



THE MARKET AT HARPER'S PRESERVE

HWY 242 & Harper's Trace | The Woodlands, Texas



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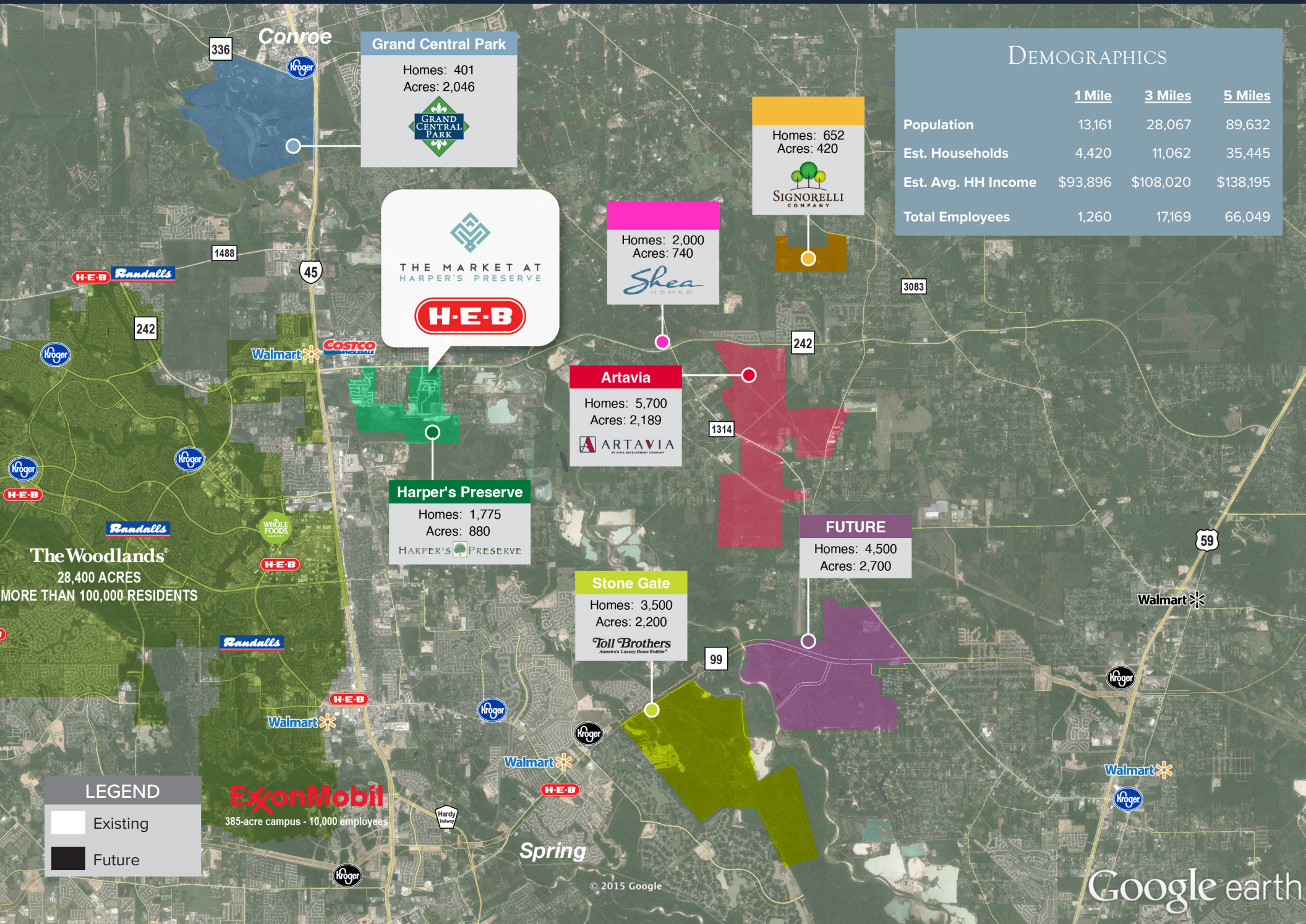
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Read King
Commercial Real Estate

