

THE PLAZAS AT ALDEN BRIDGE

7901 RESEARCH FOREST DR, THE WOODLANDS, TEXAS

Vista

SWC of Research Forest Dr & Kuykendahl Rd
The Woodlands, Texas 77382

PROPERTY HIGHLIGHTS

- The Plazas at Alden Bridge is a 22,000 sq. ft. upscale specialty retail center.
- Suite 600: 2,480 SF Available - ([Virtual Tour](#))
- Suite 1700: 3080 SF END CAP Available 3.1.25 (large dual outdoor patio spaces) - ([Virtual Tour](#))
- Outstanding demographics, with average annual household income within one mile of the site of \$186,022 & \$178,640 within a three mile radius.
- Tenants include Shipley's Donuts, Wells Fargo, Taste of China, Village Chiropractic, Domino's Pizza, Postnet, Greenlight 24 HR VET Hospital and Intra-V.
- Located on Research Forest Drive and Kuykendahl Drive approximately five miles west of I-45 in the affluent Villages of Alden Bridge in The Woodlands.
- Call for Pricing



DEMOGRAPHICS

	2023 Total Population	Average HH Income	Total Households
1-mile	12,088	\$175,694	4,352
3-mile	61,512	\$186,022	22,459
5-mile	150,947	\$178,640	55,827

AREA RETAILERS



TRAFFIC COUNTS

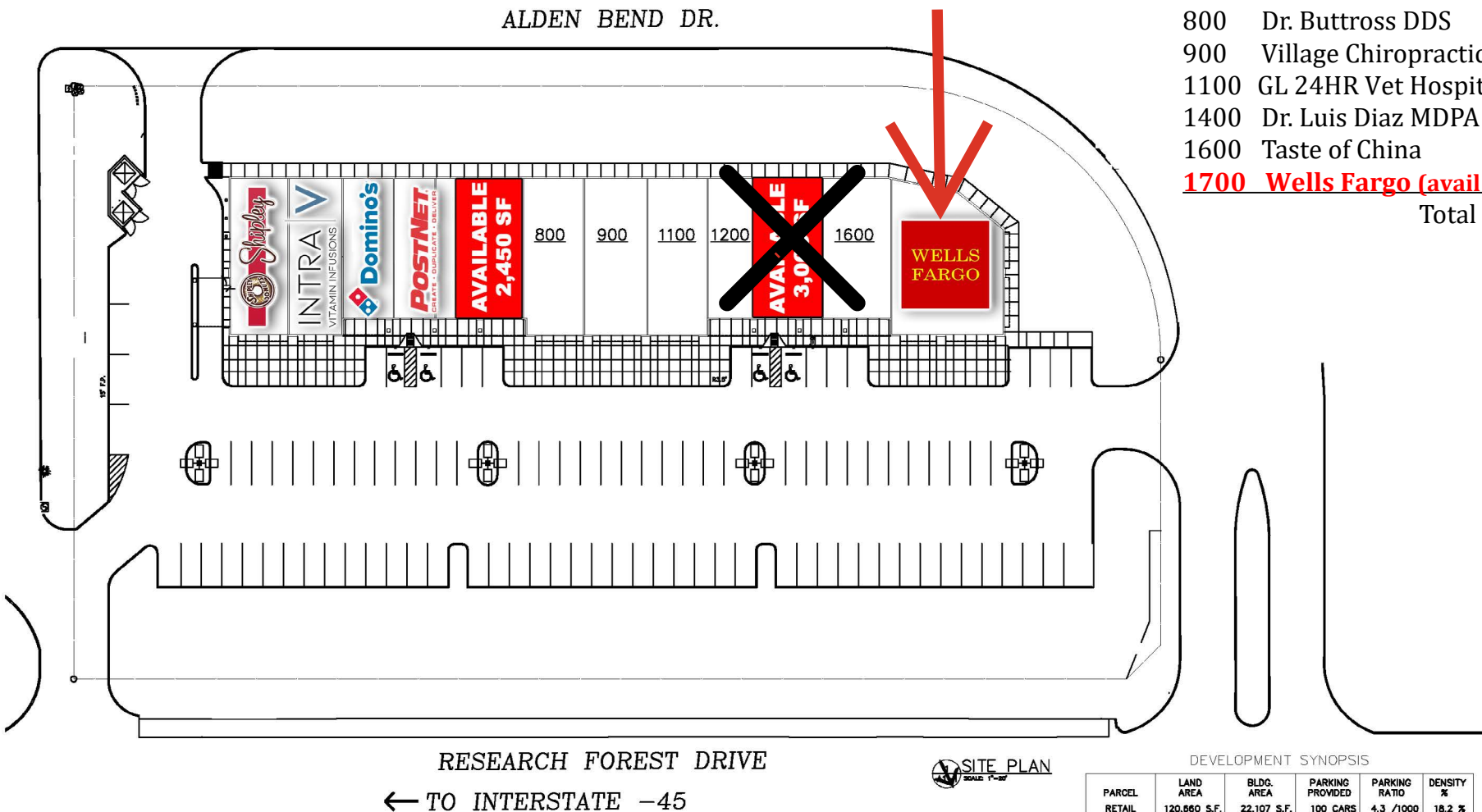
Research Forest	Kuykendahl Rd
26,666 VPD ('22)	15,621 VPD ('22)

