



For Lease

3068 College Park Dr.
The Woodlands, TX 77384

SEEKER
COMMERCIAL REAL ESTATE



24077

identity
ARCHITECTURE

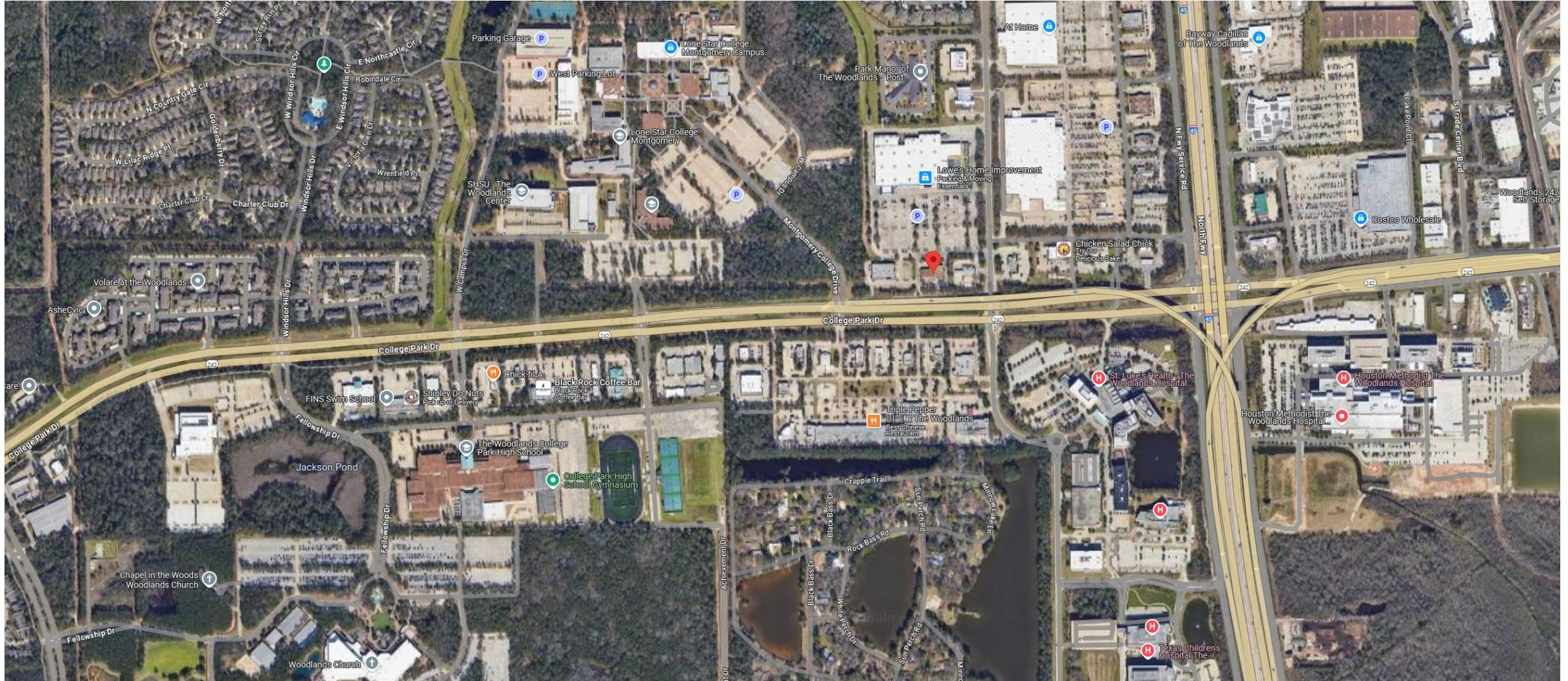
HIGHLIGHTS

- +/- 1600 to 3,500 SF for immediate delivery.
- Drive Thru opportunity.
- Professional, Medical, Retail Use
- Property is located less than .5 mile from I-45.
- Adjacent to the main medical corridor of The Woodlands. Methodist Hospital, CHI-St. Lukes, Texas Children's Hospital, MD Anderson Cancer Center.
- Next to Lone Star College of Montgomery and close to The Woodlands College Park High School.



*Picture is rendering image of the future of the center.

