

FOR LEASE

OAKWOOD PLAZA RETAIL CENTER

25770 INTERSTATE 45

Spring, TX 77386

PRESENTED BY:

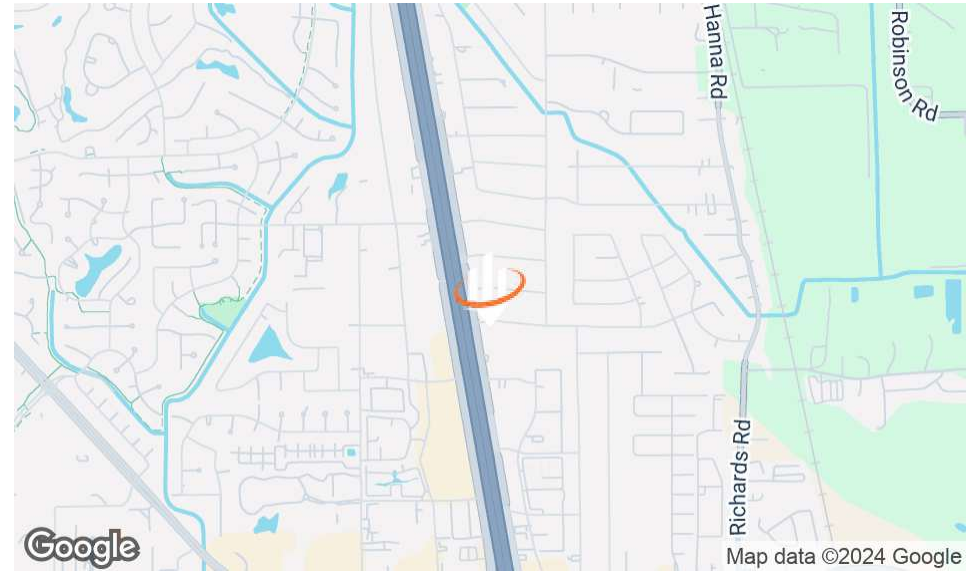
JACKSON CAIN

O: 281.367.2220 x112

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- Newly renovated retail center with 3,200 to 12,500 SF available for lease.
- Up to 12,500 SF for Single User or can demines to multi-tenant.
- Great visibility from I-45.
- Traffic counts: 254,804 VPD on I-45 [TXDOT 2023].
- Located between Springwoods Village and The Woodlands Town Center with access to numerous amenities.
- Close proximity to Hardy Toll Road; readily accessible from George Bush Intercontinental Airport and the Houston Central Business District.
- Positioned across from The Woodlands.
- Access from I-45 frontage and Oakwood Dr.
- Signage Available.

JACKSON CAIN **JEFF BEARD CCIM**
 O: 281.367.2220 x112 O: 281.367.2220 x102

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	3,200 - 12,500 SF
BUILDING SIZE:	12,500 SF

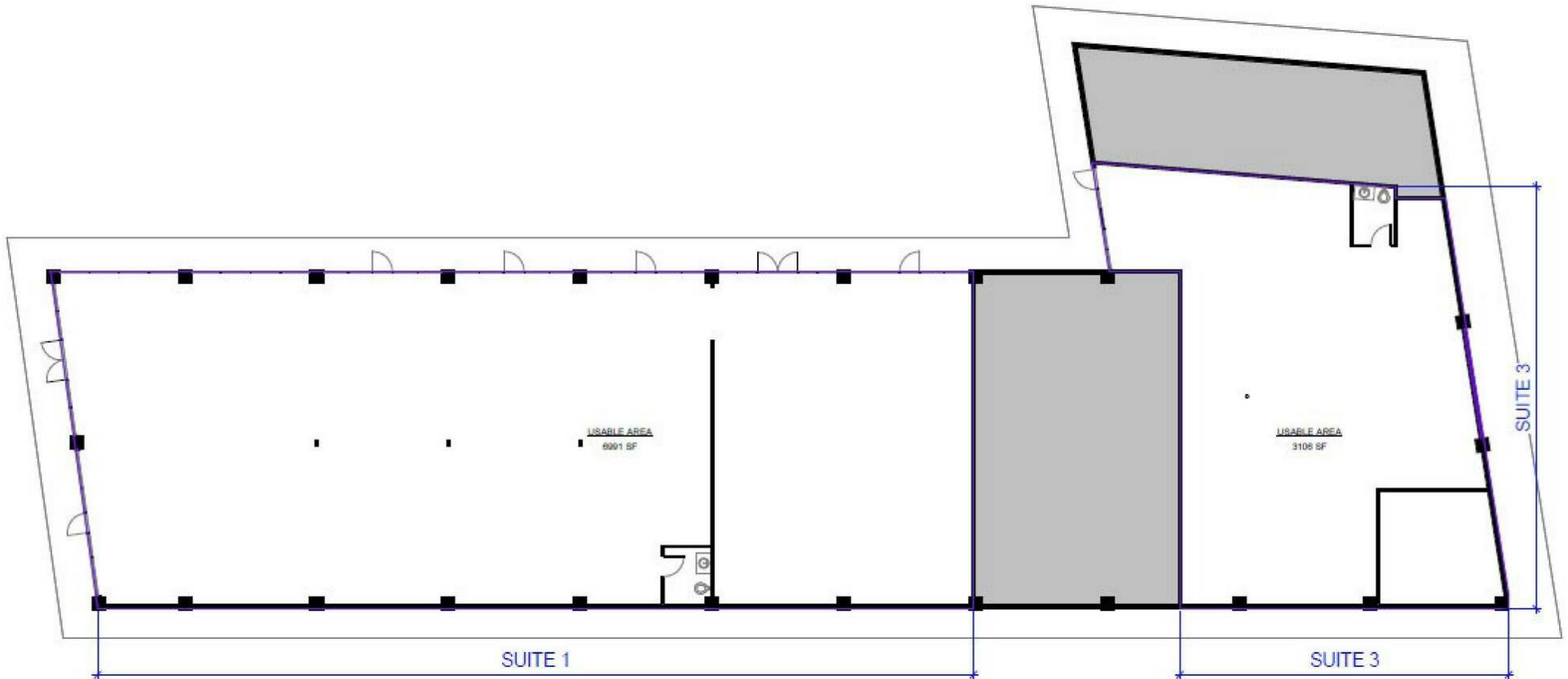
DEMOGRAPHICS 2024	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,487	65,320	184,044
TOTAL DAYTIME POPULATION	19,698	113,009	219,864
AVERAGE HH INCOME	\$98,638	\$127,633	\$145,965