THE PLAZAS AT ALDEN BRIDGE

7901 RESEARCH FOREST DR, THE WOODLANDS, TEXAS

Vista

#	Tenant	SF
100	Shipley Donuts	1,874
200	Intra-V	1,631
300	Domino's Pizza	1,382
400	Postnet	1,131
600	AVAILABLE	2,450
800	Dr. Buttross DDS	1,890
900	Village Chiropractic	1,763
1100	GL 24HR Vet Hospital	3,065
1400	Dr. Luis Diaz MDPA	1,951
1600	Taste of China	1,860
1700	Wells Fargo (avail 3.1.25)	3,080
Total		22,107

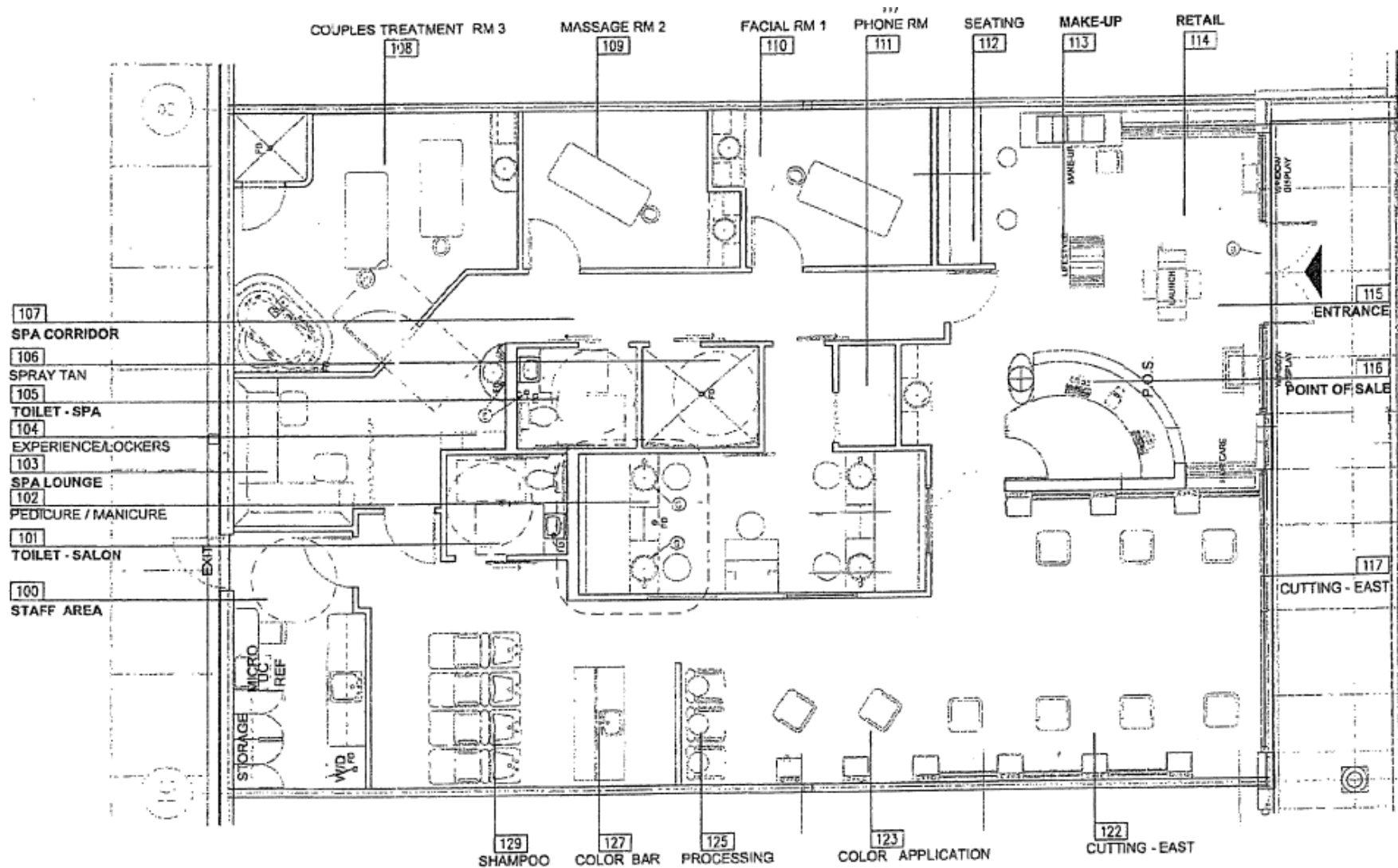


THE PLAZAS AT ALDEN BRIDGE

7901 RESEARCH FOREST DR, THE WOODLANDS, TEXAS

Vista

SUITE 600 - AVAILABLE NOW - 2,480 SF FORMER DAY SPA

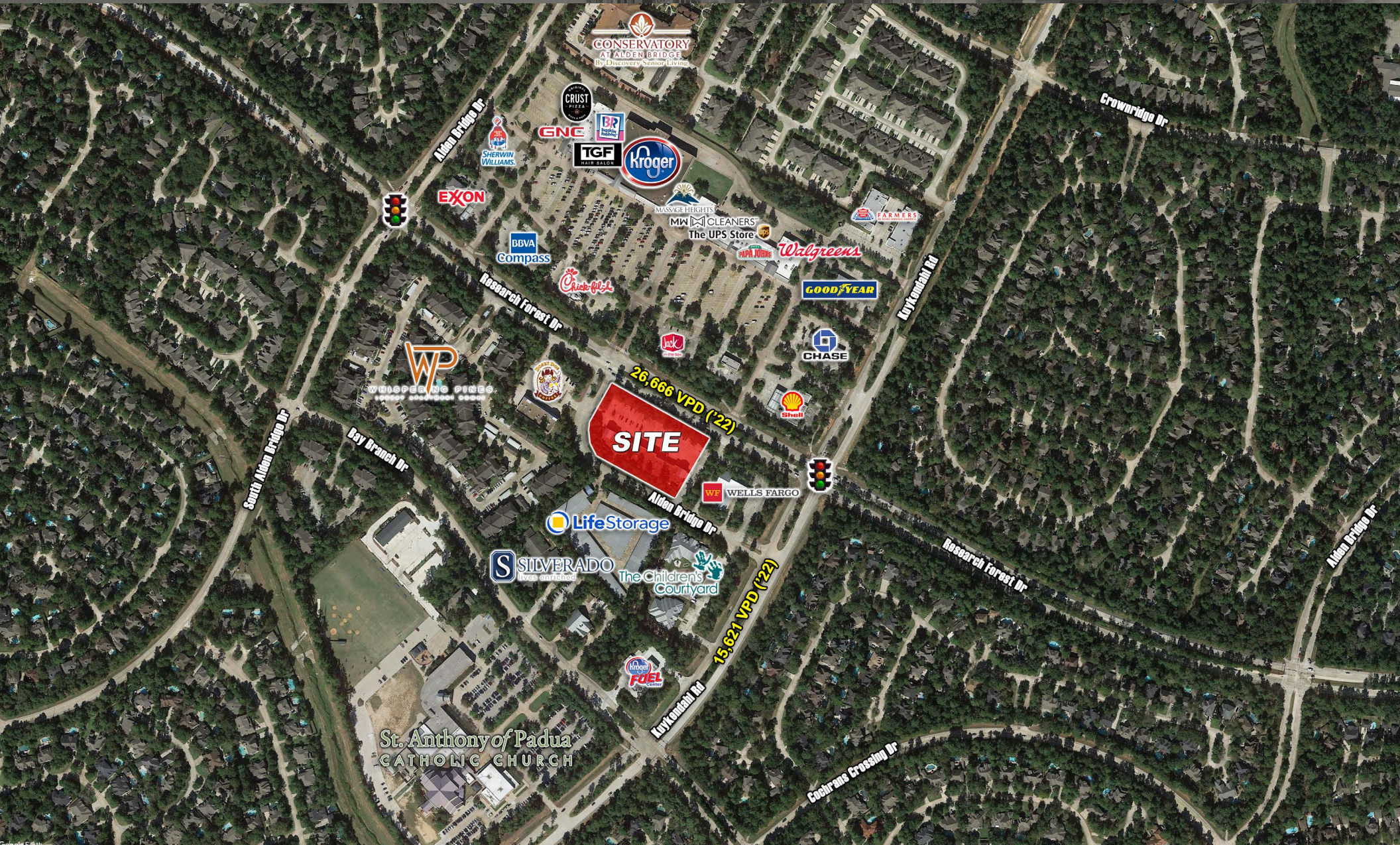


Vista

The floor plan shows a building layout with the following rooms and features:

- MGR 01**: A room with a sink, stove, and refrigerator.
- MGR 02**: A room with a sink, stove, and refrigerator.
