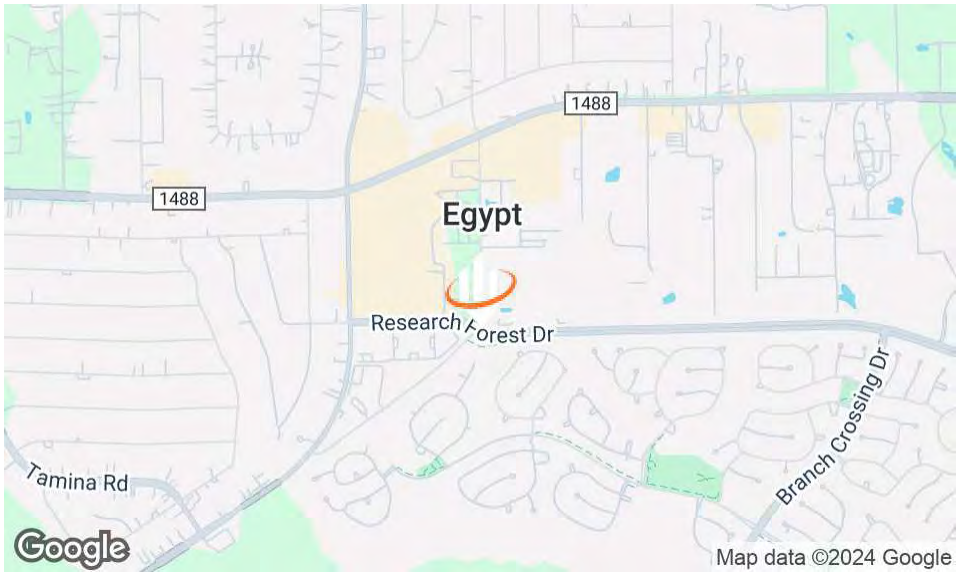
SVN
J. BEARD REAL ESTATE

MEDICAL SPACE FOR LEASE

ELYSIUM AT WESTGATE CROSSING

10110 RESEARCH FOREST DR. | THE WOODLANDS, TX 77354



PROPERTY HIGHLIGHTS

- 13,941 SF Medical building.
- 1,115 - 3,711 SF Available.
- Orthodontist and General Dentist as co-tenants.
- Located at the signalized intersection at Research Forest Drive and Egypt Lane.
- Woodlands Submarket with multiple access points from Research Forest Drive and Egypt Lane.
- Less than a 1/4 mile east from FM 2978 and south of FM 1488 via Egypt Lane.
- Other nearby users include Zanti Cucina, 7-11, SGK Plastic Surgeon, Magnolia Family Medicine, and AK Spine and Pain Center
- Target anchored Regency center with 205,607 SF of retail & restaurant space located across Egypt Lane.

OFFERING SUMMARY

LEASE RATE:	$38.00 SF/YR (NNN)
AVAILABLE SF:	1,115 - 3,711 SF
LOT SIZE:	1.25 Acres
BUILDING SIZE:	13,941 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,440	53,405	108,682
TOTAL DAYTIME POPULATION	7,628	56,364	120,101
AVH HOUSEHOLD INCOME	$158,672	$167,780	$158,438

