



±6,000 SF RESTAURANT WITH PATIO SPACE AVAILABLE FOR SUBLEASE AT HUGHES LANDING

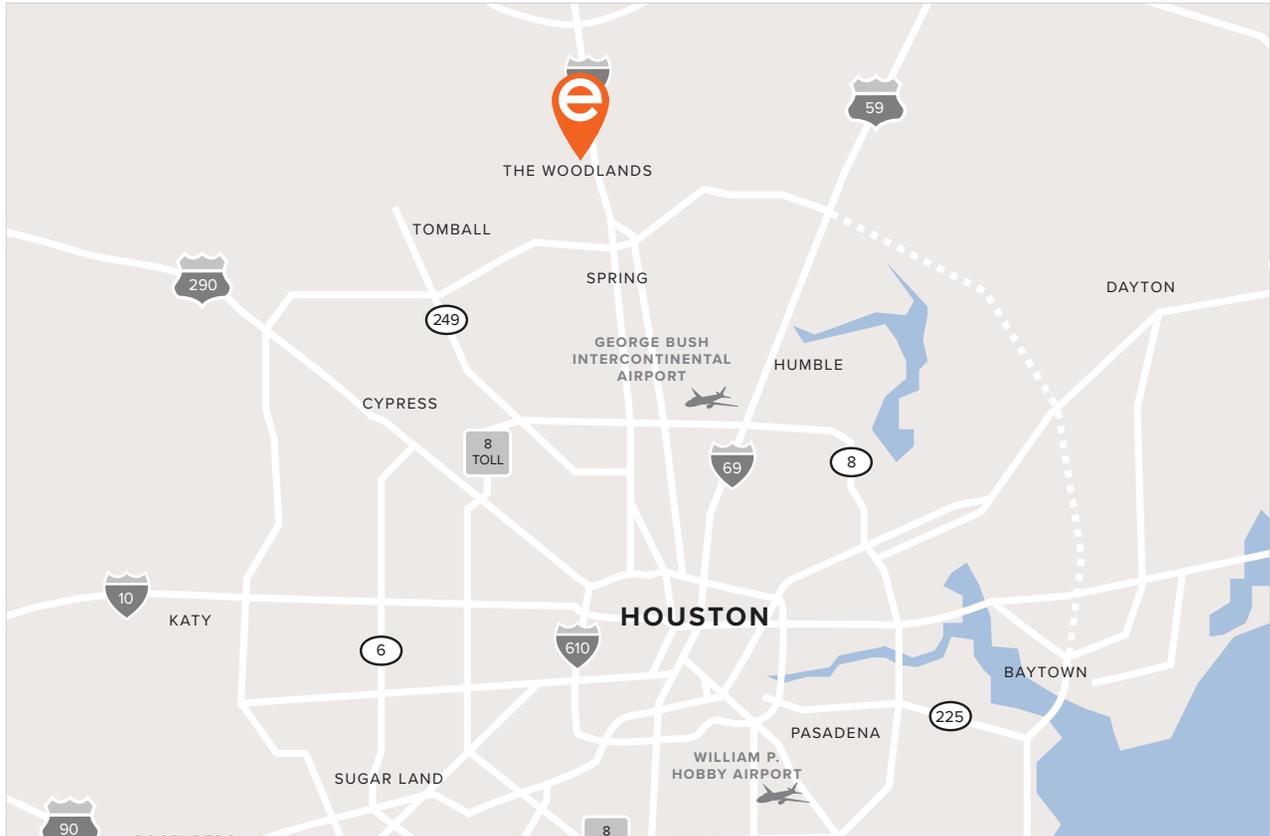


1900 Hughes Landing Blvd

1900 Hughes Landing Blvd Suite 200, The Woodlands, TX 77380

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LOCATION

1900 Hughes Landing Blvd, Suite 120
The Woodlands, Texas 77380



AVAILABLE

±6,000 SF
±1,750 SF PATIO SPACE



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2025)

21,442 CPD

Lake Woodlands Dr

18,097 CPD

Grogan Mill Dr



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	5,380	62,076	185,528
ADULT DAYTIME POPULATION	17,232	105,506	217,692
AVG HH INCOME	\$132,432	\$112,638	\$117,355