- MGR 03**: A room with a sink, stove, and refrigerator.
- MGR 04**: A room with a sink, stove, and refrigerator.
- CBR 01**: A room with a sink, stove, and refrigerator.
- CBR 02**: A room with a sink, stove, and refrigerator.
- Kitchen**: A large kitchen area with a sink, stove, and refrigerator.
- Bathroom**: A bathroom area with a toilet and sink.
- Hall**: A large central hall area.
- Entrance**: The main entrance to the building.
- Exit**: The main exit from the building.
- Stairs**: A set of stairs leading up or down.
- Storage**: A storage area for various items.
- Office**: An office area for administrative work.
- Lab**: A laboratory area for scientific research.
- Workshop**: A workshop area for manual work.
- Reception**: A reception area for visitors.
- Waiting**: A waiting area for patients or clients.
- Consulting**: A consulting area for medical or professional advice.
- Examination**: An examination area for medical or professional assessments.
- Treatment**: A treatment area for medical or professional treatments.
- Storage**: A storage area for various items.
- Office**: An office area for administrative work.
- Lab**: A laboratory area for scientific research.
- Workshop**: A workshop area for manual work.
- Reception**: A reception area for visitors.
- Waiting**: A waiting area for patients or clients.
- Consulting**: A consulting area for medical or professional advice.
- Examination**: An examination area for medical or professional assessments.
- Treatment**: A treatment area for medical or professional treatments.

