



RESEARCH
FOREST
LAKESIDE™



LEVEL 1 RETAIL
1,500 TO 3,368 SF

SUITE B RETAIL
2,910 SF



LAKESIDE BLVD

RESEARCH FOREST DR

RESEARCH FOREST LAKESIDE RETAIL

JEFF TINSLEY | JEFF BEARD, CCIM

DEMOGRAPHICS

RESEARCH FOREST DR. & LAKESIDE BLVD. |
THE WOODLANDS, TX 77381



77

Acre wooded campus



1.82 MM

Square feet of planned office + retail



36K

Square feet of retail



Beautiful views of Lake Woodlands



DEMOGRAPHICS 2021

3 MILE

5 MILE

TOTAL POPULATION

59,974

168,143

TOTAL DAYTIME POPULATION

84,189

183,515

AVG HOUSEHOLD INCOME

\$151,514

\$145,003

**Demographics data derived from 2021 STDB*

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SPACE DETAILS

2501 RESEARCH FOREST DR. | THE WOODLANDS, TX 77381

- 2,910 SF 2nd generation restaurant space with patio
- 77- Acre wooded campus with 1.82M SF of planned office + retail
- Other Area Restaurants & Retail include Snooze, Grub Burger Bar, bellagreen, Crave & Origin Bank
- Conveniently located between The Woodlands within minutes of Hughes Landing, Northshore Park , Market Street and Cynthia Mitchell Pavilion
- Dedicated employee parking area



PROPERTY PHOTOS

2501 RESEARCH FOREST DR. | THE WOODLANDS, TX 77381

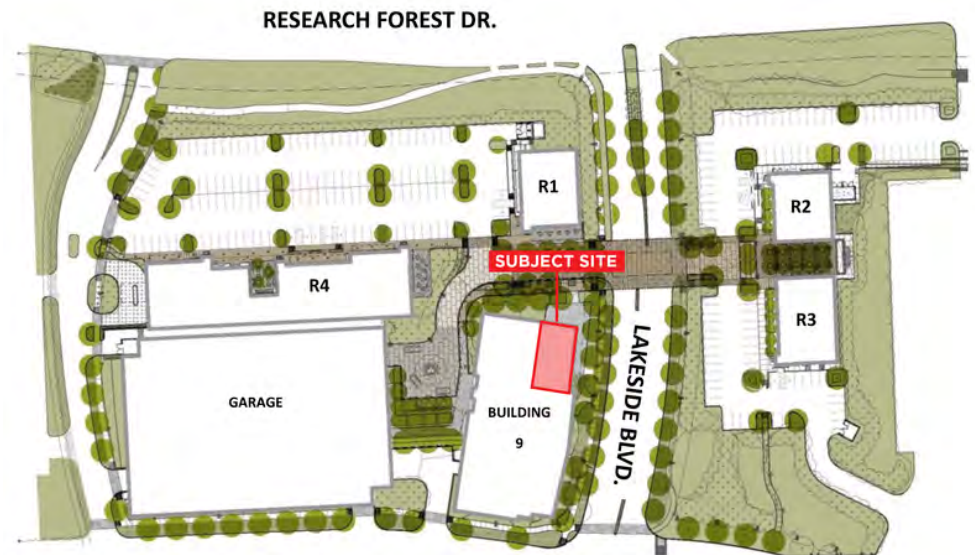




SPACE DETAILS

9709 LAKESIDE BLVD | THE WOODLANDS, TX 77381

- 1,500 to 3,368 SF retail space available for lease
- Dedicated 1,200 gallon grease trap
- 60 parking spaces (2 hr. max) on the 1st level of garage adjacent to subject space
- Excellent ingress and egress from Research Forest Drive, with three points of entrance into the garage
- Exclusive building monument signage visible from Lakeside Boulevard
- 24/7 roving security