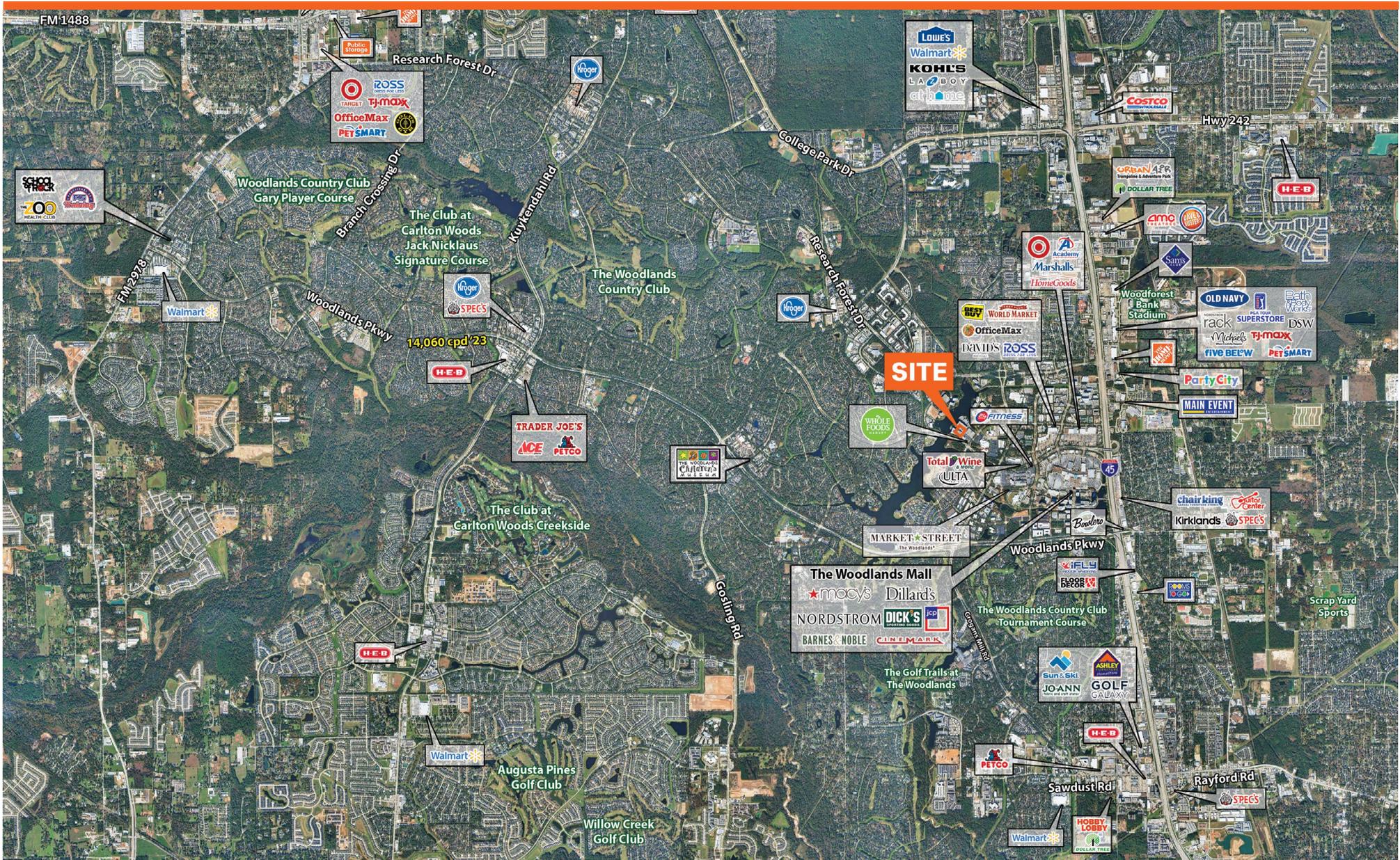
AREA RETAILERS

Star Cinema Grill, 24 Hour Fitness, Focus Optical, Island Grill, Sushi Rebel, Common Bond, Oiler Studio, Chipotle, Torchy's Tacos, Chick-Fil-A, Jinya Ramen Bar, Tarka Indian Kitchen, MOD Pizza, Cava, Cold Stone Creamery, Starbucks, Kroger, Nails of America

