



CREEKSIDE PARK MEDICAL PLAZA

PHASE II

The Woodlands®

Howard Hughes

The Woodlands, an Award-Winning Master Planned Community

THE WOODLANDS AT CURRENT

125,000+	70,000+	2,500+	\$32B
RESIDENTS	EMPLOYEES	EMPLOYERS	TAX VALUES

DEMOGRAPHICS OF THE WOODLANDS

\$193,000 AVERAGE HHI (Houston MSA: \$116,654)	\$143,000 MEDIAN HHI (Houston MSA: \$80,537)	\$606,000 AVERAGE OWNER-OCCUPIED HOUSING VALUE (Houston MSA: \$477,423)
\$489,000 MEDIAN OWNER-OCCUPIED HOUSING VALUE (Houston MSA: \$309,553)	41.4 MEDIAN RESIDENT AGE (Houston MSA: 36.1)	70% BACHELOR'S DEGREE OR HIGHER (Houston MSA: 38.5%)



The Woodlands® is...

#1

**BEST COMMUNITY
TO LIVE IN
AMERICA**

#1

**PLACE TO RAISE A
FAMILY IN TEXAS**

#2

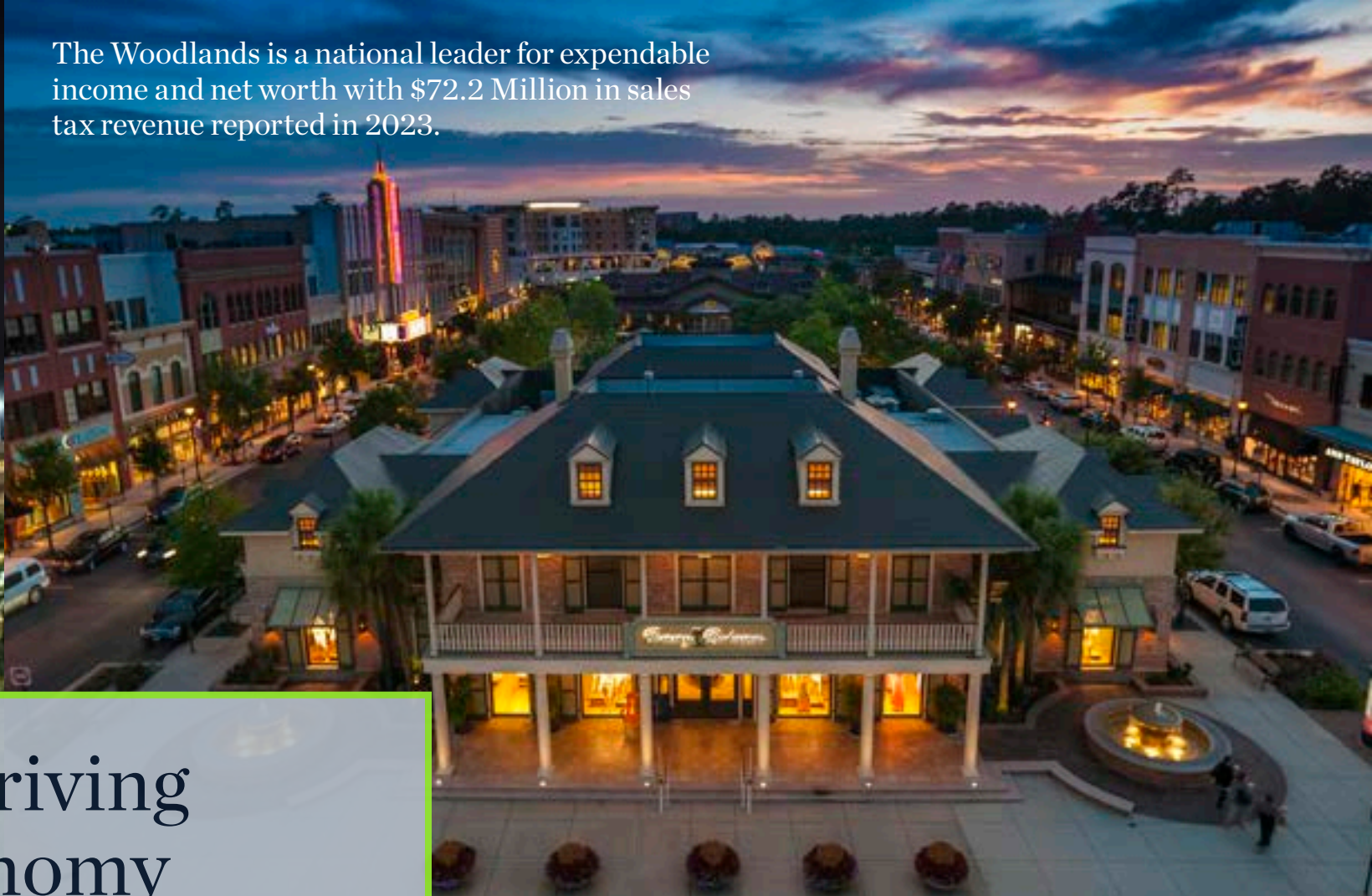
**PLACE TO RAISE A
FAMILY IN AMERICA**



A renowned medical hub that is home to five of the top medical providers.



