



CREEKSIDE PARK — VILLAGE GREEN —

THE WOODLANDS, TEXAS



EXECUTIVE SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer the opportunity to acquire Creekside Park Village Green (the “Property”), a 98% leased, 74,615-square-foot lifestyle center located in the flourishing Houston suburb of The Woodlands, Texas. Strategically located on Kuykendahl Road, Creekside Park Village Green is well-positioned to expand its presence as North Houston’s preeminent lifestyle shopping destination, serving an affluent trade area with an average household income of \$227,125 within a one-mile radius. The Property benefits from its adjacency to an HEB grocery store that attracts over 1.8 million visitors annually, driving cross-shopping traffic between the two retail centers. With a 5.9-year weighted average lease term (WALT), a diverse tenant mix of credit and national retailers, and below-market rental rates, Creekside Park Village Green offers investors both secure cash flow and significant upside potential in one of Texas’ fastest-growing trade areas.



PROPERTY MAP

WITHIN A (5-MILE RADIUS)

173,845

TOTAL POPULATION

60%

POPULATION GROWTH
2010-2025

64%

INCREASE IN HOUSEHOLDS
2010-2025

\$178,065

AVG HH INCOME

15 MINUTE
DRIVE TIME

CREEKSIDE PARK VILLAGE GREEN

5-MILES

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,113	32,115	108,652
2020 Population	11,603	58,644	157,000
2025 Population	12,702	63,388	173,845
HOUSEHOLDS			
2010 Households	999	11,131	37,802
2025 Households	3,732	23,205	54,829
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$227,125	\$204,549	\$178,065
2030 Average Household Income	\$249,008	\$223,669	\$193,413

EAST-FACING AERIAL



INVESTMENT HIGHLIGHTS

5.9 YEARS OF WALT TO DIVERSE SET OF TENANTS

HEB SHADOW ANCHOR

Cross-Shopping Traffic with 1.8M+ annual visit Grocery Store

LOCATED IN AN EXPANDING RESIDENTIAL BASE

60% Population Growth since 2010, cementing The Woodlands as a growth market

HIGHLY AFFLUENT NEIGHBORING RESIDENTIAL AREAS

\$178,065 average household income within 5-mile radius attracts high-power retailers

