



RETAIL FOR LEASE

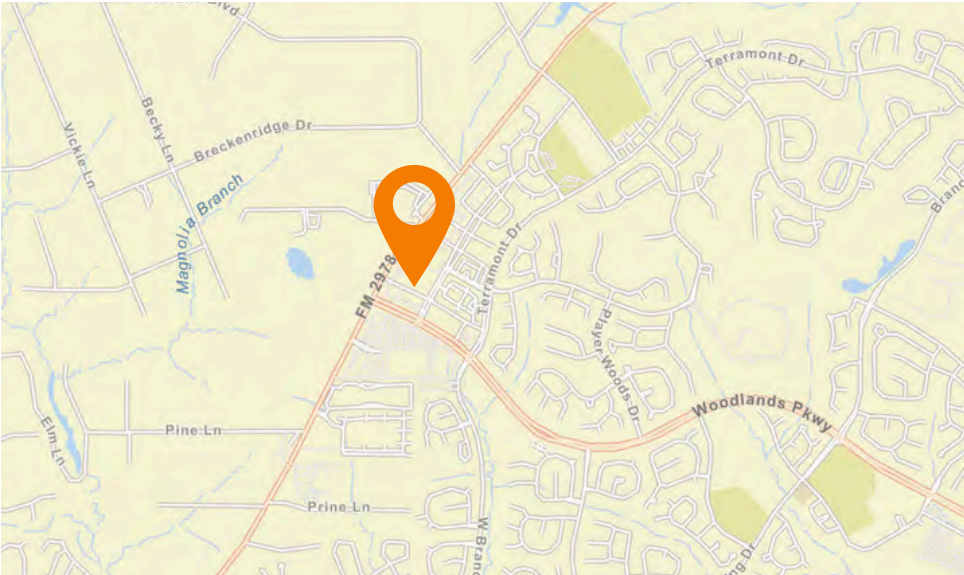
# Colonnade of The Woodlands

30420 FM 2978 | THE WOODLANDS, TX 77354

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM



# PROPERTY OVERVIEW



- **Spaces available:**
  - **Suite 180 - 1,926 SF - Available June 1, 2025. (Currently occupied by Pedego Electric Bikes)**
  - **Suite 200 - 9,031 SF (Currently occupied by Zoo Health Club)**
- 42,030 square foot retail center located in The Woodlands, Texas.
- Center consists of four high quality, multi-tenant retail buildings, which include a diverse tenant mix of national, regional and local tenants.
- The property is situated within The Woodlands' renowned 28,000-acre master-planned community, frequently recognized as one of the top places to live in America.
- Located near the signalized intersection of FM 2978 and Woodlands Parkway, the property offers convenient access and borders the upscale golf course community of Sterling Ridge Village, home to over 5,100 highly desirable residences with values ranging from \$550,000 to over \$2 million.
- Surrounded by some of the highest-value homes in the area, this property benefits from a well-educated, affluent population, ensuring a stable and promising environment for restaurant, fitness, and service retail tenants.
- Traffic Counts:
  - FM 2978: 26,243 VPD

AVAILABLE SF	1,926 - 9,031 SF
LEASE RATE	CALL FOR PRICING
BUILDING SIZE	42,030 SF
YEAR BUILT	2007
PARKING RATIO	4.78/1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,432	46,350	110,640
TOTAL DAYTIME POPULAION	5,446	39,068	93,029
AVG HOUSEHOLD INCOME	\$169,616	\$194,495	\$198,467