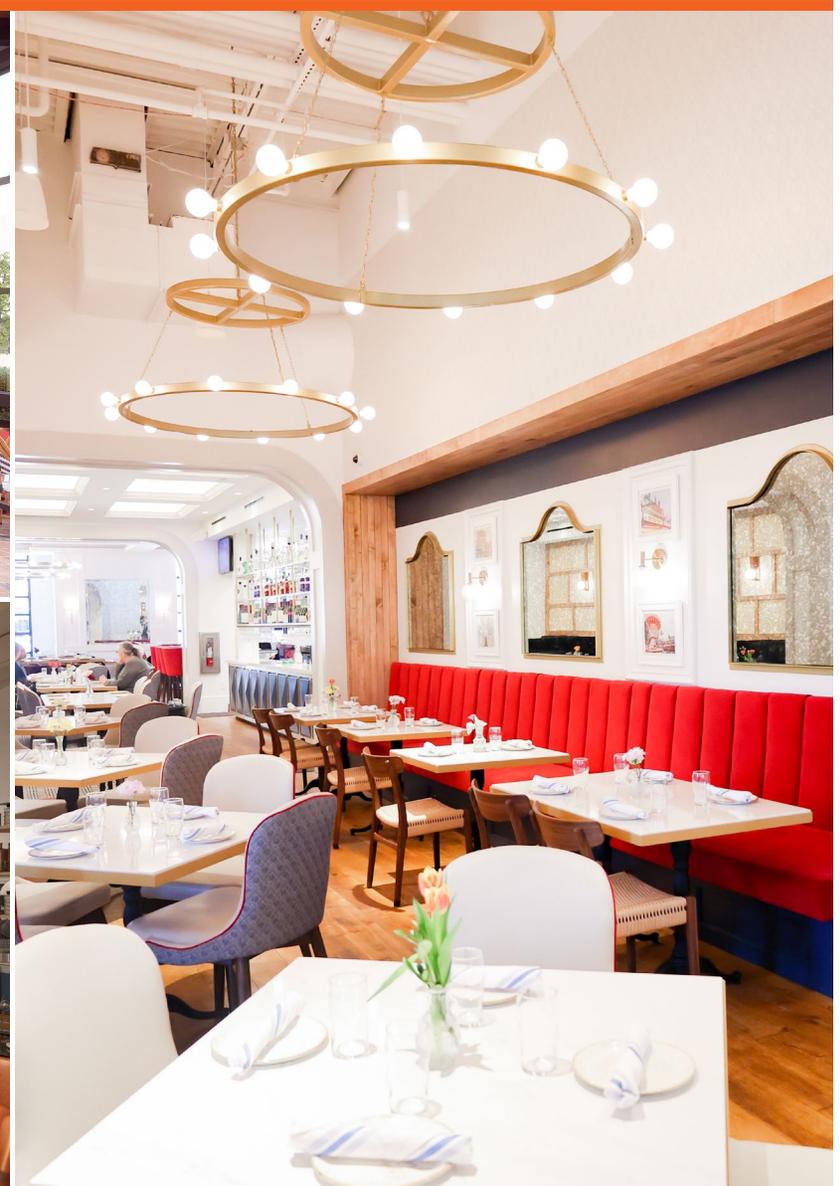
PROPERTY INFORMATION

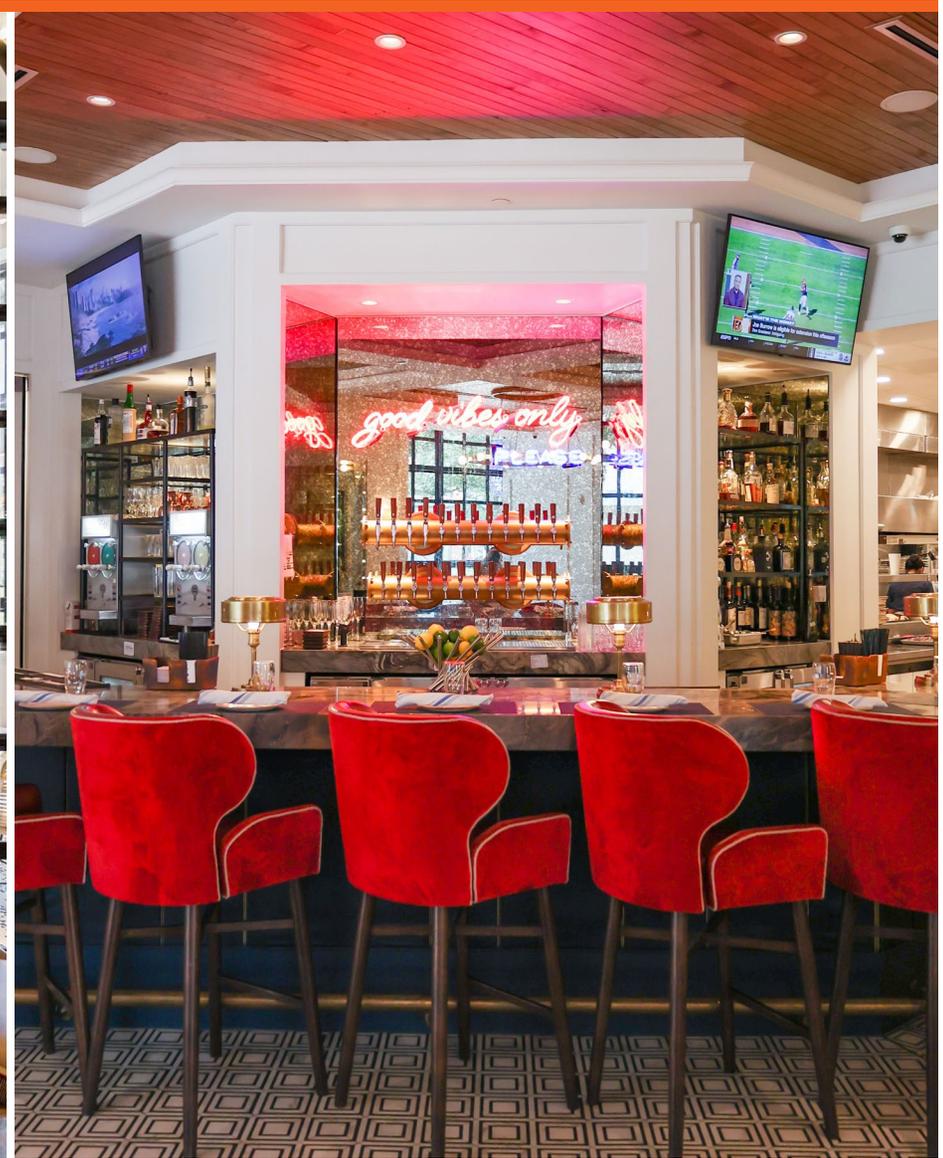
- ±6,000 SF turnkey restaurant space with dedicated patio, positioned on the ground level of Hughes Landing's Restaurant Row.
- Prime lakefront location within Hughes Landing, a premier mixed-use development in The Woodlands
- Hughes Landing attracts over 2.56 million annual visits (Placer.ai)
- Situated in a high-traffic dining corridor with strong lunch, happy hour, and evening demand
- Modern construction (2014) with attractive contemporary finishes and strong curb appeal
- Average household income of \$132,432 within a 1-mile radius