PROPERTY PHOTOS

9709 LAKESIDE BLVD | THE WOODLANDS, TX 77381



LEVEL 1 RETAIL
**1,500 TO
3,368 SF**



SURROUNDING RETAIL

RESEARCH FOREST DR. & LAKESIDE BLVD. | THE WOODLANDS, TX 77381

OPTIMAL LOCATION

RESEARCH FOREST DR. & LAKESIDE BLVD.
THE WOODLANDS, TX 77381

RESEARCH FOREST LAKESIDE



MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES

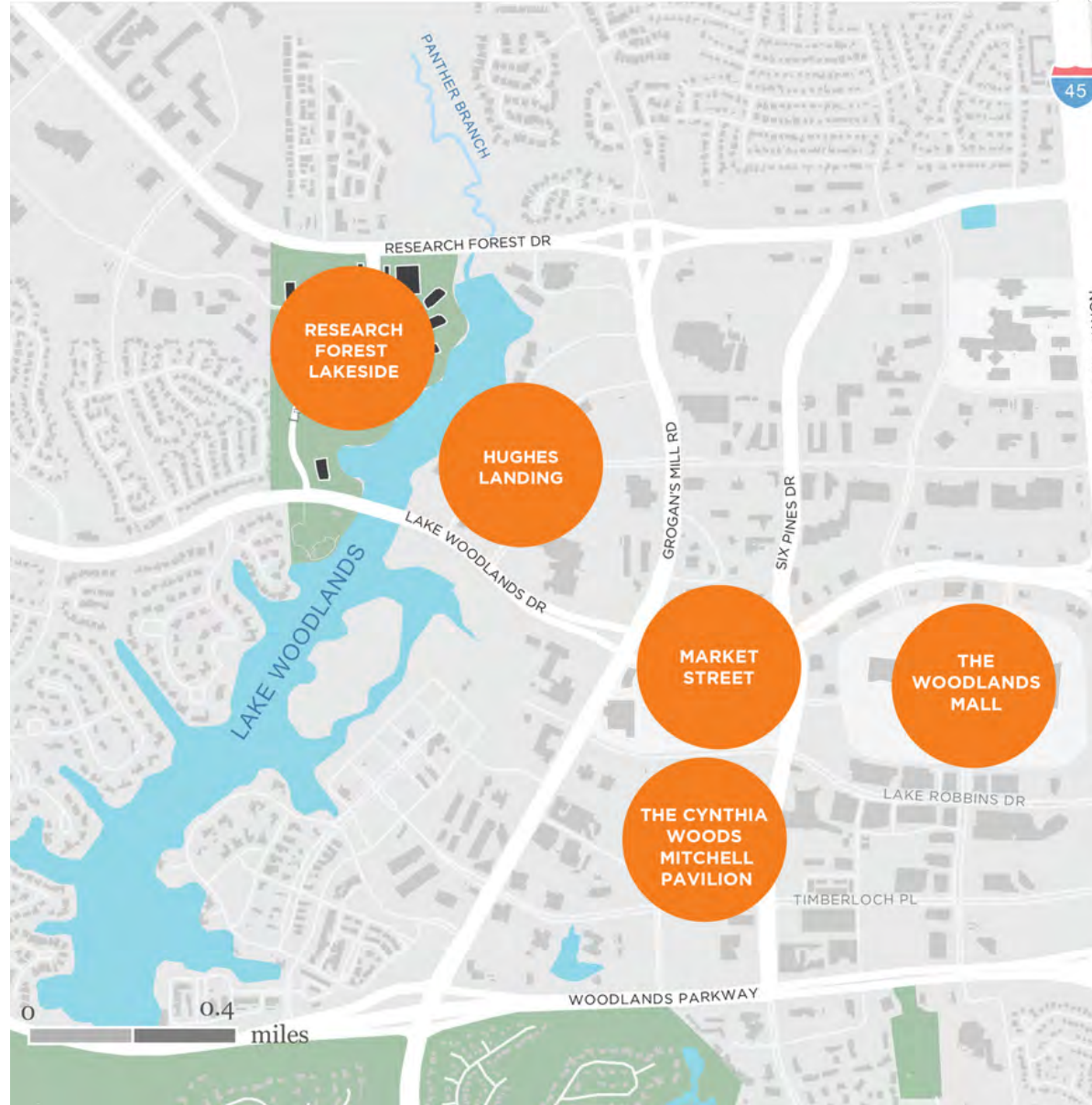


THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



Conveniently located within a five minute drive to all of The Woodlands most coveted shops, eateries and entertainment districts.





LOCATION MAP

RESEARCH FOREST DR. & LAKESIDE BLVD.
THE WOODLANDS, TX 77381

DRIVETIMES

3 MIN

TO NORTH FREEWAY (I-45)

10 MIN

TO GRAND PARKWAY (99)

10 MIN

WEST TOWARDS KUYKENDAHL

20 MIN

TO N SAM HOUSTON TOLLWAY
(BELTWAY 8)

25 MIN

TO GEORGE BUSH
INTERCONTINENTAL AIRPORT
(VIA HARDY TOLL RD)

MARKET OVERVIEW

RESEARCH FOREST DR. & LAKESIDE BLVD.. | THE WOODLANDS, TX 77381

THE WOODLANDS MARKET HIGHLIGHTS:

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 bestselling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

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 is building a 20,000 SF outpatient clinic, expected to open 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, and entertainment.





FOR LEASING
INFORMATION:

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

Buyer/Tenant/Seller/Landlord Initials

Date