

# PINE MARKET TOWN CENTER

Woodforest Community in Montgomery County TX

Retail | Medical | Professional Space Available

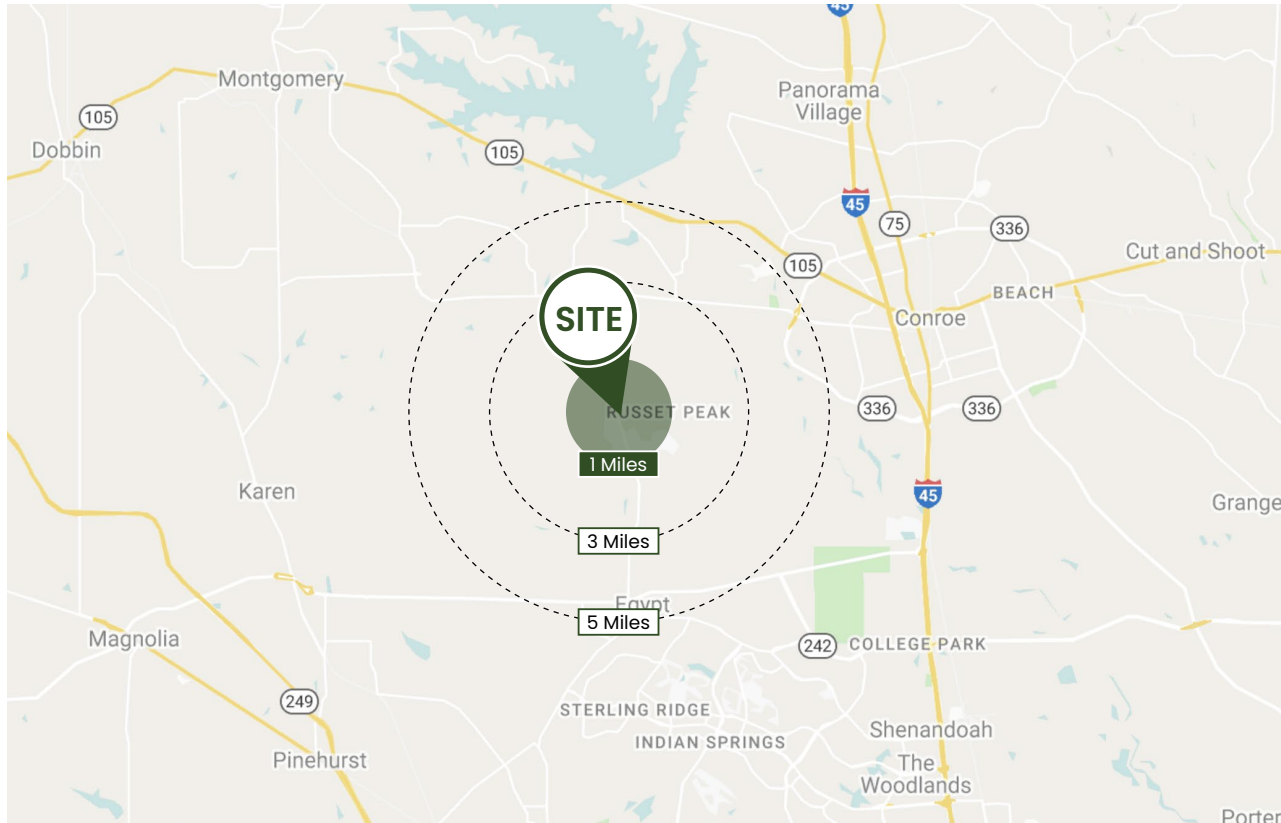


6510 FM 359 South STE 100  
Fulshear, TX 77441  
281.944.9660

**DARYL DALLY**  
📞 | 281.748.7692 📞 | 832.847.4006  
✉ | daryl@r1partners.com

**ETHAN CRIST**  
📞 | 713.382.3881  
✉ | ethan@r1partners.com

# PROPERTY INFORMATION



<b>Location</b>	Woodforest Community in Montgomery, TX
<b>Space</b>	Retail, Medical, Office Available
<b>Number of Buildings</b>	11 Buildings
<b>Rate</b>	\$25 SF
<b>NNN</b>	\$15 SF
<b>TI</b>	Negotiable

