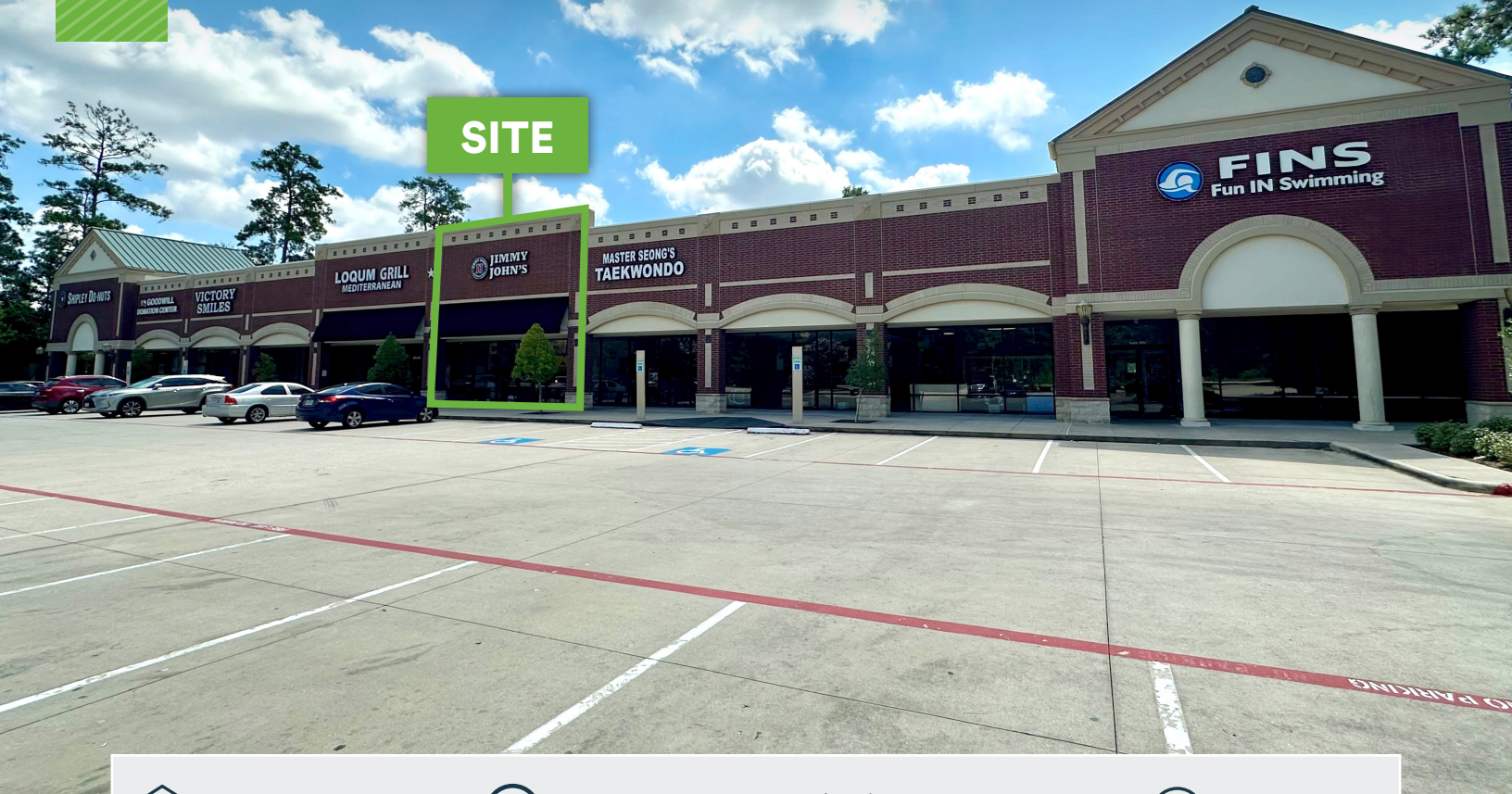


FOR LEASE

# COLLEGE PARK CROSSING

3707 COLLEGE PARK DRIVE  
THE WOODLANDS, TEXAS 77384

Oldham  
Goodwin **OG**



**SF AVAILABLE**  
1,237 SF



**LOCATION**  
THE WOODLANDS



**YEAR BUILT**  
2008



**PARKING**  
4.54/1,000

## PROPERTY HIGHLIGHTS

- 1,237 SF second generation restaurant space available
- Busy neighborhood strip center with a synergistic mix of long standing tenants
- 9% population increase from 2020-2024 and 22% projected for 2024-2029 within three miles
- Adjacent to Lone Star College - Montgomery - 15,265 students
- Property is situated immediately adjacent to The Woodlands College Park High School with over 3,000 students, less than a mile from Chi St Lukes Health Woodlands and Texas Childrens Pediatric Hospitals.
- Daily traffic count of 49,533 on College Park Drive and 101,000 on I-45 at College Park less than a mile away
- Average household income of \$148,914 within three miles and \$145,916 within five miles



FOR LEASE

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THE WOODLANDS, TEXAS 77384



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	5,121	62,688	140,116
2029 Total Population	6,261	76,671	171,207
2024-2029 Annual Growth Rate	22.26%	22.31%	22.19%
2024 Households	2,456	24,595	54,818
2029 Households	3,009	30,175	67,187
2024 Median Home Value	\$330,873	\$363,015	\$352,778
2024 Average Household Income	\$113,821	\$139,303	\$139,113
2024 Total Consumer Spending	\$78,923,000	\$949,725,000	\$2,116,918,000
2029 Total Consumer Spending	\$104,675,550	\$1,262,461,430	\$2,811,906,232



