WOODLANDS CROSSING

THE WOODLANDS, TX | SEC KUYKENDAHL AND WOODLANDS PARKWAY

FWR
First Washington Realty

- Exceptional Trader Joe's-anchored shopping center located in the prominent Sterling Ridge sub-market of The Woodlands
- This intersection is home to the best-in-class retailers such as HEB, Kroger, Perry's Steakhouse, Zoe's Kitchen, and Starbucks as well as over 100,000 SF of medical and professional space
- Strong demographic profile equates to immense buying power—featuring a population of 66,913 and an average household income of $165,151 within a 3-mile radius
- Simple ingress and egress and ample parking make this a stellar opportunity

DEMOGRAPHICS:	2 MILE	3 MILE	5 MILE
2019 Population	24,932	66,913	157,794
2019 Daytime Population	20,835	61,780	160,514
2019 Average HH Income	$182,310	$165,151	$152,086
2019 Median HH Income	$131,378	$120,911	$112,380

TRAFFIC COUNTS:

Woodlands Parkway: 39,314 VPD
Kuykendahl: 28,114 VPD

AVAILABILITY:

+/- 16,250 SF | DIVISIBLE

MAJOR ANCHORS:

TRADER JOE'S
24 HOUR FITNESS
PETCO

AREA RETAILERS:

H-E-B
Kroger
Walgreens
ACE Hardware
PEI WEI

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEPHEN TOU
713.547.5599
stou@theretailconnection.net

© 2019 The Retail Connection, L.P. All Rights Reserved. All of the information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. This property flyer was last updated in 2019

WOODLANDS CROSSING

THE WOODLANDS, TX | SEC KUYKENDAHL AND WOODLANDS PARKWAY

FWR
First Washington Realty

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEPHEN TOU
713.547.5599
stou@theretailconnection.net

© 2019 The Retail Connection, L.P. All Rights Reserved. All of the information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. This property flyer was last updated in 2019

WOODLANDS CROSSING

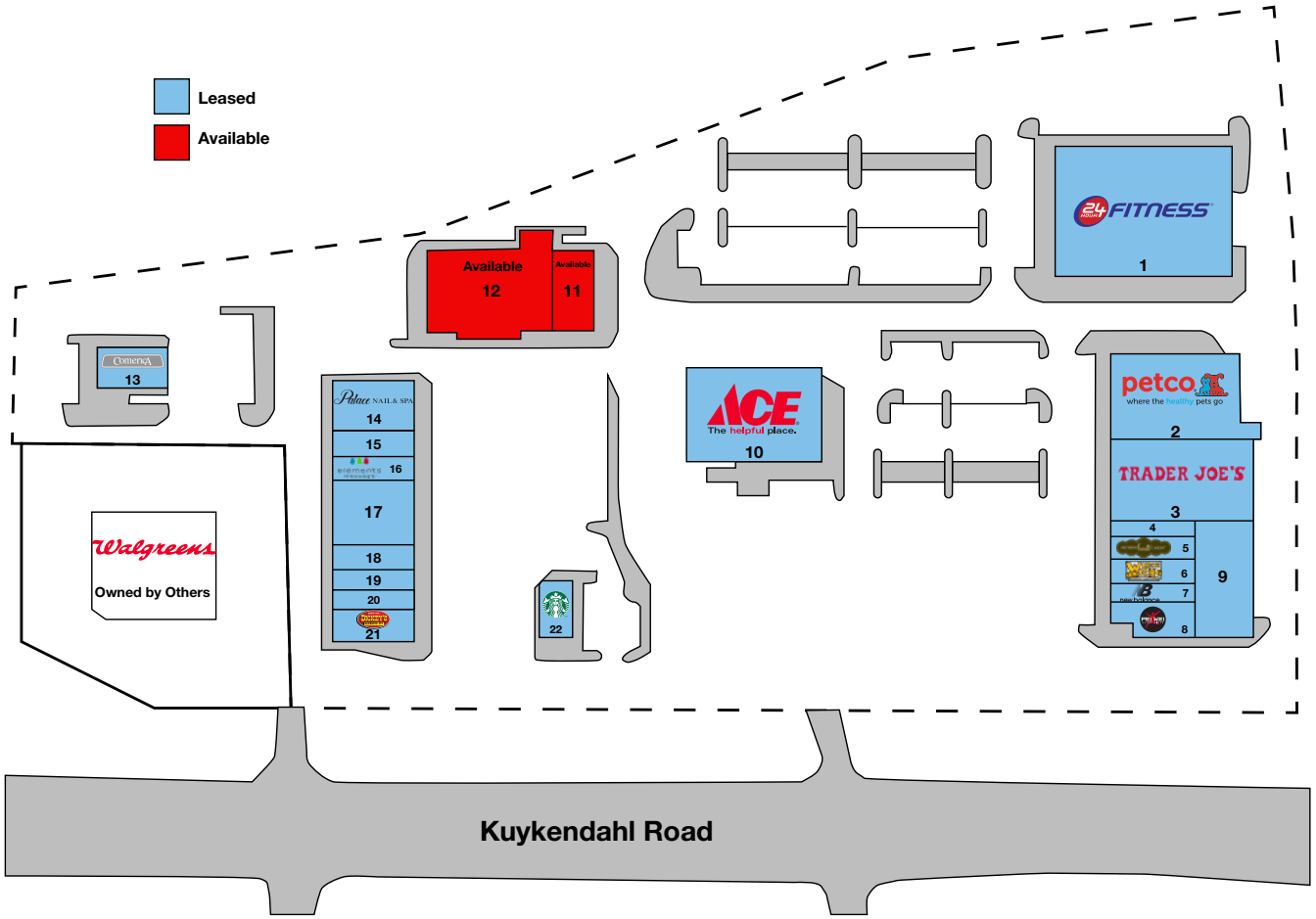
THE WOODLANDS, TX | SEC KUYKENDAHL AND WOODLANDS PARKWAY

FWR
First Washington Realty

Center Size	**125,186 SF**

Current Retailers

Suite	Retailer	SF
01	24 Hour Fitness	25,000
02	Petco	12,500
03	Trader Joe's	13,500
04	Chiller Bee Yogurt	1,320
05	Nothing Bundt Cakes	2,200
06	Which Wich	1,760
07	New Balance	1,936
08	Pei Wei	3,709
09	Sozo Hair Designs	6,361
10	Ace Hardware	14,000
11	Available	4,250
12	Available	12,000
13	Comerica Bank	3,300
14	Palace Nails & Spa	4,000
15	Dr. Sweeney	2,000
16	Elements Massage	2,000
17	Via Emilia Restaurant	5,600
18	Dr. Burgess	2,160
19	Amazing Eyelash Studio	1,440
20	Centre Court	1,600
21	Dickey's BBQ	2,800
22	Starbucks	1,750



THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEPHEN TOU
713.547.5599
stou@theretailconnection.net

© 2019 The Retail Connection, L.P. All Rights Reserved. All of the information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. This property flyer was last updated in 2019

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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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 _____