## DEMOGRAPHICS

	2022	2027
<b>Population</b>	42,395	46,879
<b>Households</b>	17,047	18,866
<b>Families</b>	12,596	13,967
<b>Average HH Size</b>	2.49	2.48
<b>Average HH Income</b>	\$143,109	\$164,697

## PROPERTY INFORMATION

- Planned for 5,500 new single-family homes, townhomes, luxury patio homes and custom homes
- Bonterra at Woodforest, a 700+ home community by Taylor Morrison targeted to 55+ active adults, includes a 10,000-square-foot private clubhouse amenity
- Surrounded by Woodforest Golf Club, a 27-hole championship course designed by PGA veteran Steve Elkington
- Hometown conveniences include Fire Station #34, CVS Pharmacy, preschools, nail and hair salons, a gas station, restaurants, medical offices and more.

- The Church at Woodforest opened a worship center in 2019
- Resort-style amenities include Lily Pad Splash Park and the Forest Island Recreation Center, which includes a freeform pool, water slides, tennis courts and basketball courts
- A fitness pool and Stampede Sportsplex are open
- \$800 million tax base
- Pine Market has it's own Website (pinemarkettx.com), Instagram, Facebook and event coordinator for planned commercial events.



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# PROPERTY INFORMATION

JULY 28, 2022

## Woodforest — One of the Nation's Top Selling Communities!

### BLDG 1

- 2 Story Retail w/ Apartments
- 1st Floor Retail
  - 6,825 SF
  - 1,929 SF
  - 8,944 SF
  - Shell Condition
  - End Cap Available
  - In line Available
  - Rent \$25 SF
  - NNN \$15 SF
  - TI Negotiable
- Current Tenants
  - Body Bar Pilates
  - Live at Pine Market
  - CMG

### BLDG 2

- 2 Story Retail w/ Apartments 2,065 SF
- 1st Floor
  - 6,998 SF
  - Shell Condition
  - Inline Available
  - Opens to Park
  - Rent \$25 SF
  - NNN \$15 SF
  - TI Negotiable
- Current Tenants
  - BeeSpoke Cigars
  - BeMay Salon Park
  - Pho
  - Boba
  - TOSCA Italian

### BLDG 3

- 1,400 SF
- Sits On the Park
- Shell Condition
- Inline Available
- Rent \$25 SF
- NNN \$15 SF
- TI Negotiable
- Current Tenants On the Park
  - Woodforest Dance Studio
  - Tenzen Japanese Steakhouse
  - Los Cucos Mexican Restaurant
  - Jeremiahs Italian Ice



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## Woodforest — One of the Nation's Top Selling Communities!

### BLDG 5

■ 2 Story Retail w/ Office

■ 1st Floor - Retail

- 3,167 SF
- End Cap
- Shell Condition
- Rent \$25 SF
- NNN \$15 SF
- TI Negotiable