37,203 VPD  
College Park Drive

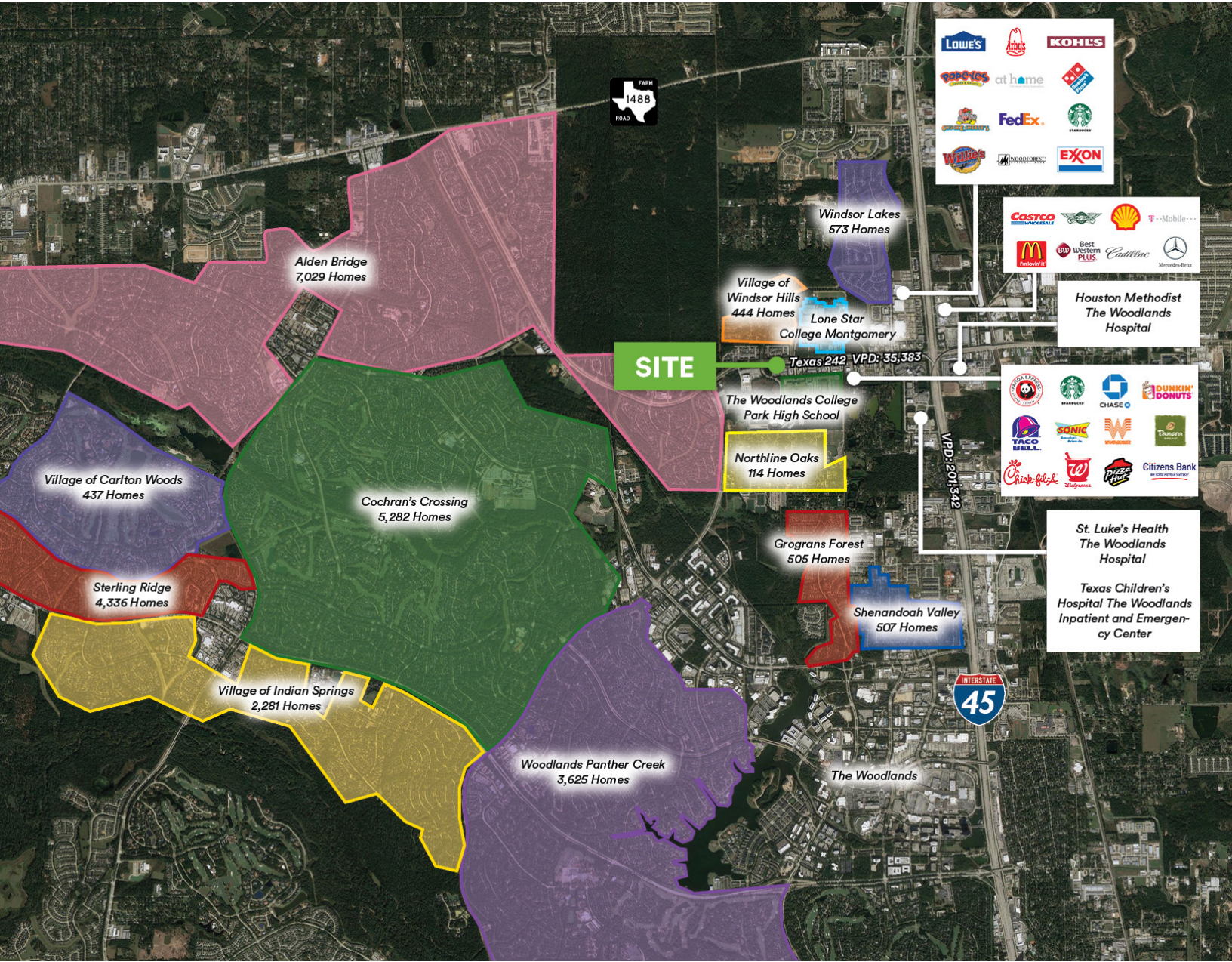


65,349  
Employees

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