The Woodlands is a national leader for expendable income and net worth with \$72.2 Million in sales tax revenue reported in 2023.

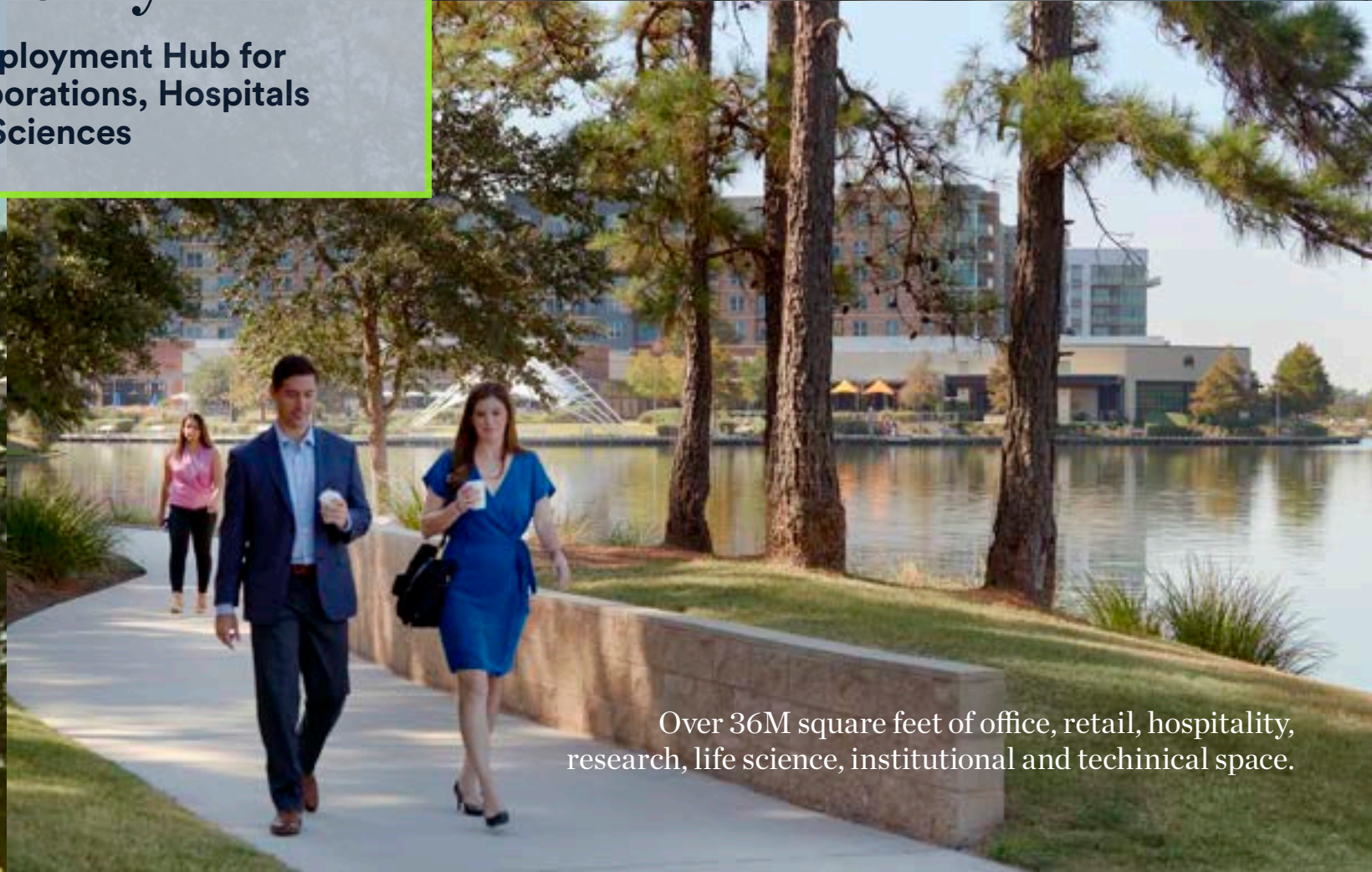


A Thriving Economy

High-profile, Employment Hub for International Corporations, Hospitals & Life Sciences



Several Fortune 500 headquarters with a major presence are located in The Woodlands.



Over 36M square feet of office, retail, hospitality, research, life science, institutional and technical space.

The Cynthia Woods Mitchell Pavilion is a is one of the top-rated outdoor amphitheaters in the world.

90+ outdoor sculptures and public art pieces are located throughout The Woodlands.

