



# LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR.  
THE WOODLANDS, TX 77380

RETAIL PROPERTY FOR LEASE

**WENDELL NAULT**

DIRECTOR OF LEASING - HOUSTON REGION  
wnault@whitestonereit.com  
p: 713.435.2203



# LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property nestled next to the Woodlands Town Center. Located just minutes from I-45, with close proximity to the ExxonMobil campus and a convenient 30-minute drive from Houston's Bush Intercontinental Airport, this location offers unparalleled accessibility. Boasting a thriving community of over 118,000 residents and drawing in over 68,000 employees to The Woodlands, this property provides an ideal environment for businesses to thrive. With its strategic placement and unrivaled connectivity, this is the perfect place for businesses to make their mark in this dynamic and ever-growing market.

## PROPERTY HIGHLIGHTS

- Right next to the Woodlands Town Center
- Minutes from I-45, just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport.
- The area is home to more than 118,000 residents: over 68,000 people work in The Woodlands

## WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION  
wnault@whitstonereit.com  
p: 713.435.2203

## OFFERING SUMMARY

Available SF:	0 SF
Building Size:	62,000 SF
Vehicles Per Day:	164,279 via I-45, 18,000 via Grogans Mill Road 10,250 via Lake Woodlands Drive
Major Tenants:	Total Wine, Ulta Beauty, Flower Child, Massage Heights, Main Squeeze

## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Average HH Income	\$201,806	\$188,830	\$171,694
Total Population	1,304	6,038	14,689
Total Households	882	3,435	7,102