\*SOURCE: SITE TO DO BUSINESS 2024



# PROPERTY PHOTOS





# INTERIOR PHOTOS



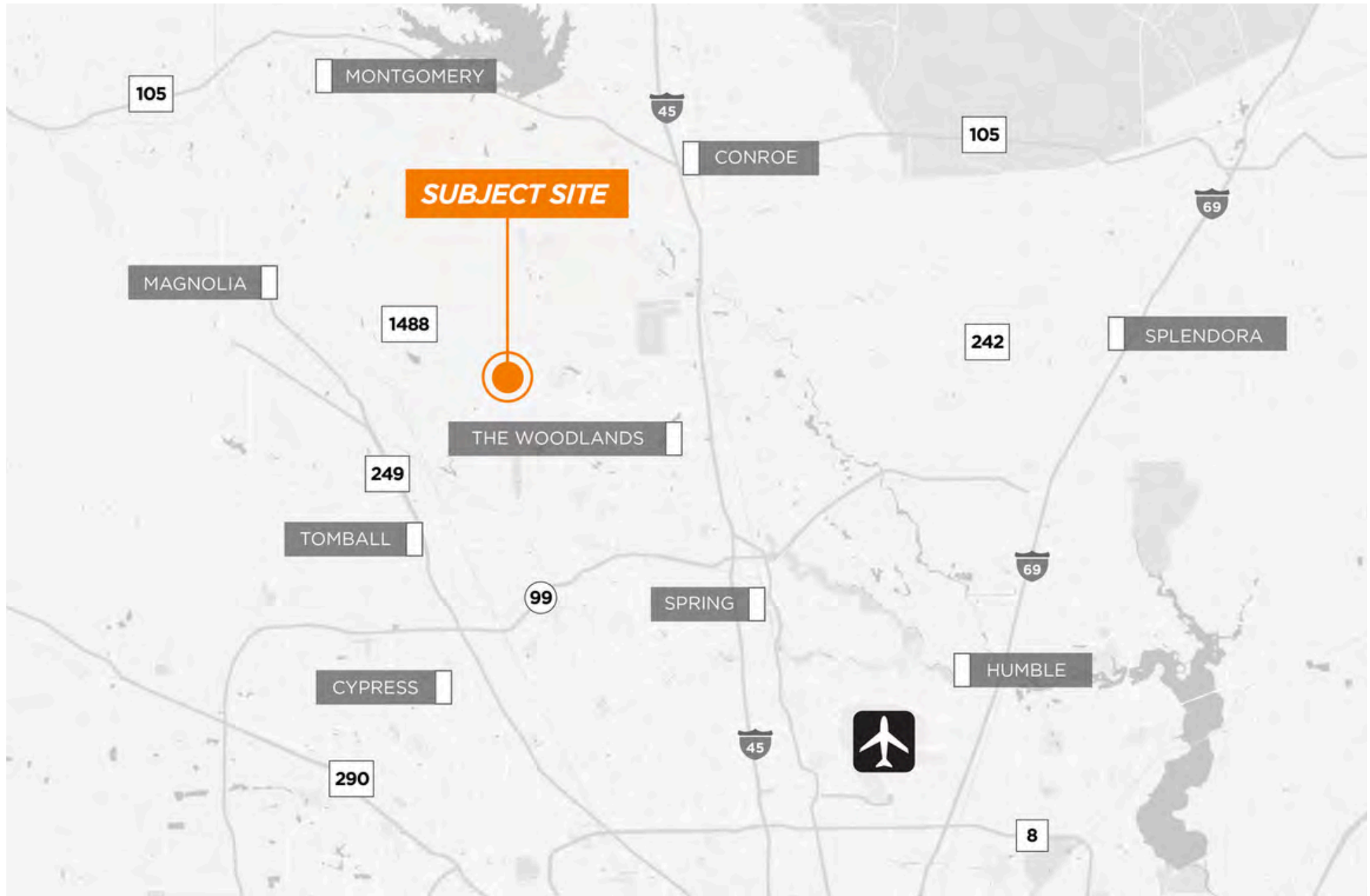


# PROPERTY AERIAL





# LOCATION MAP





# SURROUNDING DEVELOPMENTS









# PROPERTY ACCESS





# SITE PLAN



SUITE	TENANT	SIZE (SF)
1	Bear Branch Animal Hospital	3,658
2	HIT Hard Fitboxing	1,200
3	Hummingbird Tea Room	1,495
4	AVAILABLE	1,926
5	AVAILABLE	9,031