Vista

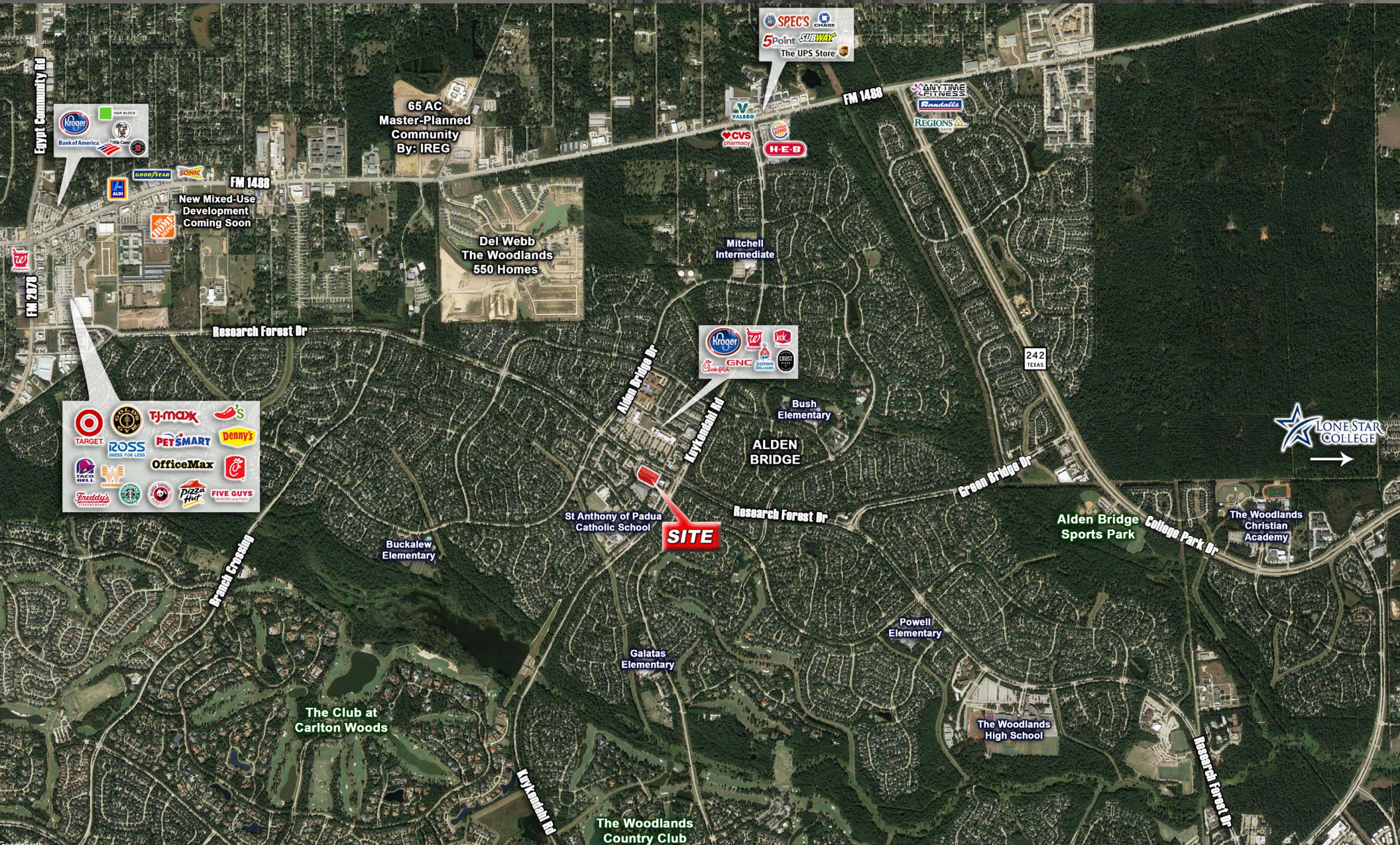


Courtney Lavender | courtney@vistahouston.com | 281.560.7320

THE PLAZAS AT ALDEN BRIDGE

7901 RESEARCH FOREST DR, THE WOODLANDS, TEXAS

Vista





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.

11-2-2015



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.

Vista Management Co	369220	woody@vistahouston.com	281.531.5300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Woody Mann, Jr.	203603	woody@vistahouston.com	281.531.5300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Lavender	531773	courtney@vistahouston.com	281.560.7320
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date