

THE SHOPS AT THE GROVES

Woodland Hills Drive & Rankin Road | Atascocita, TX

Pre-leasing New Construction Retail | Pad Site for Ground Lease



 **MALABAR**
HILL CAPITAL

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 **Read King**
Commercial Real Estate

LOCATION OVERVIEW



Property Highlights

- New construction retail buildings for lease and pad site opportunity available along Woodland Hills Drive
- Near the entrance to The Groves, a ±993-acre master planned community with ±2,200 single family homes at completion
- Primary Trade Area: Over 34,000 households with an average household income of \$137,000 within a 3-mile radius
- Conveniently located in close proximity to major area thoroughfares including Will Clayton Parkway, FM 1960, Beltway 8 and US-59

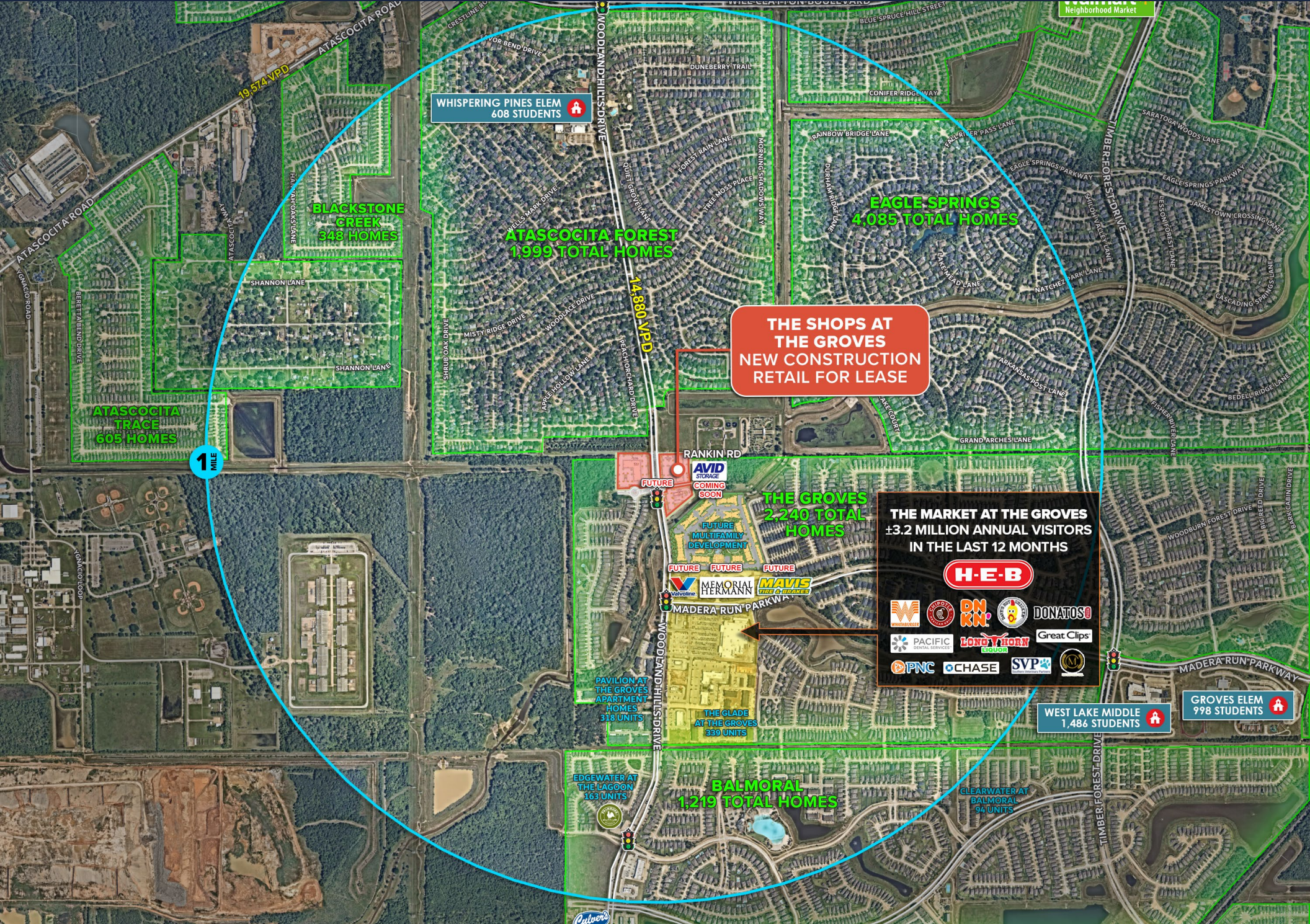
TRADE AREA

	1 MILE	3 MILES	5 MILES
 2025 Population	9,053	103,536	184,151
 Est. Households	2,819	34,716	65,002
 Est. Average Household Income	\$130,174	\$137,876	\$130,752
 Total Daytime Pop.	4,681	68,290	153,325

DENSE, ESTABLISHED MARKET IN NE HOUSTON



SURROUNDED BY HOMES



WHISPERING PINES ELEM
608 STUDENTS

BLACKSTONE CREEK
348 HOMES

ATASCOCITA FOREST
1,999 TOTAL HOMES

EAGLE SPRINGS
4,085 TOTAL HOMES

THE SHOPS AT THE GROVES
NEW CONSTRUCTION
RETAIL FOR LEASE

ATASCOCITA TRACE
605 HOMES

1 MILE

THE GROVES
2,240 TOTAL HOMES

THE MARKET AT THE GROVES
±3.2 MILLION ANNUAL VISITORS
IN THE LAST 12 MONTHS

Logos for retail partners: H-E-B, Walgreens, Memorial Hermann, Mavis, Pacific Dental Services, Long Thory, Great Clips, PNC, Chase, SVP, and others.