SUITE	TENANT	SIZE (SF)
6	Sapporo Japanese Bistro	3,000
7	Bear Branch Family Dentistry	2,694
8	FS8	2,258
8B	Lash & Co	1,242
9	Gringo's Mexican Kitchen	5,650

SUITE	TENANT	SIZE (SF)
10	Ruah Cafe	1,276
11	School of Rock	2,300
12	Boni's Dance Studio	3,000
13	F45 Training	3,300
	<b>TOTAL</b>	<b>42,030</b>



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# MARKET OVERVIEW

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## THE WOODLANDS MARKET OVERVIEW

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The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist, and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment,



# MARKET OVERVIEW

## KEY FACTS



**209,495**

POPULATION



**2.74**

AVG HH SIZE



**37.5**

MEDIAN AGE

## BUSINESS



**7,541**

TOTAL BUSINESSES



**92,850**

TOTAL EMPLOYEES



**4.2%**

UNEMPLOYMENT RATE

## INCOME



**\$132,464**

AVG. HH INCOME



**\$98,986**

MEDIAN HH  
INCOME



**\$48,288**

PER CAPITA INCOME

## EDUCATION



**17.8%**

HIGH SCHOOL  
GRAD/GED



**28.5%**

SOME COLLEGE /  
ASSOCIATE'S  
DEGREE



**51.6%**

BACHELOR'S  
GRADUATE DEGREE



THE WOODLANDS AREA EDP



# MARKET OVERVIEW

## AREA MAJOR EMPLOYERS - NON RETAIL

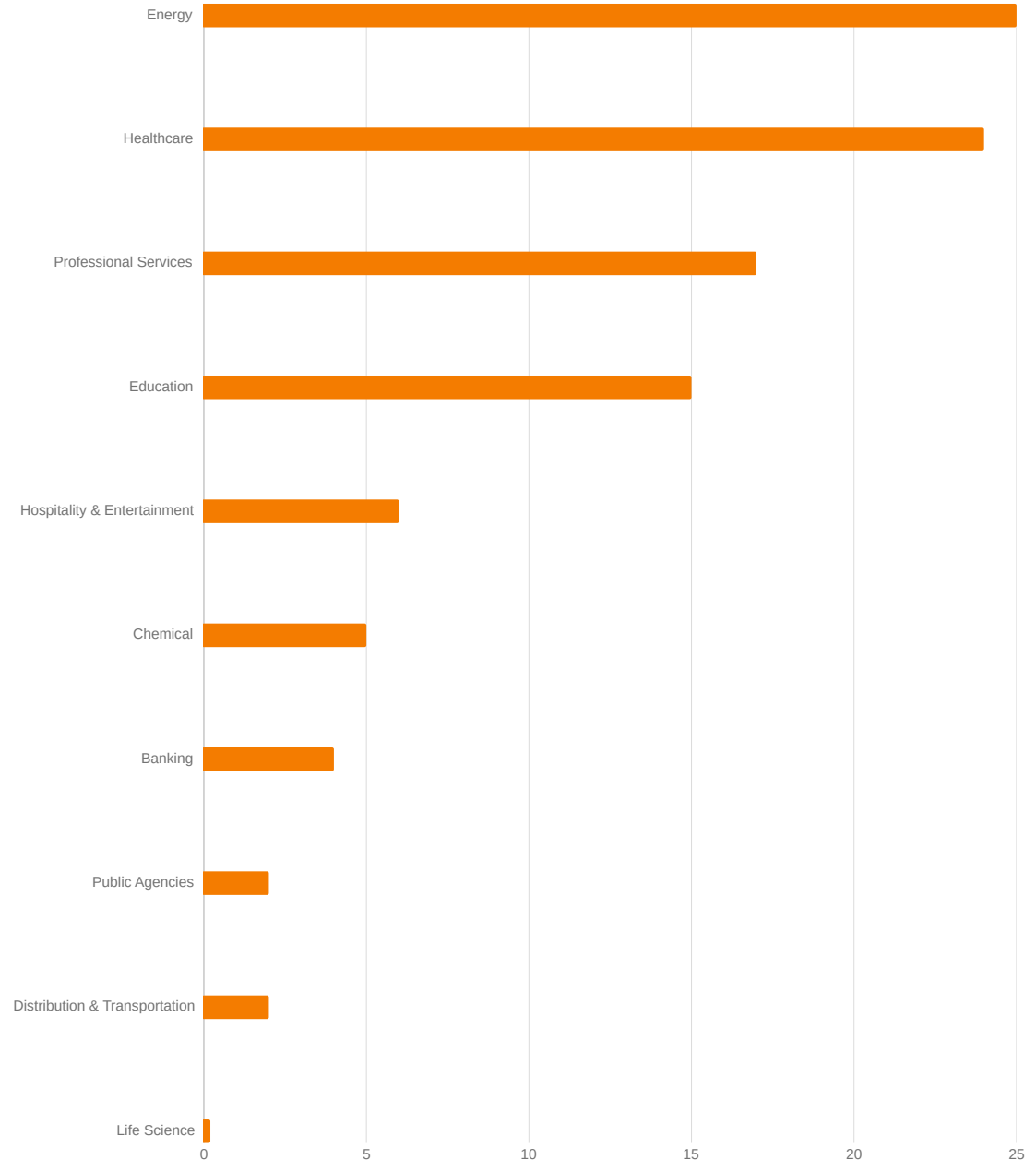
The Woodlands area is home to 75 major non-retail employers. These 75 companies all have a minimum workforce of over 100 employees in our community, collectively, they represent 36,684 jobs.