# COLLEGE PARK CROSSING

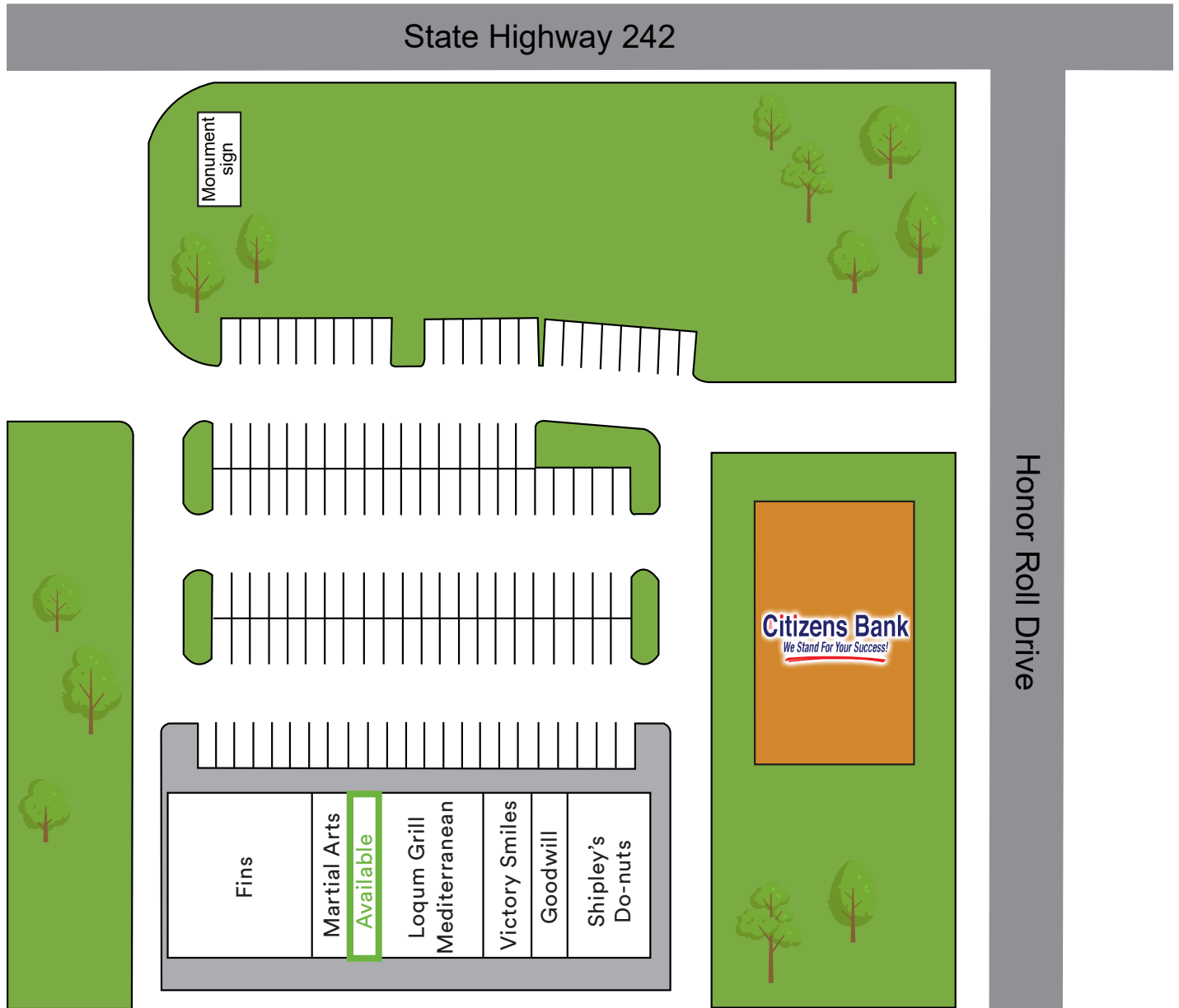
3707 COLLEGE PARK DRIVE  
THE WOODLANDS, TEXAS 77384