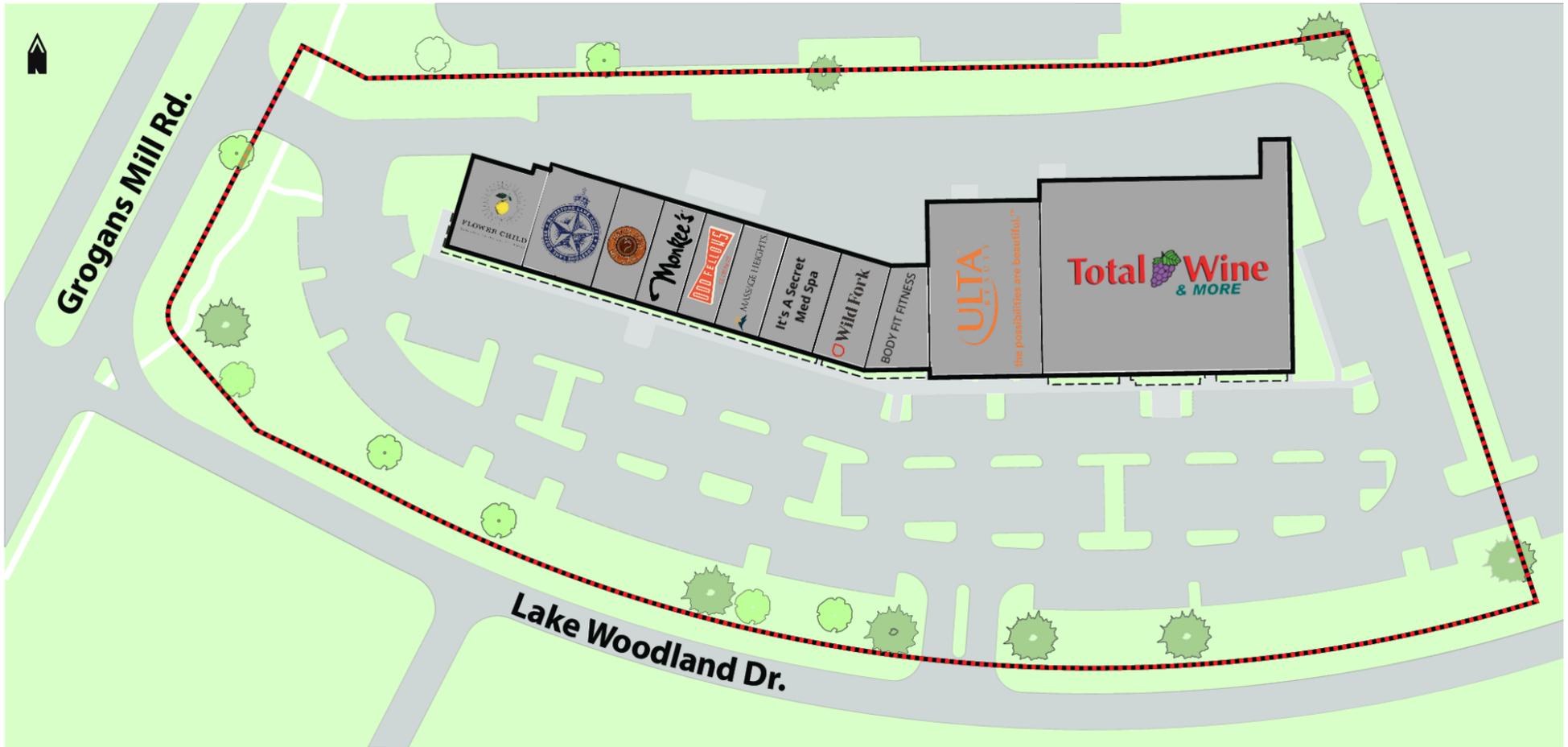
WHITESTONE REIT

WHITESTONEREIT.COM



# LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



### LEGEND

Unavailable

### WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION  
wnault@whitestonereit.com  
p: 713.435.2203

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



WHITESTONE REIT

WHITESTONEREIT.COM



# LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



## WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION  
wnault@whitestonereit.com  
p: 713.435.2203

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



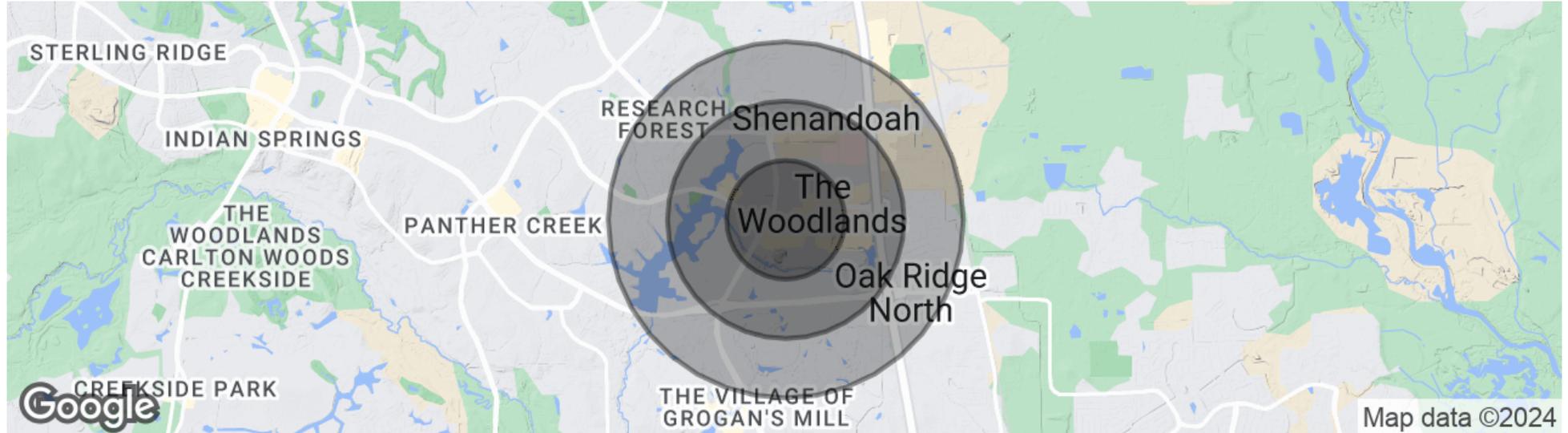
WHITESTONE REIT

WHITESTONEREIT.COM



# LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,304	6,038	14,689
Average Age	43.8	45.2	46.0
Average Age (Male)	46.5	46.8	46.5
Average Age (Female)	39.0	42.6	45.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	882	3,435	7,102
# of Persons per HH	1.5	1.8	2.1
Average HH Income	\$201,806	\$188,830	\$171,694
Average House Value	\$804,403	\$656,675	\$505,087

\* Demographic data derived from 2020 ACS - US Census

## WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION  
wnault@whitestonereit.com  
p: 713.435.2203



WHITESTONE REIT

WHITESTONEREIT.COM