■ Current Tenants

- Solente Steakhouse

■ 2nd Floor - Office

- 9,411 SF
- Shell Condition
- Rent \$25 SF
- NNN \$15 SF
- TI Negotiable

### BLDG 8

■ 3,400 SF

■ End Cap

■ Shell Condition

■ Rent \$25 SF

■ NNN \$15 SF

■ TI Negotiable

■ Current Tenants

- Italian Fine Dining

### BLDG 10

■ 2 Story Retail w/ Apartments

■ 1st Floor

- 21,505 SF
- Shell Condition
- Rent \$25 SF
- NNN \$15 SF
- TI Negotiable



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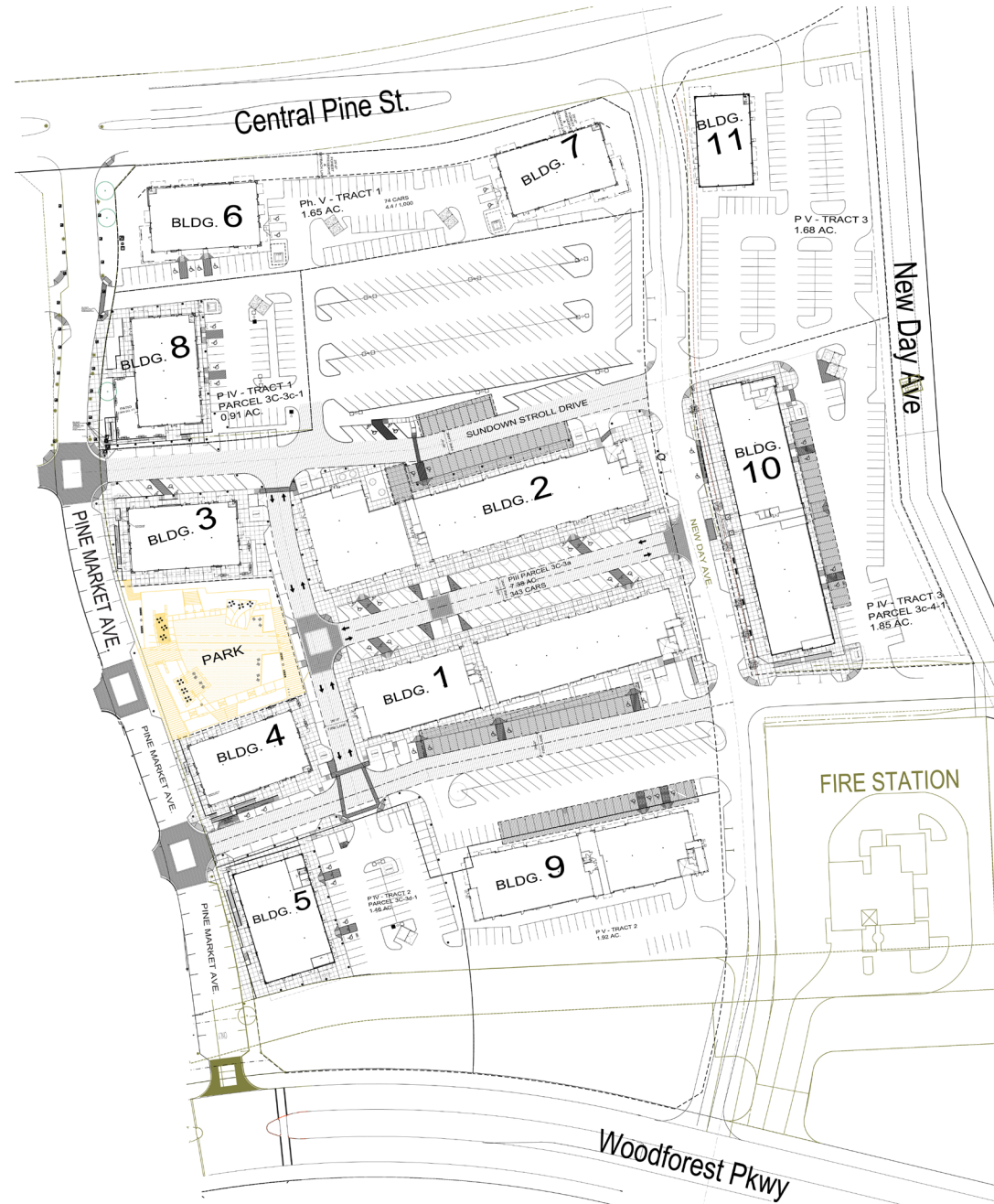
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# SITE PLAN



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# RETAIL SHOPS AT PINE MARKET

Bee May Salon

Pho

Tenzen Japanese Steakhouse

Jeremiahs Italian Ice

Woodforest Dance Studio

Los Cucos Mexican Restaurant

Tosca Italian Gourmet

CMG Mortgage

Live at Pine Market

Bespoke Cigar Lounge

Fleur at Woodforest Florist

Harvest Market

Plush Nail Bar

Sandstone Family Medicine

The Y Factor

Wasabi Bistro

Woodforest Fine Dentistry

Farmers Ins.

Balanced Foods

Club Pilates

Anytime Fitness

Blinc Eyecare

DIVA Boutique

Go Eco Dry Cleaners

Premier Martial Arts

Simply Creative Aesthetics

Tune Up Manly Salon

Wister's Bar & Grill

Woodforest Liquor

Solente Steakhouse

Italian Restaurant

Body Bar Pilates

Beerforest

Bonjour Belle Salons

F45 Training

Grab N Go Tacos

LUV Coffee

PrimoHoagies

Sugar Sugar!