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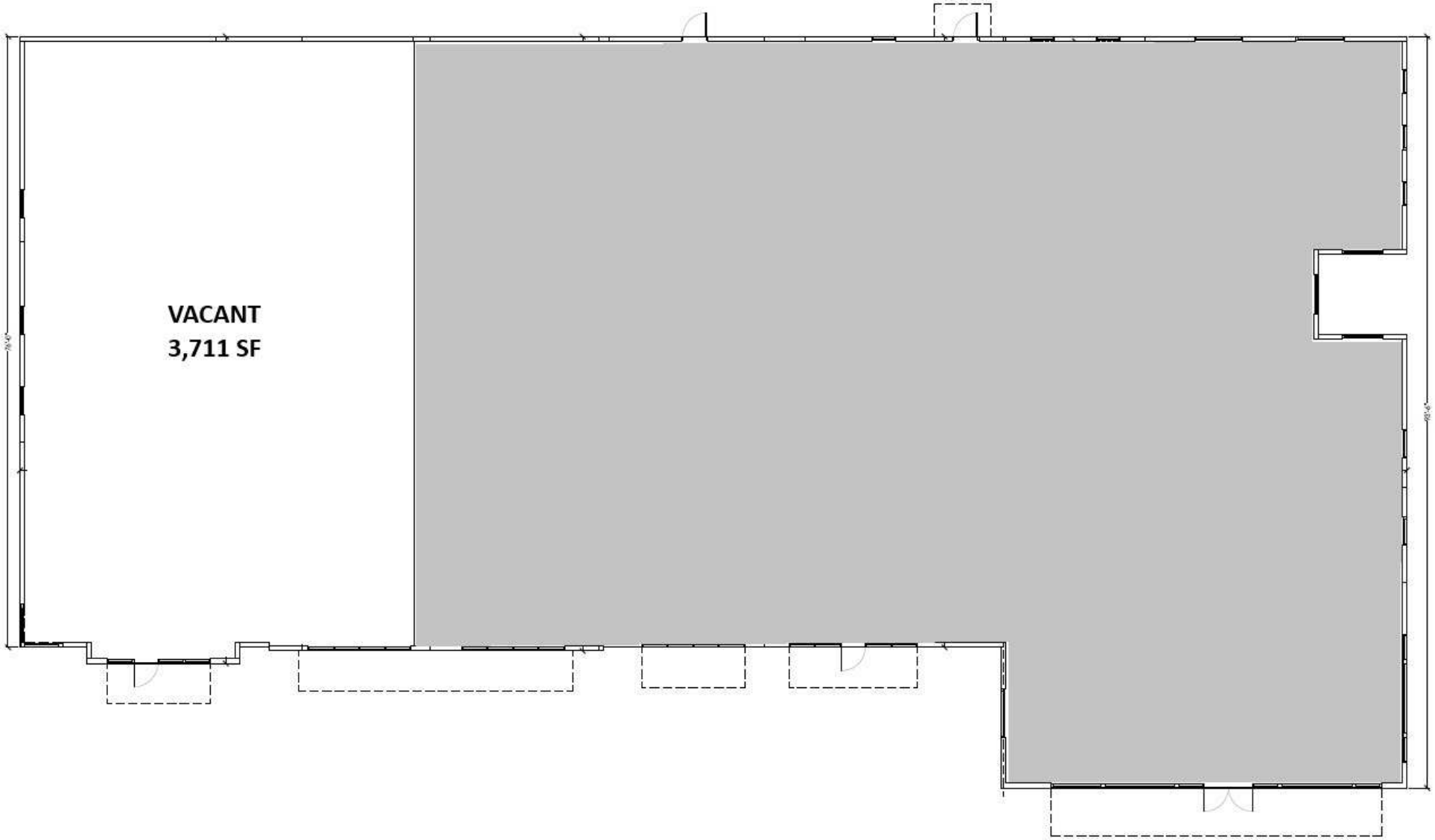