MARKET OVERVIEW



Grand Central Park

Homes: 401
Acres: 2,046

Homes: 652
Acres: 420

Homes: 2,000
Acres: 740

THE MARKET AT HARPER'S PRESERVE

Artavia

Homes: 5,700
Acres: 2,189

Harper's Preserve

Homes: 1,775
Acres: 880

HARPER'S PRESERVE

FUTURE

Homes: 4,500
Acres: 2,700

Stone Gate

Homes: 3,500
Acres: 2,200

The Woodlands®
28,400 ACRES
MORE THAN 100,000 RESIDENTS

ExxonMobil
385-acre campus - 10,000 employees

LEGEND

- Existing
- Future

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	13,161	28,067	89,632
Est. Households	4,420	11,062	35,445
Est. Avg. HH Income	\$93,896	\$108,020	\$138,195
Total Employees	1,260	17,169	66,049

MARKET AERIAL



NEW DEVELOPMENT
Howard Hughes

HARPERS LANDING
1,355 HOMES

KOHL'S
Expect great things

45

Burlington

HALLIBURTON
NORTH BELT CAMPUS

GLENEAGLES
AND
MONTGOMERY CREEK RANCH
1,941 HOMES
312 FUTURE HOMES

Gerald D. Irons, Sr.
Junior High School
STUDENTS: 1,145

Lowe's

Walmart

190,601 CPD

COSTCO

Suchma Elementary
School
OPENING FALL 2019

CVS
pharmacy

Wendy's

VALERO

Starbucks

BlueWave

242

49,000 CPD

CHI St. Luke's Health

Methodist

ALLIED APTS.
216 Units

55,300 CPD

Jack
in the box

CVS
pharmacy

HEIGTS
220 units

To The Woodlands

The Woodlands®
28,000-acre award-winning master
planned community located 27 miles
north of downtown Houston

NEW DEVELOPMENT

METROPARK
SQUARE
AMC
THEATRES

DAVID MEMORIAL DR. EXTENSION

1,775 HOMES AT BUILDOUT
HARPER'S PRESERVE

**THE MARKET AT
HARPER'S PRESERVE**
H-E-B

SITE PLAN

2.7 M
Annual Customer Visits!

242
44,877 CPD

THE MARKET AT HARPER'S PRESERVE
Phase II
Now Leasing!
Opening Q4 2024



SUITE	TENANT	SIZE
1	H-E-B	102,053 SF
2	Pacific Dental	3,170 SF
3	Great Clips	1,226 SF
4	Twin Liquors	3,445 SF
5	Hawaii Fluid Art	1,900 SF
6	JustMac	1,100 SF
7	Hicks Design Group	1,072 SF
8	Postal Annex	1,072 SF

9	Sam Ramen	2,200 SF
10	Nail Bar of Texas	2,997 SF
11	Available	1,000 SF
12	Happy Lemon Tea House	1,139 SF
13	Zuka Head Spa	1,501 SF
14	State Farm	1,100 SF
15	Crust Pizza	2,626 SF
16	GoHealth	4,000 SF
17	Pending Lease	1,750 SF

18	321 Skin Glow	1,361 SF
19	Pending Lease	1,800 SF
20	Texas Hair Team	1,540 SF
21	Pending Lease	3,686 SF
22	Available	1,822 SF
23	Pending Lease	1,500 SF
24	Available	3,513 SF
25	Pending Lease	1,800 SF
26	Pending Lease	2,700 SF

D	Available	
P1	Regions Bank	1.28 AC
P2	McDonald's	1.04 AC
P3	Taco Bell	1.08 AC
P4	Valvoline	0.98 AC
P5	7 Brew Coffee (Pending)	2,354 SF
P6	Chipotle	2,354 SF
P7	Available	77,835 SF

OBLIQUE AERIAL

THE WOODLANDS MALL

HARPER'S PRESERVE
1,775 Homes at Buildout

THE HEIGHTS
AT HARPER'S PRESERVE
328 Units





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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
C. Ewing King	318967		713.782.9000
Designated Broker of Firm	License No.		Phone
C. Ewing King	318967		713.782.9000
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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