STRONG IN-PLACE CASH FLOW WITH 3.52% 5-YR CAGR



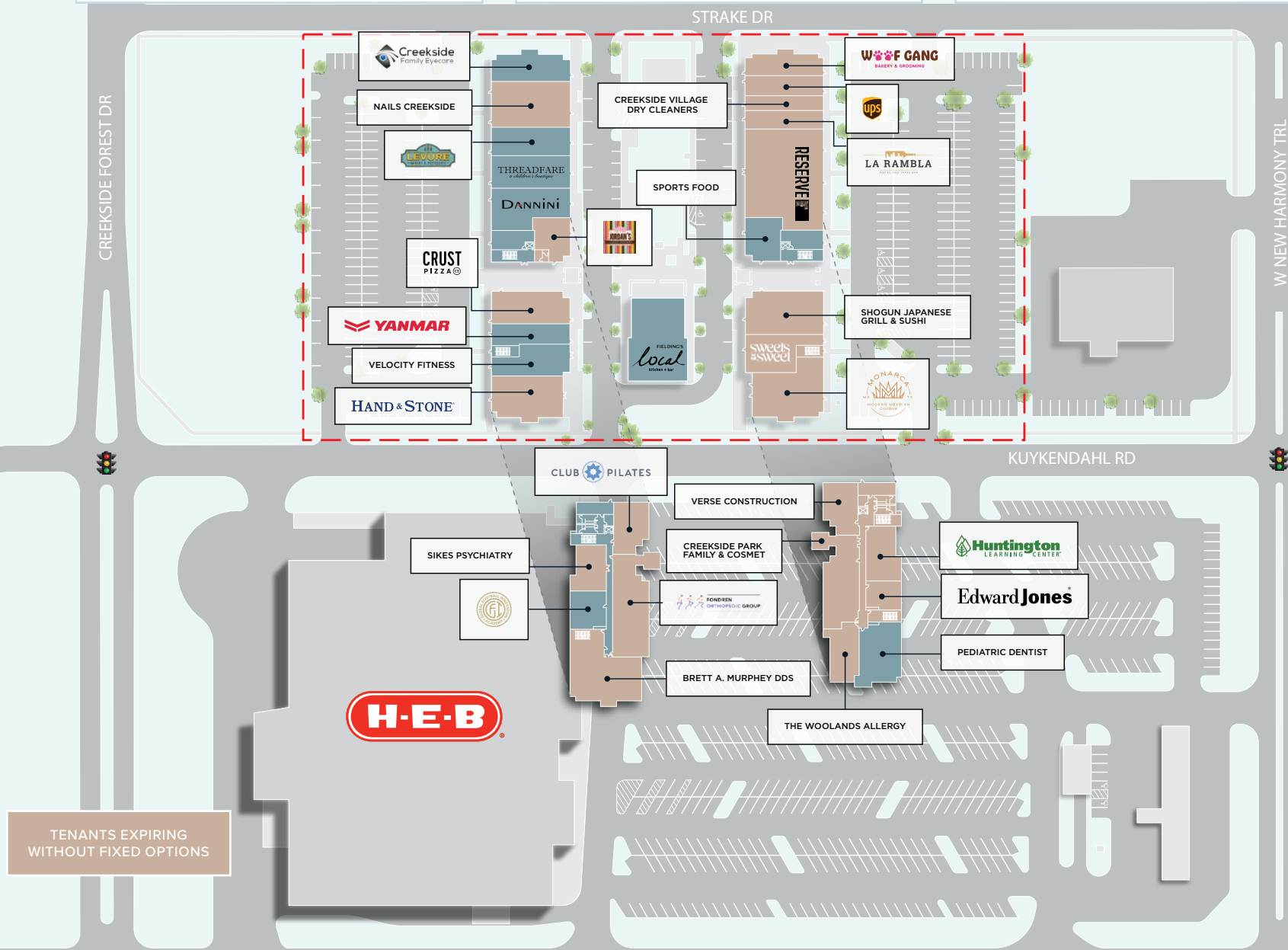
ASSET POSITIONING



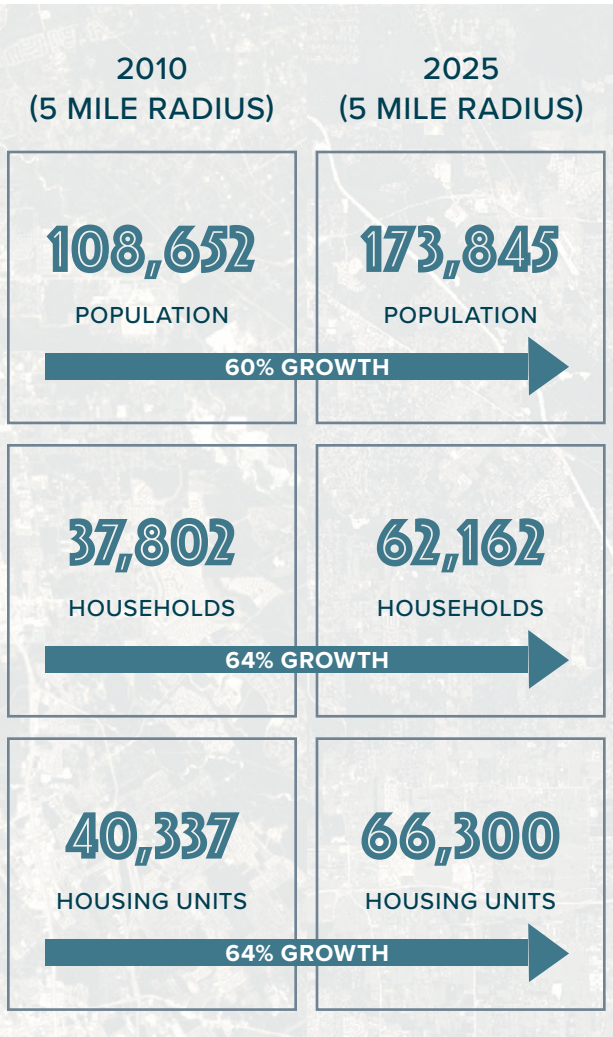
319 PARKING SPACES
4.27 SPACES | 1,000 SF