PAVILION AT THE GROVES APARTMENT HOMES
318 UNITS

THE GLADE AT THE GROVES
339 UNITS

WEST LAKE MIDDLE
1,486 STUDENTS

GROVES ELEM
998 STUDENTS

EDGEWATER AT THE LAGOON
163 UNITS

BALMORAL
1,219 TOTAL HOMES

CLEARWATER AT BALMORAL
94 UNITS

Neighborhood Market

19,574 VPD

14,880 VPD

PROJECT RENDERINGS

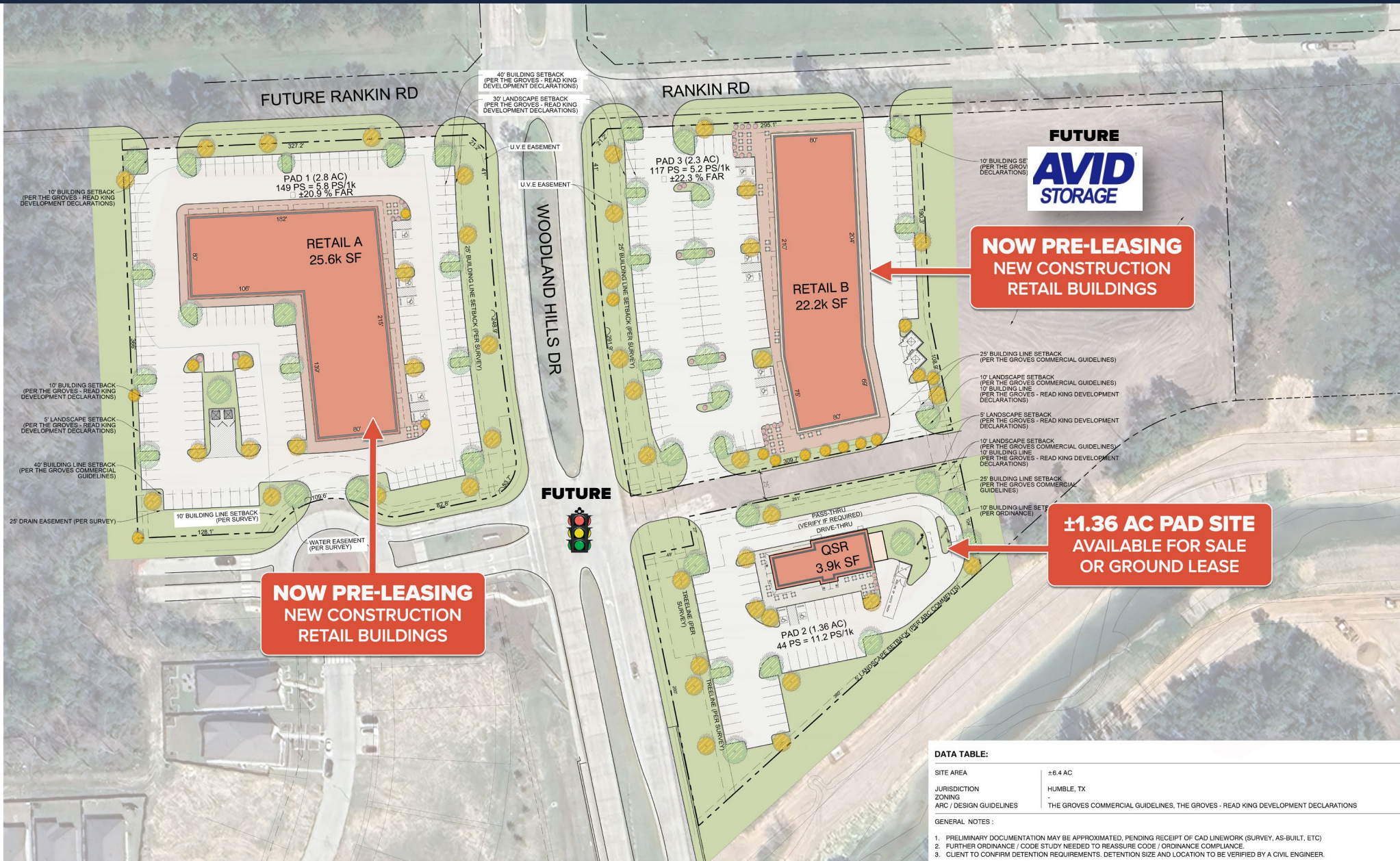


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PHASE I SITE PLAN



DATA TABLE:

SITE AREA	±6.4 AC
JURISDICTION	HUMBLE, TX
ZONING	-
ARC / DESIGN GUIDELINES	THE GROVES COMMERCIAL GUIDELINES, THE GROVES - READ KING DEVELOPMENT DECLARATIONS

GENERAL NOTES:

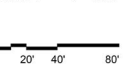
1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED. PENDING RECEIPT OF CAD LINEWORK (SURVEY, AS-BUILT, ETC)
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS. DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.

SCHEMATIC DRAWINGS

February 27, 2026
 (COMMERCIAL DEVELOPMENT)
 WOODLAND HILLS DR & RANKIN RD
 ATASCOCITA, TX
 28005-01_Site.dwg



SCALE : 1" = 40'-0"





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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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