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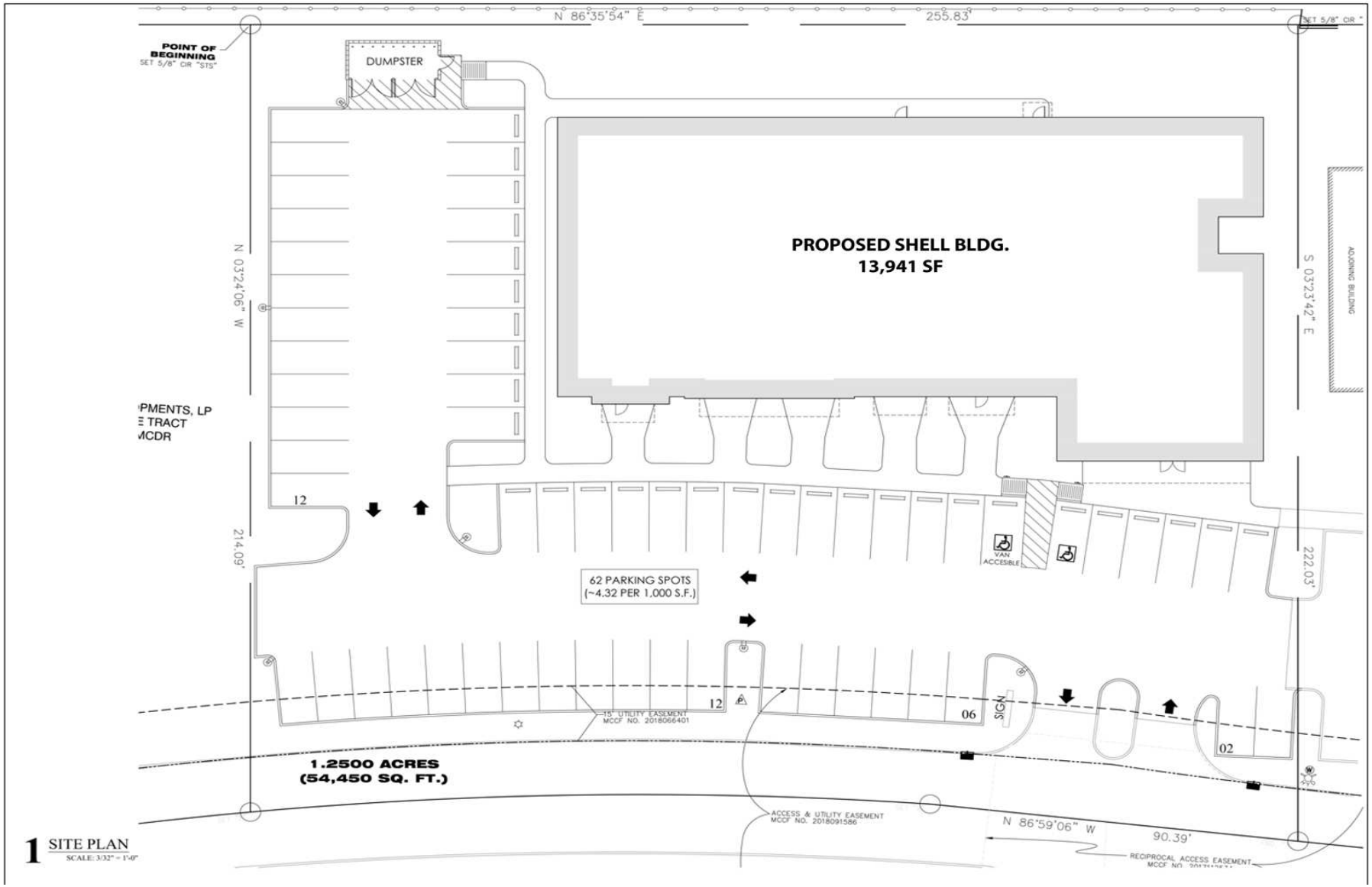

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	DEVELOPMENT	ACREAGE/USE	HOMES/LOTS
1.	Woodard Tract	5,900 AC Residential	1600 - Phase 1
2.	Woodhaven Estates	2,732 AC Mixed-Use	564 Homes/Lots
3.	Magnolia Woods	593 AC Residential	500 Homes
4.	Escondido Ranch	151 AC Mixed-Use	572 Homes
5.	Mustang Ridge	74 AC Residential	240 Homes
6.	Glenn Oaks (Ongoing)	699 AC Residential	548 Lots Available
7.	Magnolia Ridge	479 AC Residential	
8.	Magnolia Audubon	3,3000 AC Residential	4-5,000 Homes
9.	Magnolia Reserve	169 AC Residential	216 Homes
10.	Karen Switch Reserve	174 AC Residential	215 Homes
11.	Mills Creek	163 AC Residential	570 Homes
12.	Magnolia Commons	400,000 SF Retial/Mixed-Use	1,100 Townhomes
13.	Reynolds Reserve	107 AC Residential	240 Homes
14.	Former Buck Grass Stables	32 AC Mixed-Use	
15.	Woodtrace	488 AC	850 Homes
16.	Lakes at Millside Creek	302 AC Residential	
17.	Lake Windcrest	795 AC	900 Homes
18.	Palm Oaks	67 AC Residential	115 Homes

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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.