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# COLLEGE PARK CROSSING

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SUITE

AVAILABILITY

RSF

400 - A

Available

1,237 SF



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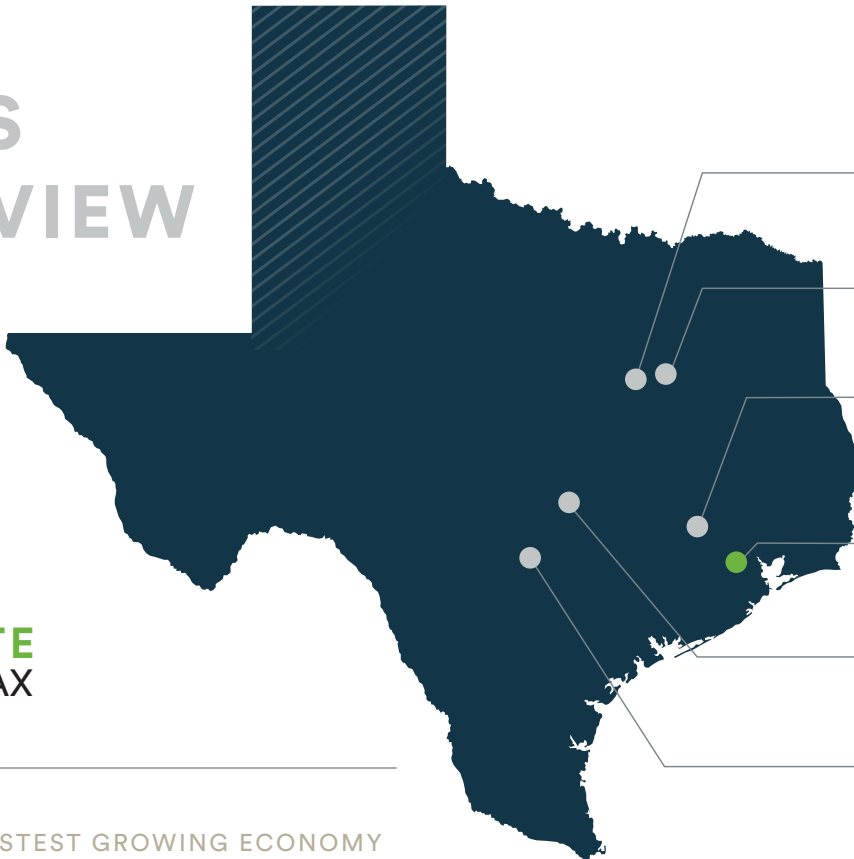
# COLLEGE PARK CROSSING

3707 COLLEGE PARK DRIVE  
THE WOODLANDS, TEXAS 77384

## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**



### Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

### Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

### Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

### Houston

4TH LARGEST POPULATION  
IN THE U.S.

### Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

### San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**



POPULATION  
**28,995,881**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

FOR LEASE

# COLLEGE PARK CROSSING

3707 COLLEGE PARK DRIVE  
THE WOODLANDS, TEXAS 77384

## HOUSTON, TEXAS



POPULATION  
**7,000,000**

**21** FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**  
IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **39** OF THE NATION'S LARGEST  
PUBLICLY TRADED OIL & GAS EXPLORATION  
& PRODUCTION FIRMS



**58 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 60 DESTINATIONS

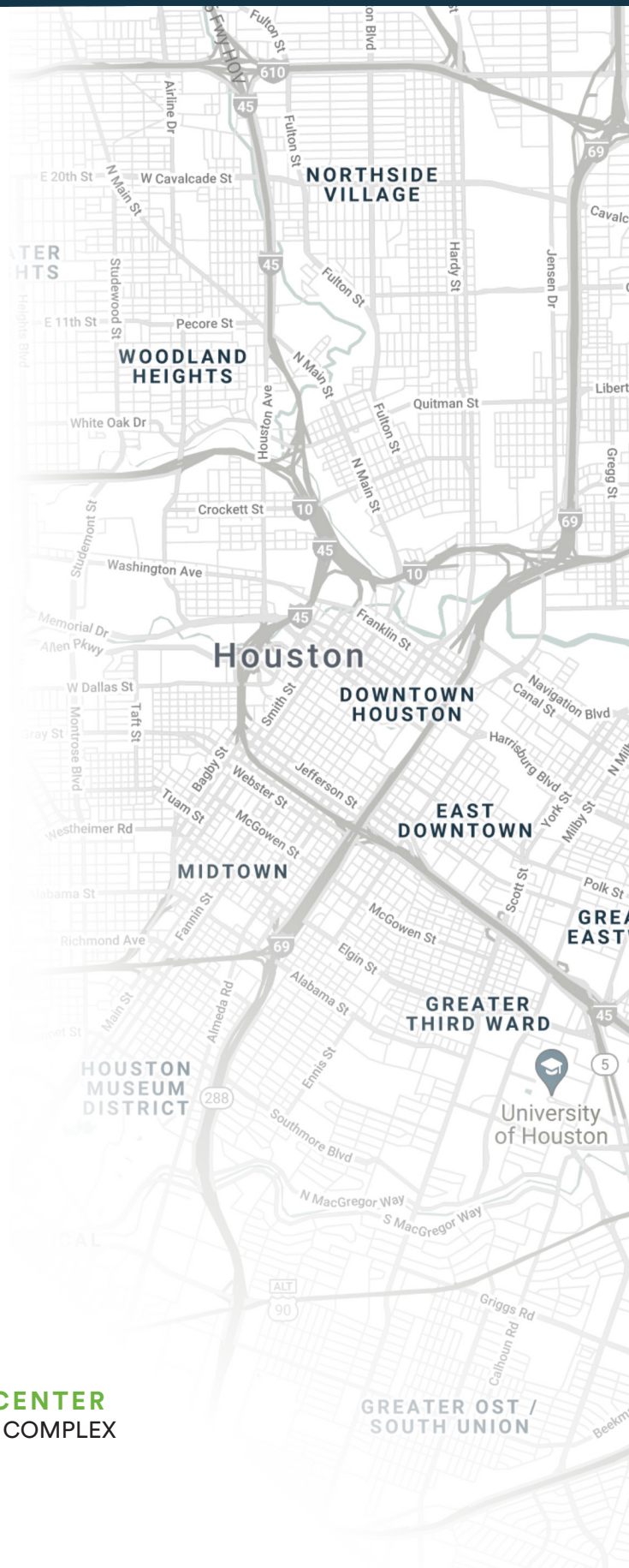


**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US  
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4<sup>TH</sup>**  
LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



# COLLEGE PARK CROSSING

3707 COLLEGE PARK DRIVE  
THE WOODLANDS, TEXAS 77384

## 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

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Phone

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Licensed Supervisor of Sales Agent/Associate

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Licensed No.

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Sales Agent/Associate's Name

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Licensed No.

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Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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## **Tyler Reiley**

Senior Associate | Retail Services

**D:** 346.226.3510 **C:** 713.598.6332

[Tyler.Reiley@OldhamGoodwin.com](mailto:Tyler.Reiley@OldhamGoodwin.com)

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**BRYAN | SAN ANTONIO | WACO | FORT WORTH**



**OLDHAMGOODWIN.COM**