Verve Chiropractic Cryotherapy & Nutrition

WO Sushi Fusion

Woof Gang Bakery & Grooming

Boba Shop

Cuppa-Yo



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# PHOTOS



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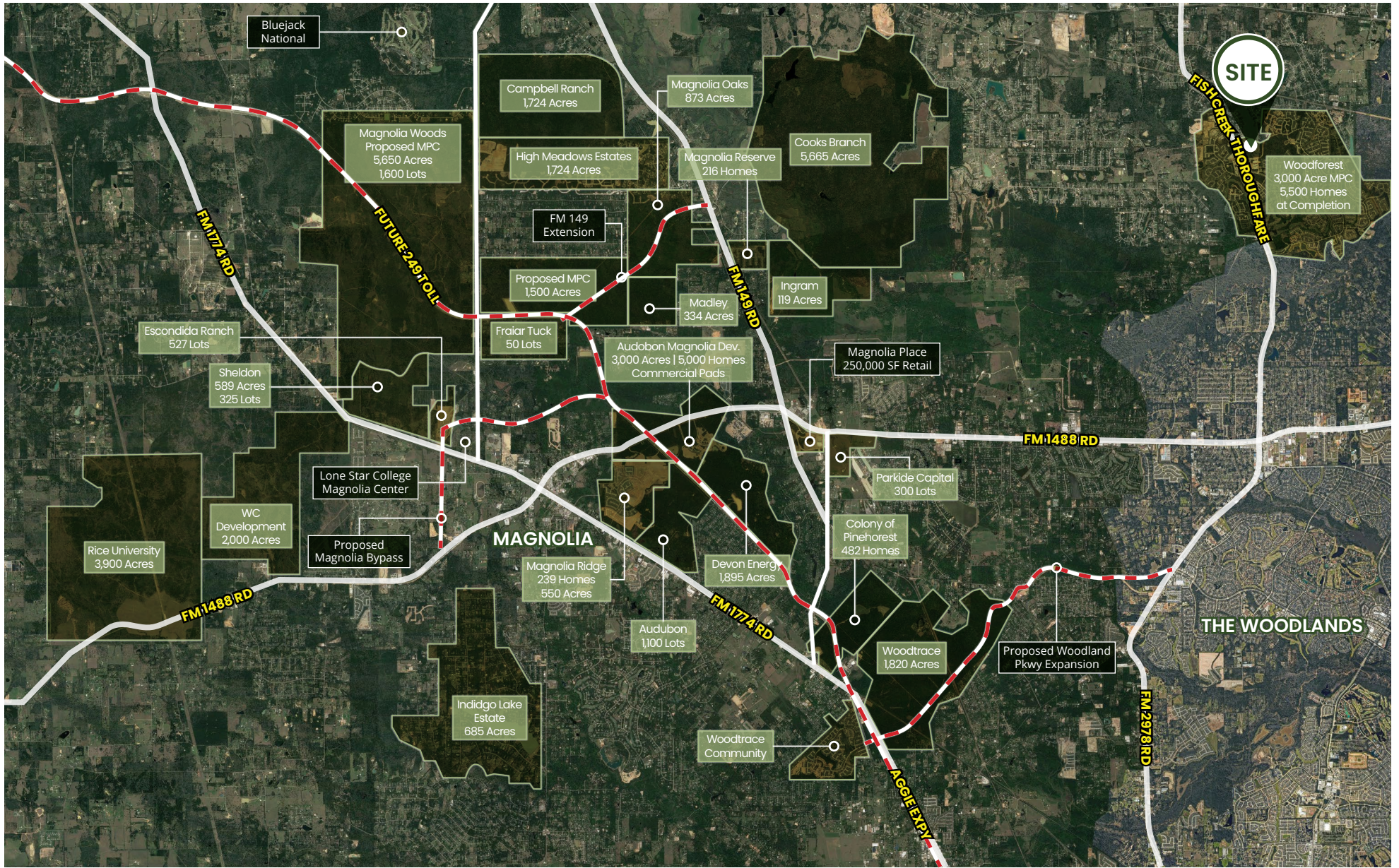
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# DEVELOPMENTS



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