22 OUT OF 32 TENANTS EXPIRING
WITHOUT FIXED OPTIONS

173,845 RESIDENTS WITHIN A
5-MILE RADIUS



WOODLANDS POPULATION GROWTH



2010 POPULATION

	1 MILE	3 MILES	5 MILES	10 MILES
Population:	3,113	32,115	108,652	408,986
Households:	999	11,131	37,802	143,651
Total Housing Units:	1,130	11,958	40,337	152,801

2025 POPULATION

	1 MILE	3 MILES	5 MILES	10 MILES
Population:	12,702	66,883	173,845	616,037
Households:	4,198	23,205	62,162	221,646
Total Housing Units:	4,511	24,704	66,300	236,095

AFFLUENT & GROWING RESIDENTIAL BASE

CREEKSIDE PARK VILLAGE GREEN BENEFITS FROM ITS STRONG DEMOGRAPHIC LOCATION IN THE WOODLANDS.

Creeside Park Village Green benefits from its strong demographic location in North Houston. The highly affluent surrounding area's average household income is 2.61x higher than the Houston average.



H-E-B: THE PREMIER ESSENTIAL RETAIL SHADOW-ANCHOR

H-E-B WAS RATED THE #1 U.S. GROCERY RETAILER IN 2024
BUMPING AMAZON FROM THE TOP SPOT AND ALSO JUMPING AHEAD OF COSTCO



5TH

LARGEST
PRIVATE
COMPANY

\$38.9B

ANNUAL
REVENUES

154,000

TOTAL
EMPLOYEES

435+

GROCERY
LOCATIONS

5

NATIONWIDE
BRANDS

HQ

SAN ANTONIO,
TEXAS

120

YEAR IN
BUSINESS



#1

MASTER PLANNED COMMUNITY IN THE U.S.



ICONIC LOCATION IN THE HEART OF THE WOODLANDS

The Woodlands is a 28,500-acre master-planned community with an impeccable reputation for a high quality of life, located only 27 miles north of Houston and just 20 minutes away from George Bush Intercontinental Airport, the area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned neighborhoods with million-dollar homes, and luxury retail and community offerings only found in top MSA's.



BUSINESS

- Home to 7 Fortune 500 corporate headquarters
- Home to over 2,200 Businesses
- Self-sustaining exurban core area with one of the few true live/work/play environments outside of the 610 Loop
- Renowned Medical Hub anchored by five of Houston's premier hospitals including Memorial Hermann, CHI St. Luke's Health, Houston Methodist, MD Anderson, and Texas Children's Hospital



RESIDENTIAL

- #1 best city to live in America.
- #2 Best City to Buy a House in America
- One of the most desired submarkets in Houston due to heavy zoning regulations not found throughout the rest of the city



RECREATION

- Home to an unprecedented 7,665 acres of greenspace
- Top 100 Golf Community
- World Class Entertainment Venue: The Cynthia Woods-Mitchell Pavilion



CONTACTS

CORE EXECUTION TEAM

John Indelli

Senior Director
+1 832 547 1970
john.indelli@jll.com

Ryan West

Senior Managing Director
+1 713 852 3535
ryan.west@jll.com

Adam Howells

Senior Managing Director
+1 214 213 3258
adam.howells@jll.com

FINANCIAL ADVISOR

STEVE HELDENFELS

Managing Director
+1 469 232 1924
steve.heldenfels@jll.com

SUPPORT

Dawson Hastings

Analyst
+1 713 425 1801
dawson.hastings@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.