JACKSON CAIN JEFF BEARD CCIM
 O: 281.367.2220 x112 O: 281.367.2220 x102

OAKWOOD PLAZA RETAIL CENTER – SITE PLAN

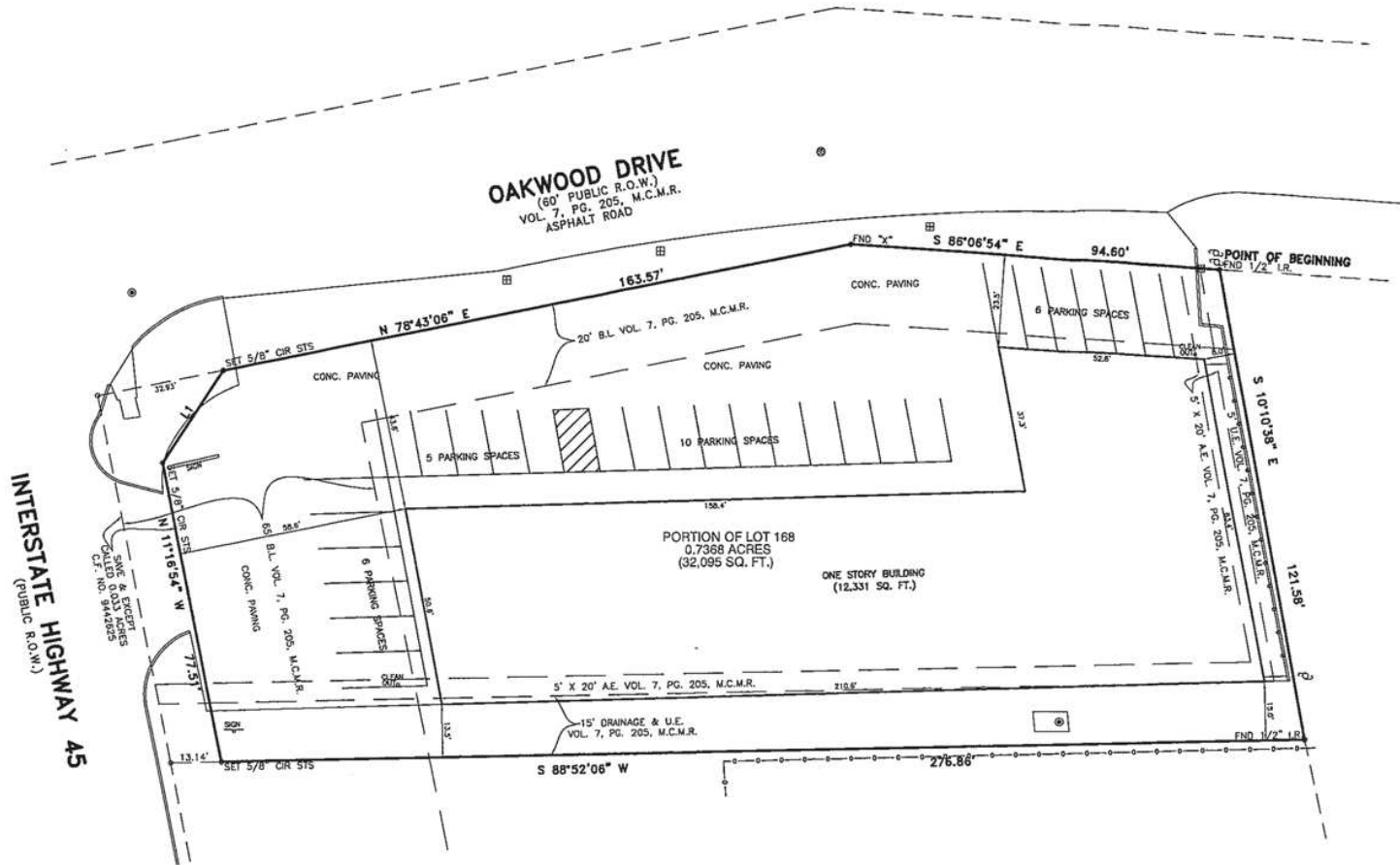
25770 I-45 N | SPRING, TX 77386



JACKSON CAIN JEFF BEARD CCIM
O: 281.367.2220 x112 O: 281.367.2220 x102

OAKWOOD PLAZA RETAIL CENTER - SURVEY

25770 I-45 N | SPRING, TX 77386



**Not to scale; for illustrative purposes only.*

JACKSON CAIN JEFF BEARD CCIM
 O: 281.367.2220 x112 O: 281.367.2220 x102



JACKSON CAIN JEFF BEARD CCIM
O: 281.367.2220 x112 O: 281.367.2220 x102



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 best-selling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.

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 opened their 20,000 SF outpatient clinic 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, recreation and conference center facilities.



JACKSON CAIN **JEFF BEARD CCIM**
O: 281.367.2220 x112 O: 281.367.2220 x102