** Visitor data from Placer.ai*











HUGHES LANDING
ON LAKE WOODLANDS

1	Trulucks	10,000 SF
2	Del Frisco's Grill	8,000 SF
3	Fogo de Chao	8,000 SF
4	Charolais by Chef Austin Simmons	7,500 SF
5	Bloofin Sushi	5,113 SF
6	VACANT	6,000 SF
7	Escalante's	5,730 SF
8	Azzuro Italian Coastal Cuisine	5,194 SF
9	Macaron by Patisse	991 SF
10	Sweet Frozen Bar	1,258 SF
11	Pure Barre	1,946 SF
12	Ride Indoor Cycling	2,863 SF
13	Starbucks	1,821 SF
14	National Med Spa	1,220 SF
15	Cassio Creations Fine Jewelry	1,574 SF
16	Bowtique	1,035 SF
17	L'Atelier de Beaute	982 SF
18	Tina Stephens	946 SF
19	Venetian Nail Spa	3,141 SF
20	Fleet Feet Sports	3,981 SF
21	Focus Optical	3,304 SF
22	Blo Blow Dry Bar	1,425 SF
23	Fred Astaire Dance Studio	2,929 SF
24	National Brand	5,256 SF
25	Cadence Bank	2,709 SF
26	Whole Foods	41,277 SF
27	The Stand	2,838 SF
28	Nelsony Dental Studio	2,464 SF
29	Solidcore	2,197 SF
30	Stretch Lab	1,519 SF
31	PNC Bank	2,430 SF
32	Postino Wine Cafe	4,052 SF
33	18 8 Men's Salon	1,539 SF
34	LAM Bespoke	9,239 SF



RESTAURANT FOR SUBLEASE | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	5,380	62,076	185,528
TOTAL DAYTIME POPULATION	5,350	84,616	235,552
PROJECTED POPULATION GROWTH 2025 TO 2030	-7.14%	-6.89%	-0.45%
2030 PROJECTED POPULATION	4,996	57,797	184,691
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	50.2	44.3	40.2
BUSINESS			
TOTAL EMPLOYEES	14,110	64,528	105,265
TOTAL BUSINESSES	767	3,645	6,327
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$132,432	\$112,638	\$117,355
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$151,649	\$103,491	\$114,052
ESTIMATED PER CAPITA INCOME	\$125,261	\$73,984	\$66,379
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	3,033	28,432	75,547
% HOUSING UNITS OWNER-OCCUPIED	45%	58%	61%
% HOUSING UNITS RENTER-OCCUPIED	39%	34%	32%
RACE & ETHNICITY			
% WHITE	76%	72%	67%
% BLACK OR AFRICAN AMERICAN	2%	6%	6%
% ASIAN	7%	5%	6%
% OTHER	14%	17%	20%
% HISPANIC	14%	17%	22%
% NON-HISPANIC	86%	83%	78%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809