## INDUSTRY SNAPSHOT

The leading industry sector among these 75 major employers is energy. This sector represents 1/4 of the major employer's total jobs with 9,243 employees. The second largest industry and fastest growing sector is healthcare with 24% of our major employer's jobs. This sector represents 8,725 employees.

### TOP 10 EMPLOYERS

Conroe Independent School District	3,759
Memorial Herman The Woodlands Medical Center	2,454
Alight Solutions	1,850
Exxonmobil	1,800
CHI St. Luke Health - The Woodlands Hospital	1,650
Lone Star College - Montgomery	1,098
Huntsman Corporation	1,018
Houston Methodist - The Woodlands Hospital	925
Woodforest National Bank	901
Baker Hughes	735





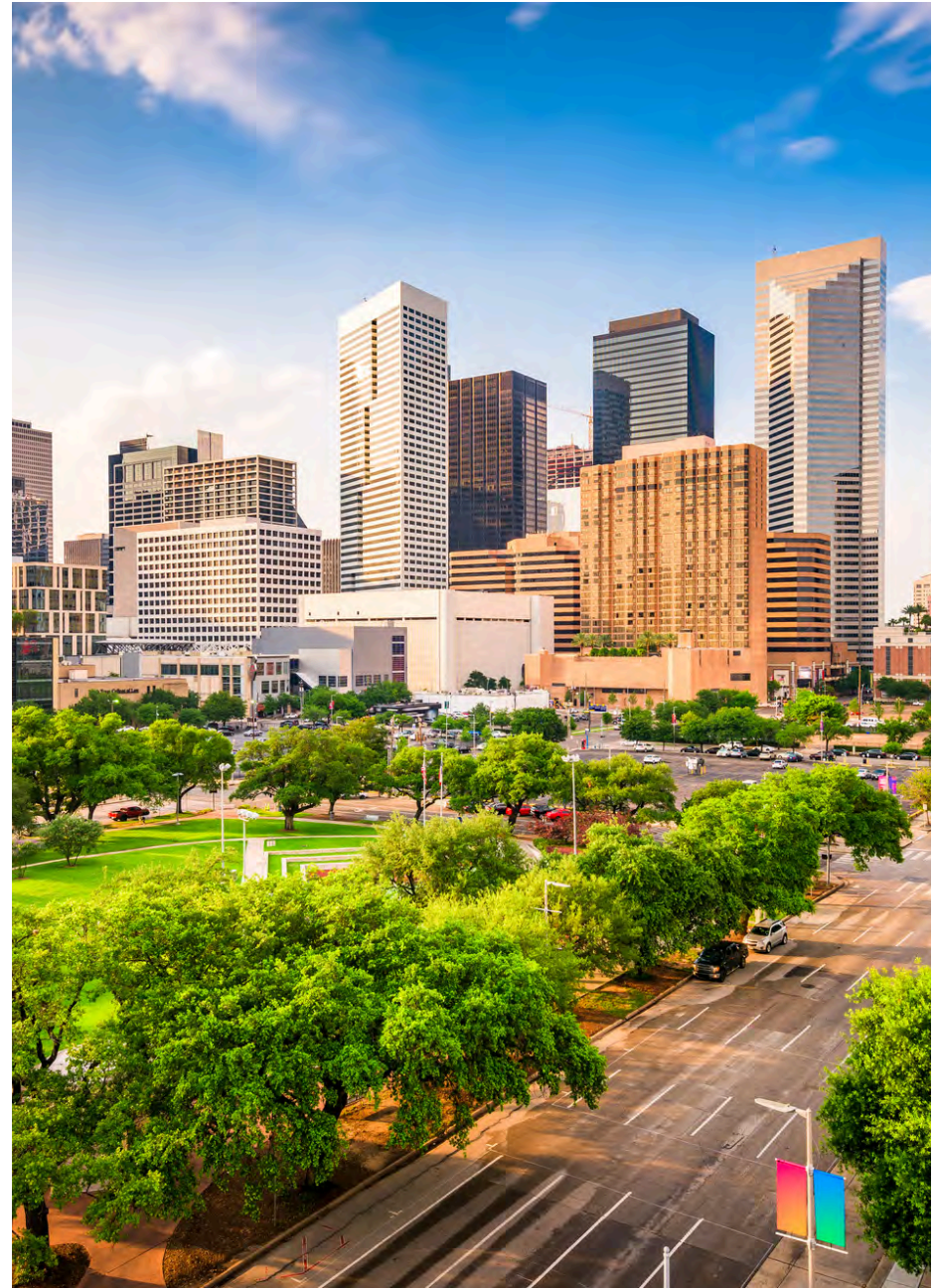
## ***HOUSTON - RETAIL MARKET OVERVIEW***

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 16.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.





# MARKET OVERVIEW

## INTERNATIONAL POPULATION

4<sup>th</sup>

largest city

Houstonians:

1 in 4

nearly are foreign-born

90

countries

have official government representation here

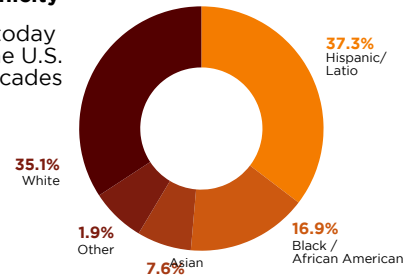
7<sup>th</sup>

largest metro economy

Top 3 Metro in the nation for the number of consular offices

### Race/Ethnicity

Houston today mirrors the U.S. in four decades



5,000 +

Houston companies doing business abroad

### International Business Center

19

Foreign banks from 10 nations

1,700+

Houston firms report foreign ownership

## PORT OF HOUSTON: BUSIEST PORT IN TEXAS



16<sup>th</sup>

Busiest in the world by tonnage

1<sup>st</sup>

in U.S. import & export tonnage

2<sup>nd</sup>

in total tonnage in the U.S.

## HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

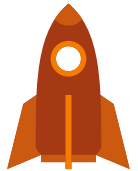
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SPACE PORT

Ellington Airport Launch Site

License approved by FAA in 2015

Became a commercial spaceport in 2015



MORE THAN

8,000

ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

188 nonstop destinations to 37 countries



2018 Passenger Volume (Pre COVID)

58.3

Million total passengers

DOMESTIC  
46.5

Million

INTERNATIONAL

11.8

Million

Scheduled and charter passenger and cargo carriers fly directly to approximately

122

Domestic Destinations

66

International Destinations

37

Countries



# FOR MORE INFORMATION:

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# 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.*



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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