



RETAIL/RESTAURANT SPACE FOR LEASE

JEFF TINSLEY | JEFF BEARD, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM



PROPERTY OVERVIEW

2455 Research Forest Dr. | The Woodlands, TX 77389

- ±5,014 SF Freestanding Shell Retail/Restaurant Space with additional ±800 SF patio
- In addition to the surface parking lot, there are 60 parking spaces (2 hr max) on the 1st level of garage adjacent to subject space
- Valet opportunity
- Can dedicate spaces for take-out
- Dedicated employee parking area
- Dedicated 3,500 gallon grease trap
- Dedicated dumpster corral
- Available panel on monument sign at entry/light
- Conveniently located between The Woodlands Town Center and Residential Villages



DEMOGRAPHICS

2455 Research Forest Dr. | The Woodlands, TX 77389



77

Acre wooded campus



1.82 MM

Square feet of planned office + retail

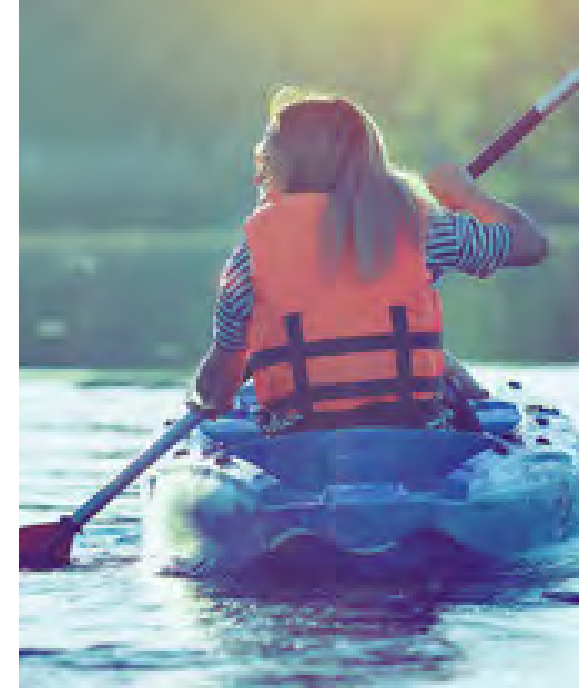


36K

Square feet of retail



Beautiful views of Lake Woodlands



DEMOGRAPHICS 2021	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,373	10,373	10,373
TOTAL HOUSEHOLDS	3,283	3,283	3,283
AVG HOUSEHOLD INCOME	\$82,797	\$82,797	\$82,797

**Demographics data derived from 2021 STDB*



AVAILABLE SPACE

2455 Research Forest Dr. | The Woodlands, TX 77389



THE WOODLANDS

TECHNOLOGY PLAZA

RESEARCH FOREST DR

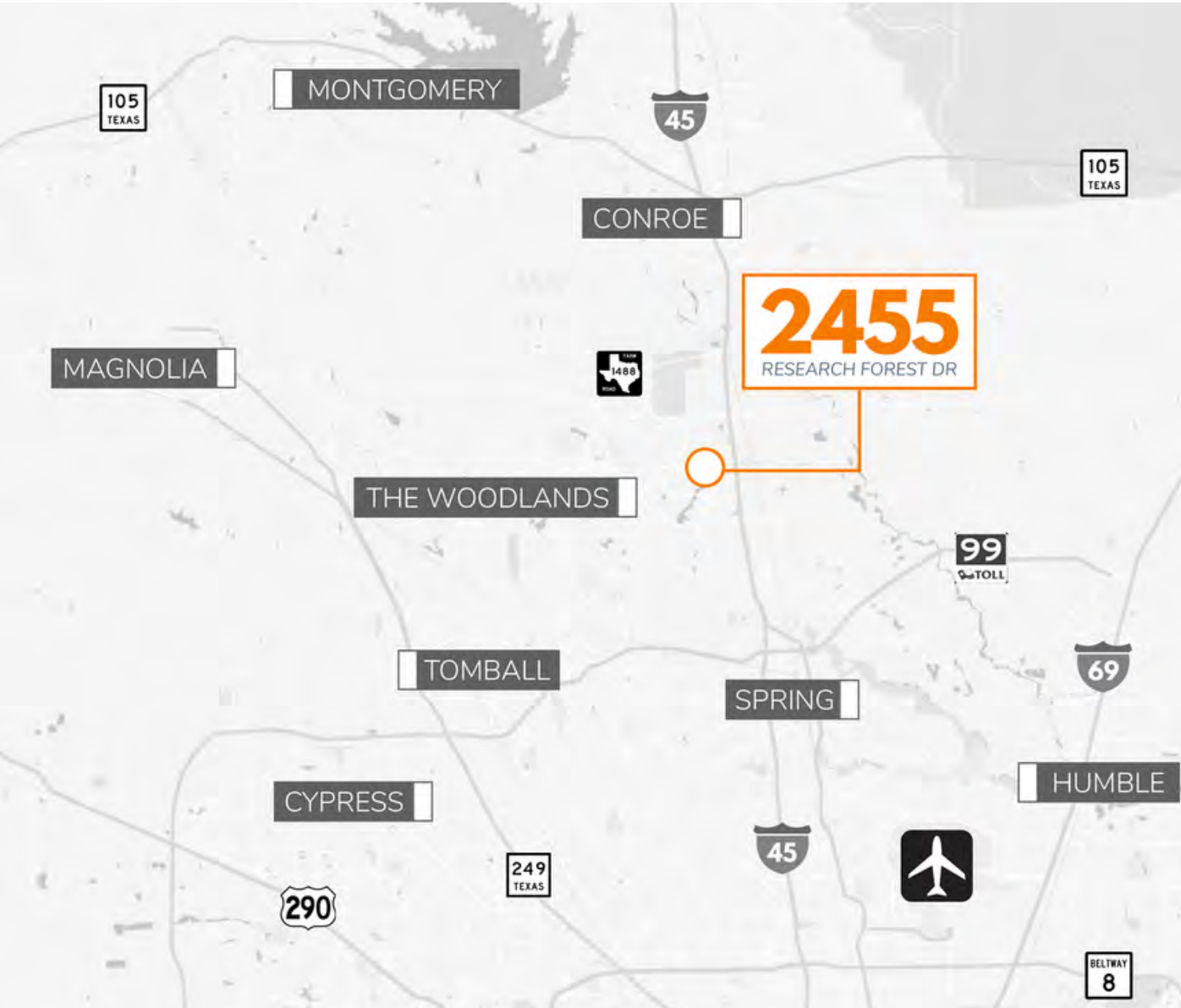


SURROUNDING RETAIL

2455 Research Forest Dr. | The Woodlands, TX 77389

LOCATION MAP

2455 Research Forest Dr. | The Woodlands, TX 77389



DRIVETIMES

3

Minutes to the North Freeway (I-45)

10

Minutes to the Grand Parkway 99 (Toll Road)

10

Minutes west towards Kuykendahl Rd

20

Minutes to N Sam Houston Tollway (Beltway 8)

25

Minutes to George Bush Intercontinental Airport (Via Hardy Toll Rd)

PROPERTY PHOTOS

2455 Research Forest Dr. | The Woodlands, TX 77389



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MARKET OVERVIEW

2455 Research Forest Dr. | The Woodlands, TX 77389

THE WOODLANDS MARKET HIGHLIGHTS:

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, and entertainment.



**FOR MORE
INFORMATION
CONTACT**

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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.

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.

_____ 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