



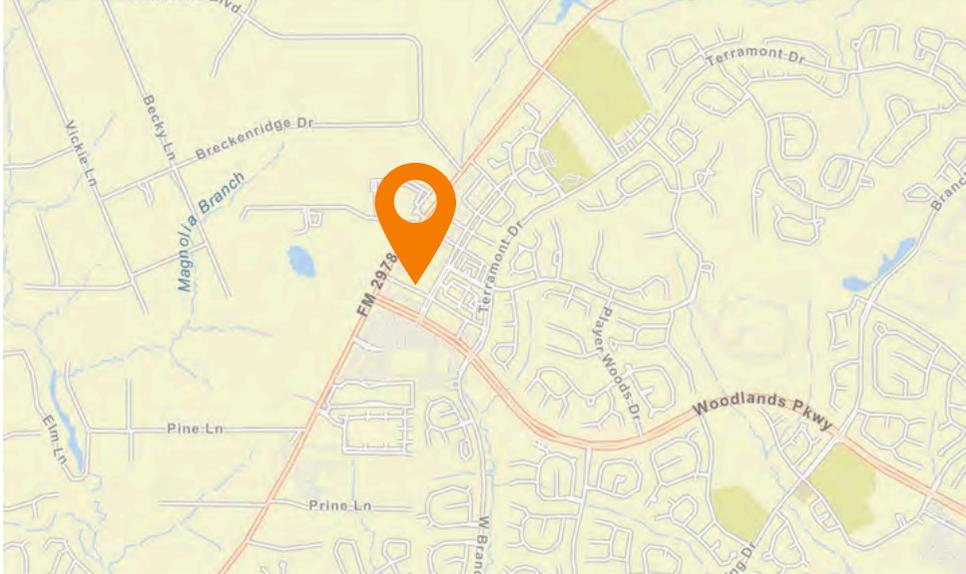
RETAIL FOR LEASE

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 - 2,500 - 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 POPULATION	5,446	39,068	93,029
AVG HOUSEHOLD INCOME	\$169,616	\$194,495	\$198,467