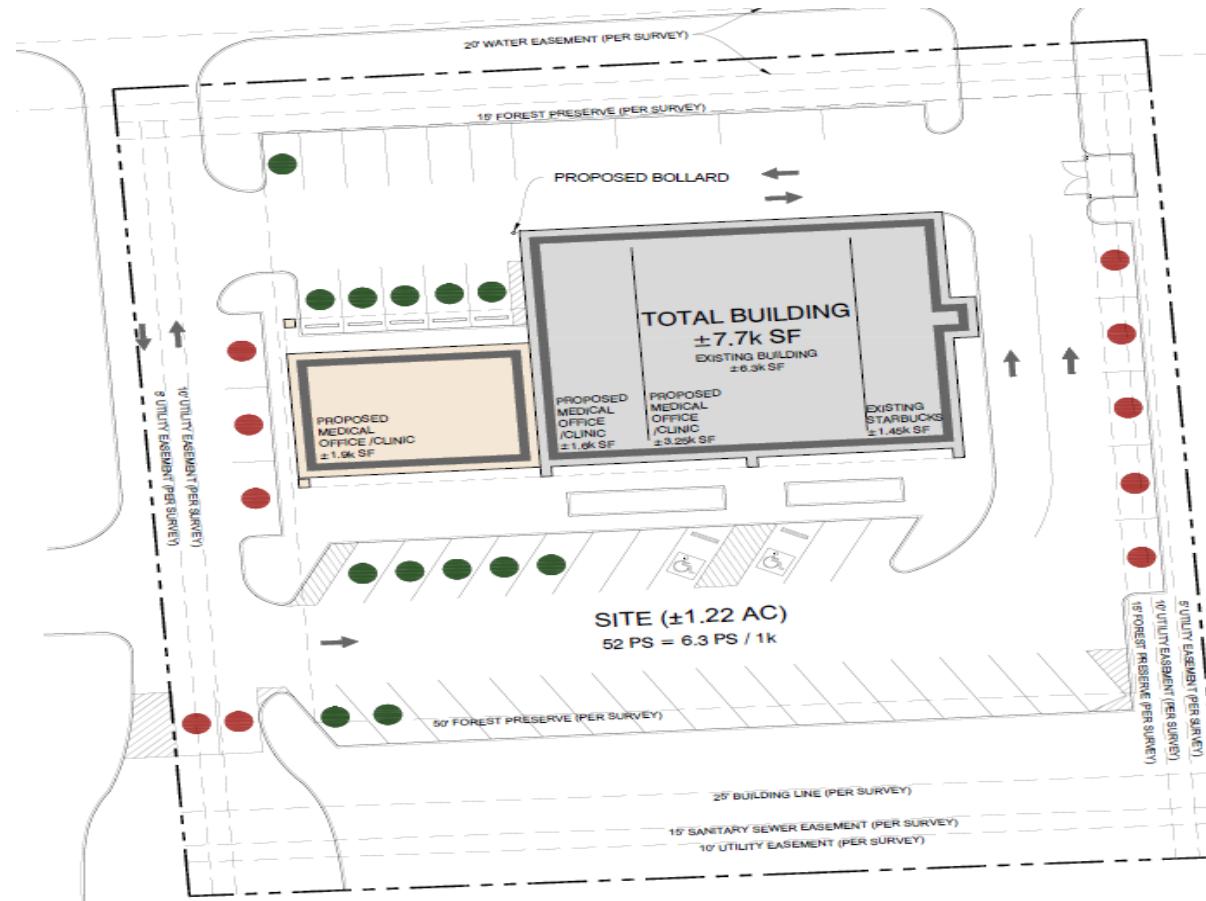
AERIAL VIEW



HUY DANG | 713-294-6395 | HUY.DANG@SEEKERREALTY.COM

SEEKER
COMMERCIAL REAL ESTATE

Site Plan



DEMOGRAPHIC

Population

| | 2 miles | 5 miles | 10 miles |
|-----------------------------|----------------|----------------|-----------------|
| 2020 Population | 22,346 | 121,969 | 439,708 |
| 2024 Population | 25,497 | 133,639 | 483,636 |
| 2029 Population Projection | 31,362 | 163,568 | 571,956 |
| Annual Growth 2020-2024 | 3.5% | 2.4% | 2.5% |
| Annual Growth 2024-2029 | 4.6% | 4.5% | 3.7% |
| Median Age | 39.3 | 41.2 | 37.1 |
| Bachelor's Degree or Higher | 43% | 50% | 42% |
| U.S. Armed Forces | 0 | 95 | 702 |

Population By Race

| | 2 miles | 5 miles | 10 miles |
|--------------------------------|----------------|----------------|-----------------|
| White | 17,121 | 95,369 | 303,751 |
| Black | 2,038 | 7,738 | 41,752 |
| American Indian/Alaskan Native | 54 | 281 | 2,505 |
| Asian | 1,798 | 8,094 | 26,443 |
| Hawaiian & Pacific Islander | 31 | 148 | 641 |
| Two or More Races | 4,455 | 22,009 | 108,544 |
| Hispanic Origin | 5,083 | 24,792 | 127,355 |

Housing

| | 2 miles | 5 miles | 10 miles |
|-------------------|----------------|----------------|-----------------|
| Median Home Value | \$329,427 | \$348,261 | \$309,164 |
| Median Year Built | 2008 | 1999 | 2005 |

Households

| | 2 miles | 5 miles | 10 miles |
|--|----------------|----------------|-----------------|
| 2020 Households | 9,102 | 47,121 | 155,737 |
| 2024 Households | 10,443 | 52,217 | 171,607 |
| 2029 Household Projection | 12,872 | 64,086 | 203,695 |
| Annual Growth 2020-2024 | 3.8% | 2.7% | 2.9% |
| Annual Growth 2024-2029 | 4.7% | 4.5% | 3.7% |
| Owner Occupied Households | 7,380 | 42,419 | 135,598 |
| Renter Occupied Households | 5,492 | 21,667 | 68,097 |
| Avg Household Size | 2.4 | 2.5 | 2.8 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$363.8M | \$2B | \$6.4B |

Income

| | 2 miles | 5 miles | 10 miles |
|-------------------------|----------------|----------------|-----------------|
| Avg Household Income | \$120,789 | \$136,877 | \$127,220 |
| Median Household Income | \$90,221 | \$104,359 | \$98,230 |
| < \$25,000 | 1,438 | 5,686 | 20,051 |
| \$25,000 - 50,000 | 1,359 | 6,182 | 23,084 |
| \$50,000 - 75,000 | 1,572 | 6,996 | 23,025 |
| \$75,000 - 100,000 | 1,401 | 6,416 | 21,140 |
| \$100,000 - 125,000 | 767 | 4,754 | 18,625 |
| \$125,000 - 150,000 | 762 | 4,201 | 14,226 |
| \$150,000 - 200,000 | 1,456 | 6,297 | 19,170 |
| \$200,000+ | 1,689 | 11,686 | 32,287 |

HUY DANG | 713-294-6395 | HUY.DANG@SEEKERREALTY.COM

SEEKER
COMMERCIAL REAL ESTATE

Contact Information

Huy Dang
713-294-6395
Huy.Dang@SeekerRealty.com

An Dang
281-657-5098
An.Dang@SeekerRealty

