
Tract 3	Whataburger
Tract 5	Panda Express
Tract 6	Valvoline
Tract 7	±0.82 AC
Tract 8	±0.91 AC
Tract 9	Mavis Tires and Brakes
Tract 10	Pending Bank
Tract 11	Memorial Hermann




Buildings E & F | Up To ±4,695 SF Available
Delivering Dec. 2026
THE MARKET AT
THE GROVES
3.7 Million Visits
Last 12 Months
Placer.ai, 2025
H-E-B
2.4 Million Visits
Last 12 Months
Placer.ai
Pending Bank
MAVIS
MEMORIAL HERMANN
AVAILABLE
± 1,600 - ±3,787 SF
*Can Be Demised
AVAILABLE
±1,200 - ±3,072
*Can Be Demised
AVAILABLE
±1,200 - ±3,258
*Can Be Demised
PNC
SVP
NOW OPEN
GLADE
AT THE GROVES
336 Units
Class A, Garden-style
Multifamily Community
DONATOS
Great Clips
UNDER CONSTRUCTION
PANDA EXPRESS
± 14,880 CPD
Woodland Hills Drive

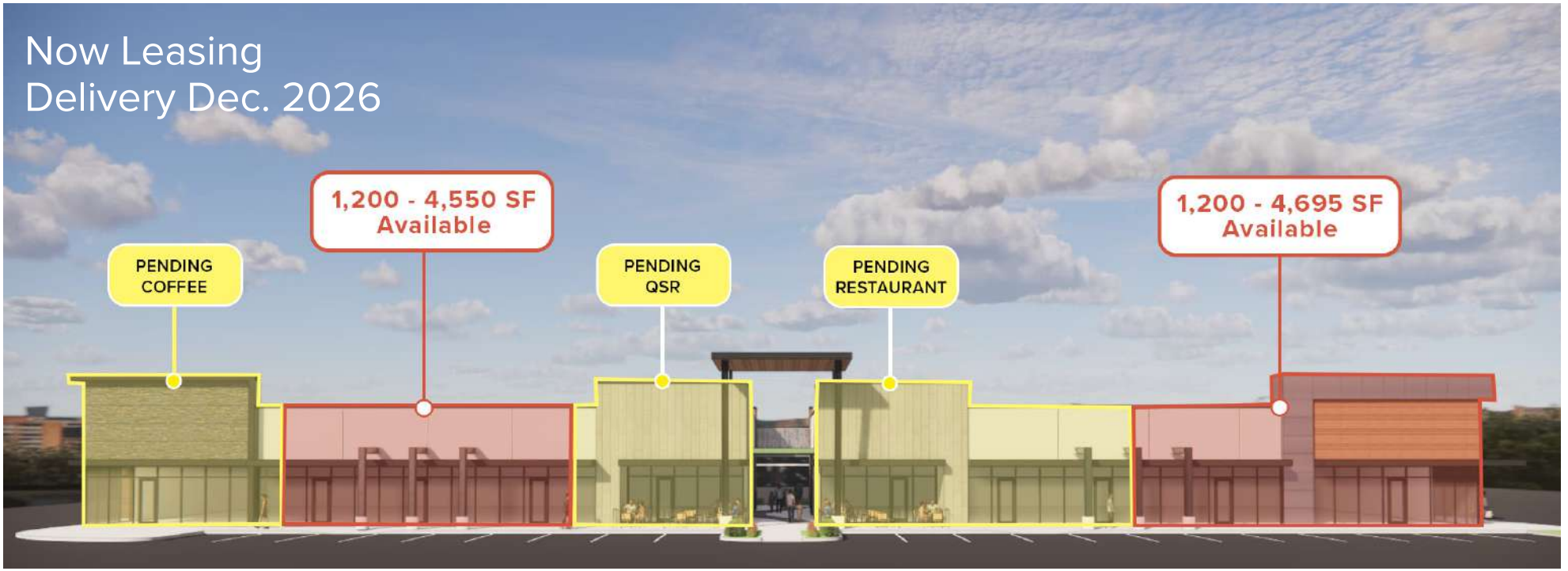
The Market at The Groves – Site Photos







The Market at The Groves – New Retail Buildings E & F Renderings







The Market at The Groves – About



H-E-B anchored center located at the entrance of The Groves - a 1,000 acre master-planned community

Surrounded by dense residential development with +33,000 homes within a 3-mile radius

Primary trade area: Over 103,000 residents with an average household income over $148,000







11-2-2015

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.

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

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