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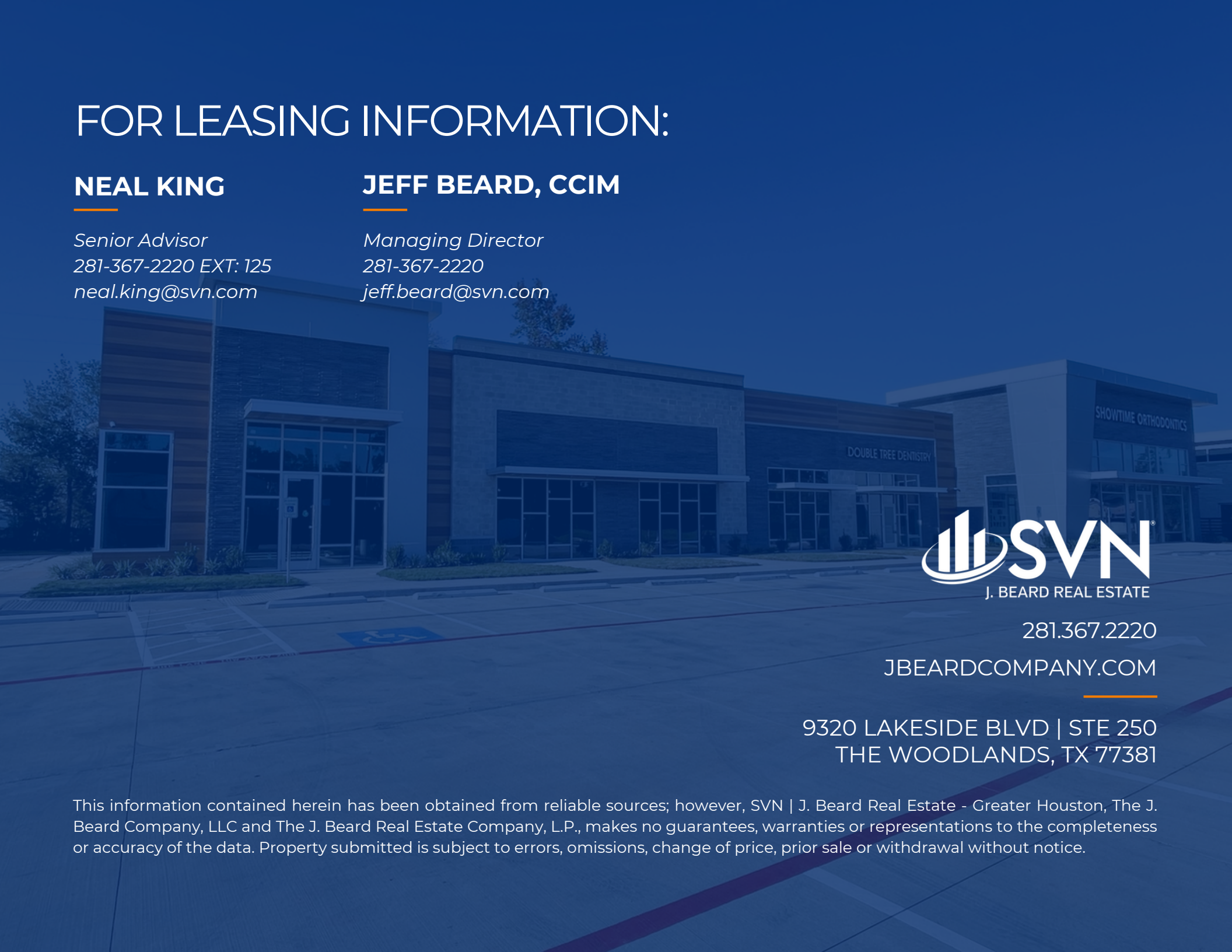

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Information About Brokerage Services

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.

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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

_____ _____ Date

Buyer/Tenant/Seller/Landlord Initials