Community Engagement

World-Class Sporting Events,
Arts + Entertainment

Signature events include The Woodlands Waterway Arts Festival, movies and concert series, Rock The Row and many cultural festivals.

National sporting events include the Chevron LPGA Championship, PGA TOUR'S Champions Tour Insperity Invitational, IRONMAN Texas North American Championship, The Woodlands Marathon and The Woodlands Triathlon.

Photo Credit: Kevin C. Cox/Getty Images for IRONMAN

Creekside Park Medical Plaza Phase II



Plans and renderings are artist's concepts and are subject to change. All information provided regarding this property is from sources deemed to be reliable; however, no warranty of representation is made to the accuracy thereof.

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Property Information

- Class A Medical Office Suites
- ±40,000 SF two-story medical office building
- Modern exterior construction
- Covered patient drop-off
- Gurney Elevators
- 5:1,000 parking ratio
- Located within Creekside Park Village Center off Kuykendahl Rd.



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Location

The Woodlands has an established Medical District with the top five leading hospitals.

THE UNIVERSITY OF TEXAS
MDAnderson
~~Cancer~~ Center
Making Cancer History®

MEMORIAL
HERMANN

CHI St. Luke's
Health


Texas Children's
Hospital®

HOUSTON
Methodist
LEADING MEDICINE

- 1/3 of all employment in the region is based in the healthcare industry.
- Aprox.1,000 hospital beds are in The Woodlands.
- The area's medical industry has doubled in size in the past five years.



Retail Snapshot



Thriving
Retail Scene

Over ±50 retailers within
Creekside Park Village Center



Aerial



RESIDENTIAL

MULTIFAMILY
RESIDENCES

RESIDENTIAL

RESIDENTIAL

DAYCARE



SHOPPING,
DINING &
ENTERTAINMENT

HOUSTON
Methodist
THE WOODLANDS HOSPITAL

RESIDENTIAL

PHASE II

SCHOOL

DAYCARE

MULTIFAMILY
RESIDENCES

CREEKSIDE GREEN DR.

RESIDENTIAL

SCHOOL

SCHOOL

KUYKENDAHL

CREEKSIDE GREEN DR.

NEW HARMONY DR.

KUYKENDAHL

CREEKSIDE FOREST DRIVE

Site Plan



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Premier Developer of Large-scale Master Planned Communities



BRIDGELAND, TX

Bridgeland is an 11,500-acre master planned community located in Cypress, Texas, and is ranked as the fifth top-selling master planned community in the nation and second in Texas. The award-winning community offers a wide variety of housing options and extensive outdoor amenities, with a strong emphasis on conserving and enhancing the natural environment.



THE WOODLANDS, TX

The Woodlands is one of the country's most recognized MPCs over the last 50 years. More than 123,000 residents and several Fortune 500 companies call The Woodlands home. Its prime location, rich amenities, skilled workforce and highly-educated population have made this 28,500-acre community desirable to both residents and businesses.



DOWNTOWN SUMMERLIN, NV

Downtown Summerlin is located in the heart of the Summerlin master planned community in Las Vegas and is considered one of the premier regional mixed-use development sites in the U.S. The mixed-use development features over 125 stores and restaurants with entertainment, dining, shopping, a marketplace, three Class A office buildings, and a minor league ballpark.



TERAVALIS, PHOENIX, AZ

Encompassing nearly 37,000 acres in the Phoenix West Valley, one of the nation's fastest-growing metro regions, TeraValis is anticipated to become one of the leading master planned communities in the country, with approximately 100,000 homes, 300,000 residents and 55 million square feet of commercial development.



DOWNTOWN COLUMBIA, MD

Merriweather District is located at the center of Columbia, MD, one of the first master planned communities in the U.S. founded by legendary developer James W. Rouse in 1967. Located between Washington, DC, and Baltimore, Columbia is comprised of 14,000 acres including ten completed residential villages and a deep pipeline of commercial development opportunities within its Downtown.



WARD VILLAGE, HI

Ward Village is a new 60-acre coastal master planned community in the heart of Honolulu. Ward Village will transform the popular shopping and dining district into a vibrant neighborhood that offers exceptional residences with incredible island and ocean views and a carefully curated mix of retail experiences.

HowardHughes.com

H O W A R D
H U G H E S
**STRENGTH IN
NUMBERS**

2023

\$1.0B

2023 CONSOLIDATED REVENUE

\$632M
CASH
ON HAND

\$3.1B

CUMULATIVE
CONDO SALES
AT WARD VILLAGE (HONOLULU)

\$9.6B TOTAL
ASSETS

9.4 M SF
OFFICE AND RETAIL PORTFOLIO

5.9K
MULTIFAMILY UNITS

\$341M
MPC EBT

EARNED OPERATING
ASSETS NOI 2023 ➔ **\$244M**

474%
INCREASE
FROM 2010

CREEKSIDE PARK MEDICAL PLAZA

PHASE II

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