



THE MARKET AT HARPER'S PRESERVE

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



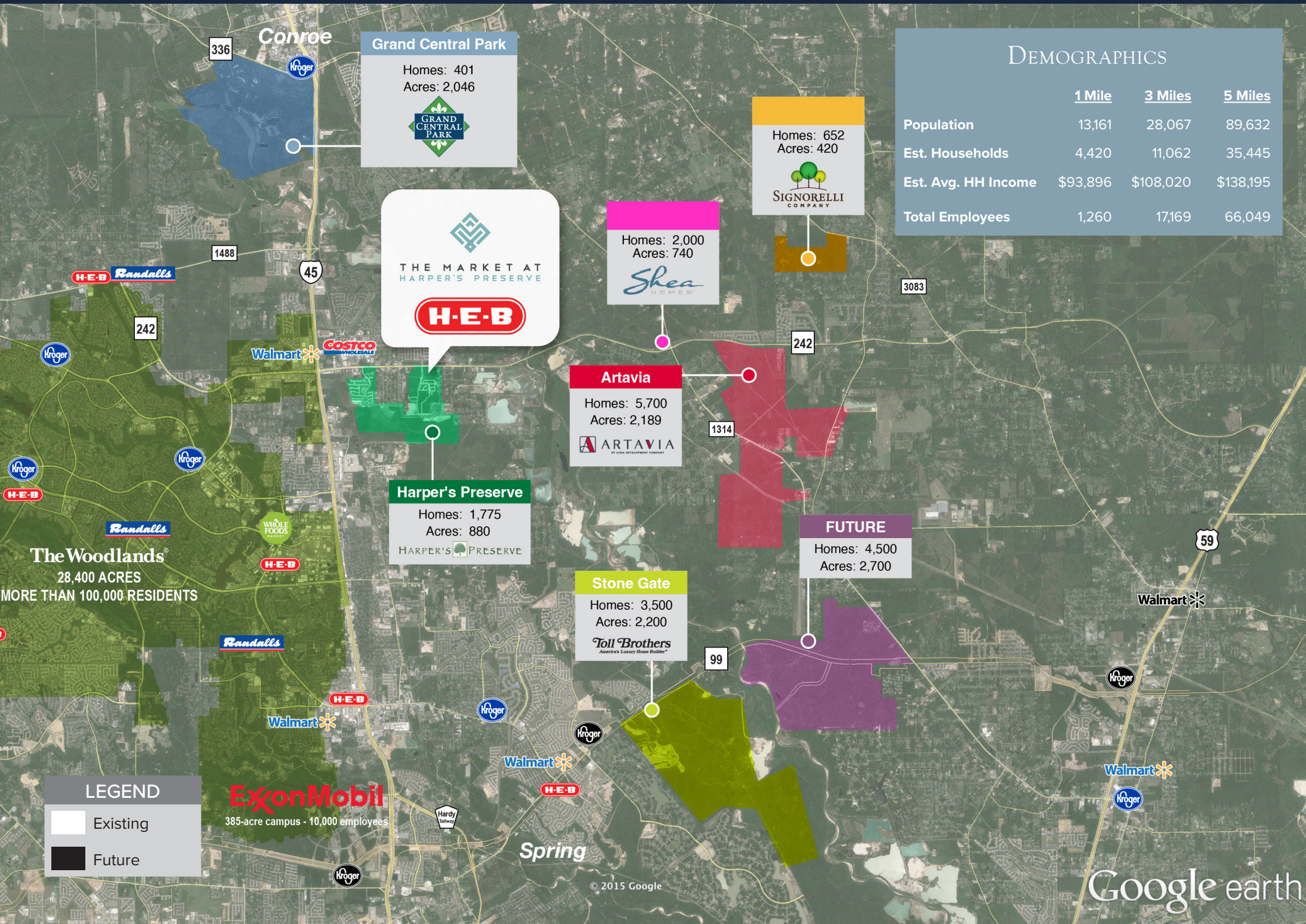
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 **Read King**
Commercial Real Estate

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

MARKET AERIAL



NEW DEVELOPMENT
Howard Hughes

HARPERS LANDING
1,355 HOMES

KOHL'S
expect great things

45

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

Burlington

at home

Suchma Elementary
School
OPENING FALL 2019

Lowe's

Walmart

COSTCO

CVS
pharmacy

VALERO

Starbucks

Wendy's

BlueWave

190,601 CPD

49,000 CPD

CHI St. Luke's Health

Methodist

ALLIED APTS.
216 Units
55,300 CPD

Jack
in the box

RetroZone

242

CVS
pharmacy

HEIGHTS
228 units

Texas Children's Hospital

To The Woodlands

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

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

266,024 CPD

SITE PLAN

2.7 M
Annual Customer
Visits!

242
44,877 CPD



**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	Tooth Twin Dentist	2,300 SF
21	Available	
22	Available	
23	Available	
24	Available	
25	Available	
26	McAllister's	2,700 SF

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

OBLIQUE AERIAL

THE WOODLANDS MALL

HARPER'S PRESERVE
1,775 Homes at Buildout

THE HEIGHTS
AT HARPER'S PRESERVE
328 Units





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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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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