**SOURCE: SITE TO DO BUSINESS 2024*

PROPERTY PHOTOS



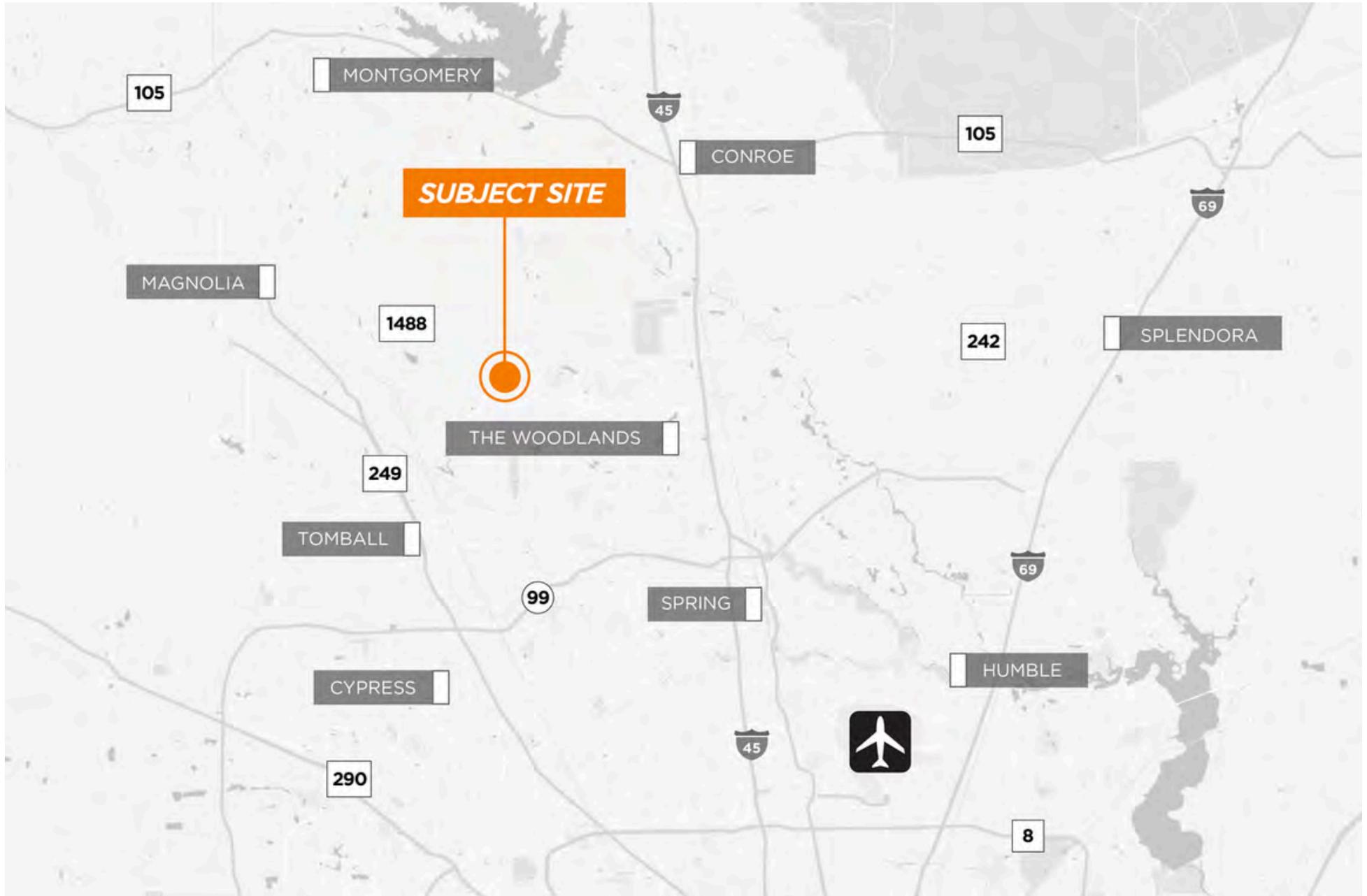
INTERIOR PHOTOS



PROPERTY AERIAL



LOCATION MAP



SURROUNDING DEVELOPMENTS



SURROUNDING RETAIL



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
TOTAL		42,030

MARKET OVERVIEW

THE WOODLANDS MARKET OVERVIEW



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

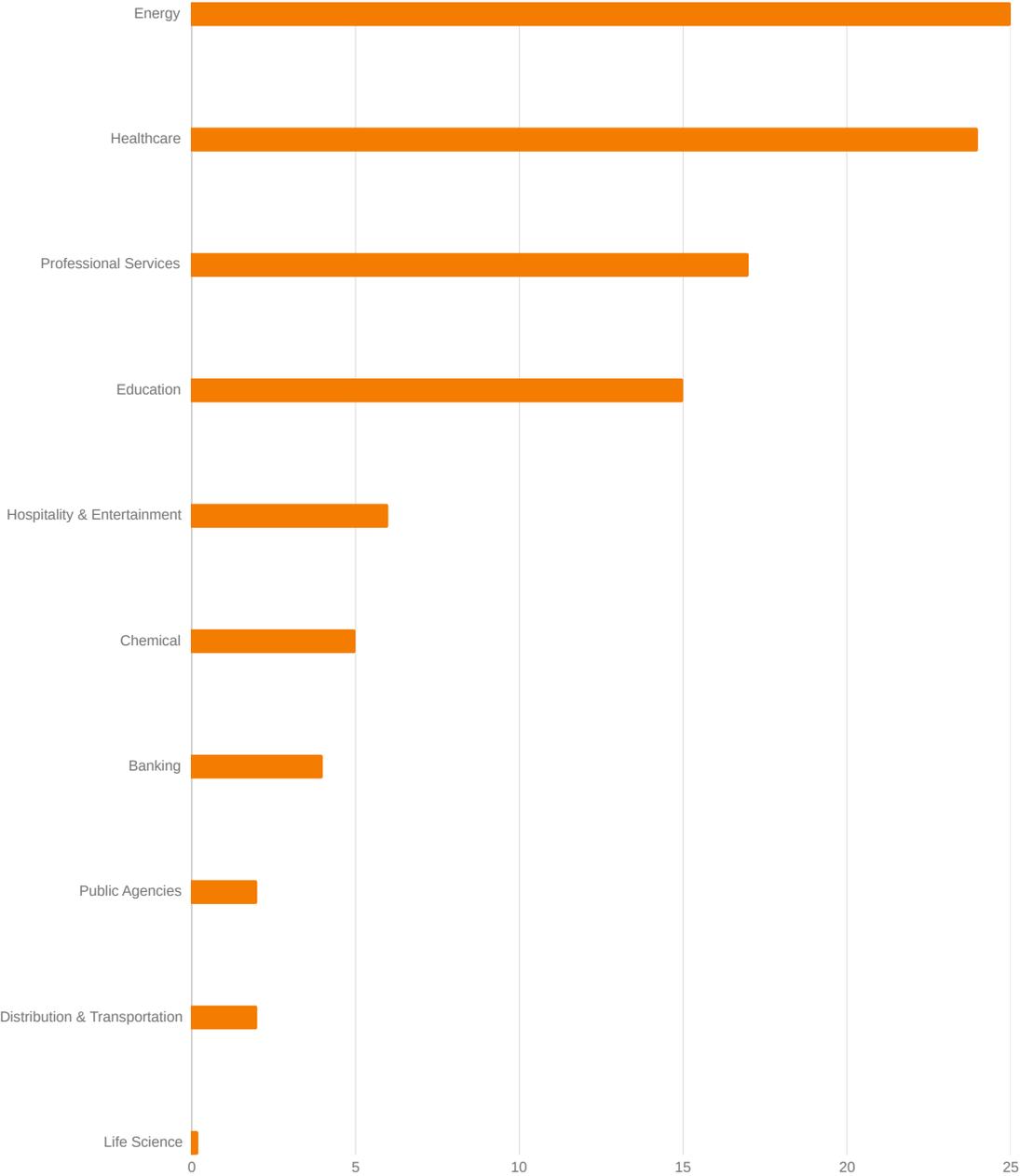
MARKET OVERVIEW

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

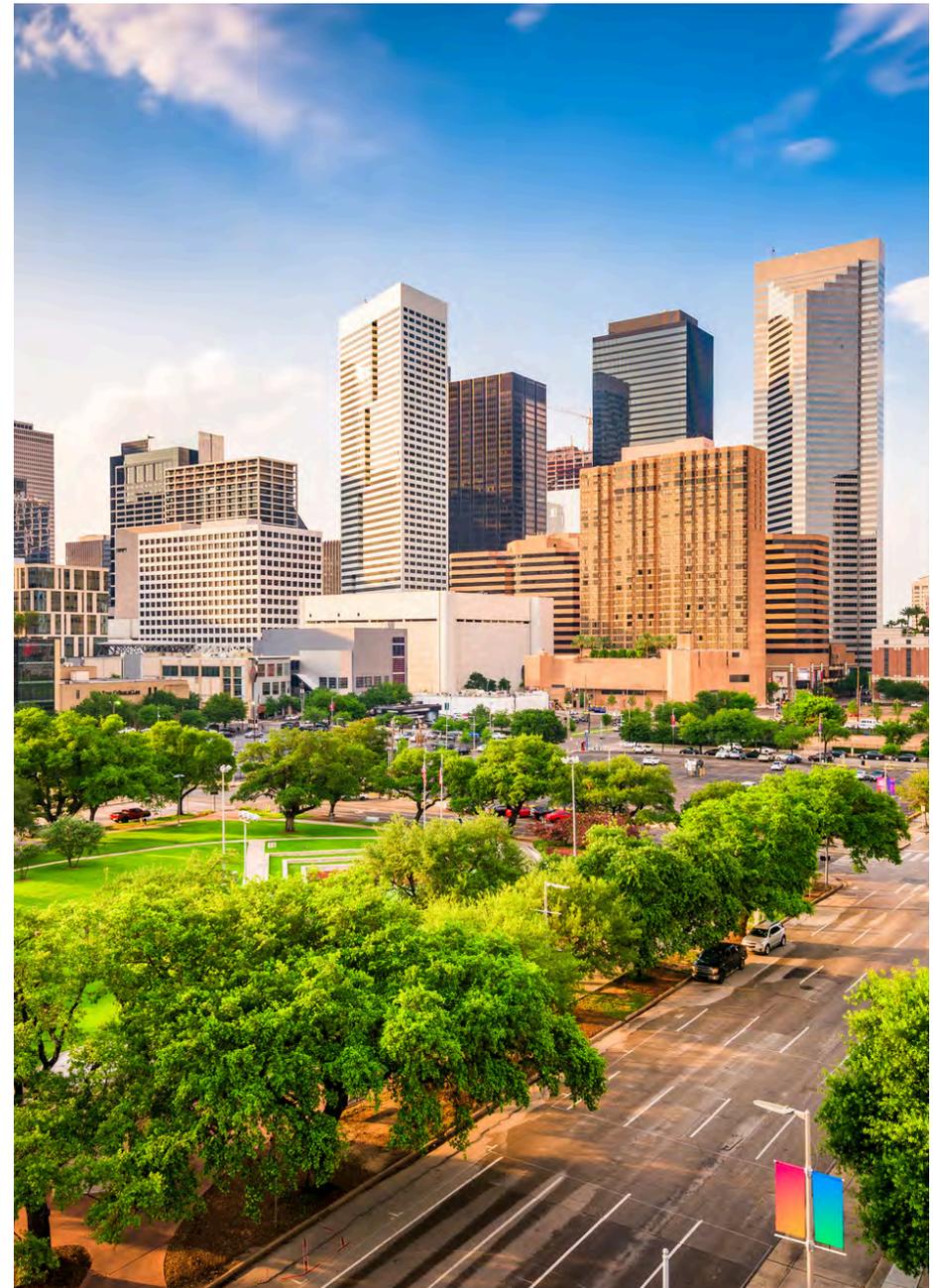
HOUSTON - RETAIL MARKET OVERVIEW

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

4th largest city

Houstonians: nearly **14** million are foreign-born

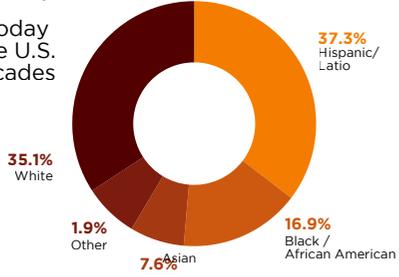
90 countries have official government representation here

7th 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



16th Busiest in the world by tonnage

1st in U.S. import & export tonnage | **2nd** in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

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

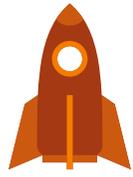
HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015



188 nonstop destinations to **37** countries



2018 Passenger Volume (Pre COVID)



Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

66 International Destinations

37 Countries

FOR MORE INFORMATION:

JACKSON CAIN

Advisor
281-367-2220 EXT 112
jackson.cain@svn.com

JEFF BEARD, CCIM

Managing Director
281-367-2220 EXT 102
jeff.beard@svn.com



281.367.2220

JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE. 250
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date