



# LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



## PROPERTY LOCATION

Lake Woodlands Crossing offers a perfect blend of residential charm and commercial convenience, attracting visitors and locals alike. Nearby, Market Street invites shoppers with a variety of upscale retail stores and dining options. The Woodlands Mall, with its impressive selection of popular brands, is just a stone's throw away. Add in the nearby Cynthia Woods Mitchell Pavilion, a world-class entertainment venue, and you'll find that this location is the perfect place to draw in a steady stream of customers. This area is brimming with potential for Retail and Neighborhood Center tenants looking for a prime location.

## PROPERTY HIGHLIGHTS

- Right next to the Woodlands Town Center
- Minutes from I-45, just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport.
- Major tenants include Total Wine, Ulta Beauty, Flower Child, Message Heights, Mokees of the Woodlands

## WENDELL NAULT

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## AVAILABILITY

Available SF: 1,875 SF

## Traffic Counts

164,279 via I-45, 18,000 via Grogans Mill Road

10,250 via Lake Woodlands Drive

\*data derived from TxDOT

## DEMOGRAPHICS

	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Total Population	7,151	64,869	203,180
Median HH Income	\$222,465	\$152,545	\$148,072

\*data derived from 2023 ESRI



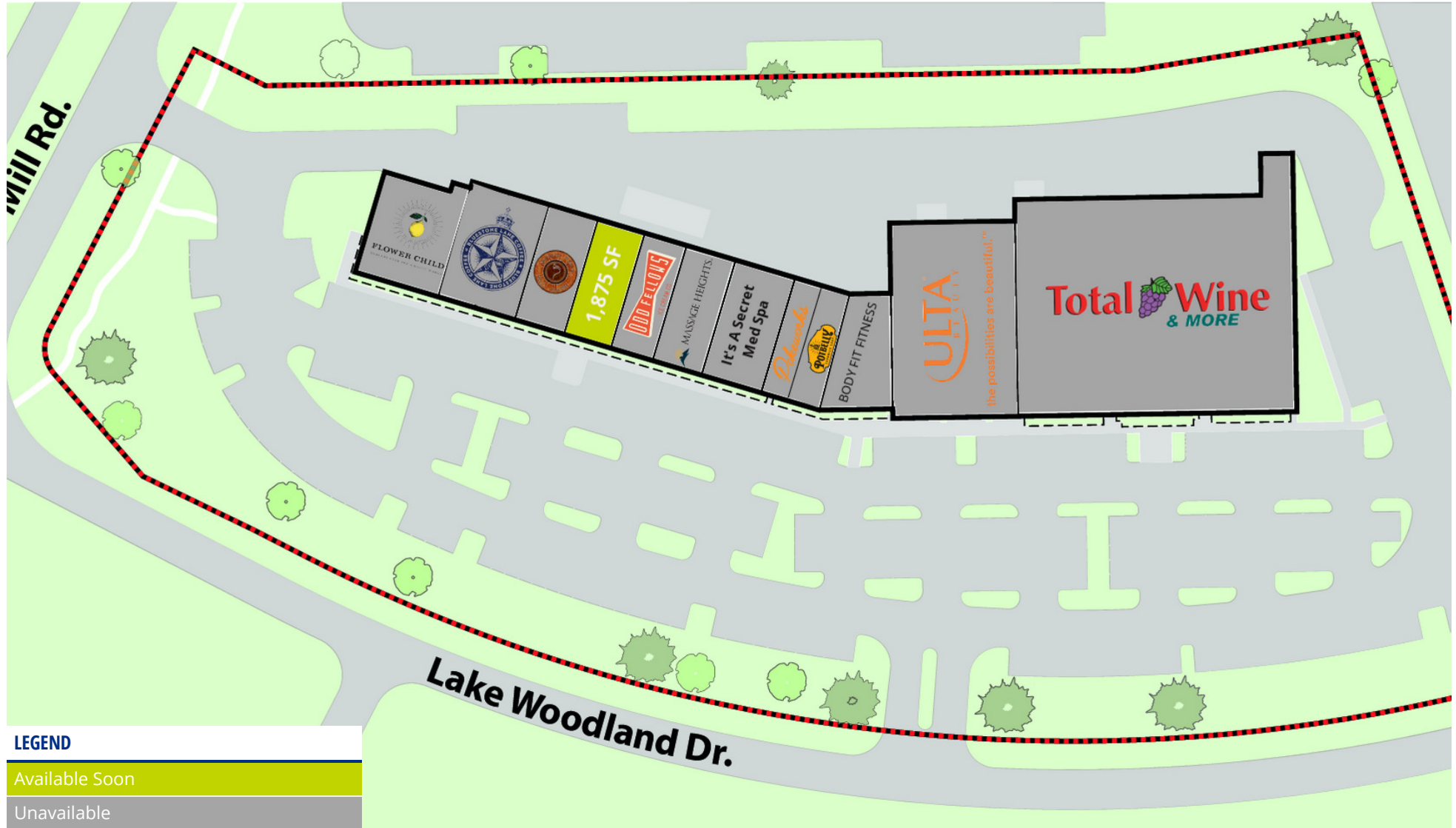
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### LEGEND

Available Soon

Unavailable

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## AVAILABLE SPACES

SUITE	TENANT	SIZE
100	FLOWER CHILD	3,575 SF
150	BLUESTONE LANE	3,273 SF
250	BEAUX TOES	3,000 SF
300	Available Soon	1,875 SF
350	OddFellows Ice Cream	1,500 SF
400	MASSAGE HEIGHTS	3,000 SF
500	It's A Secret Med Spa	2,837 SF
Suite 600	Pokeworks	1,375 SF
Suite 610	Potbelly Sandwich	2,184 SF
700	BODY FIT FITNESS	2,607 SF
800	ULTA BEAUTY	9,984 SF
900	TOTAL WINE	25,000 SF

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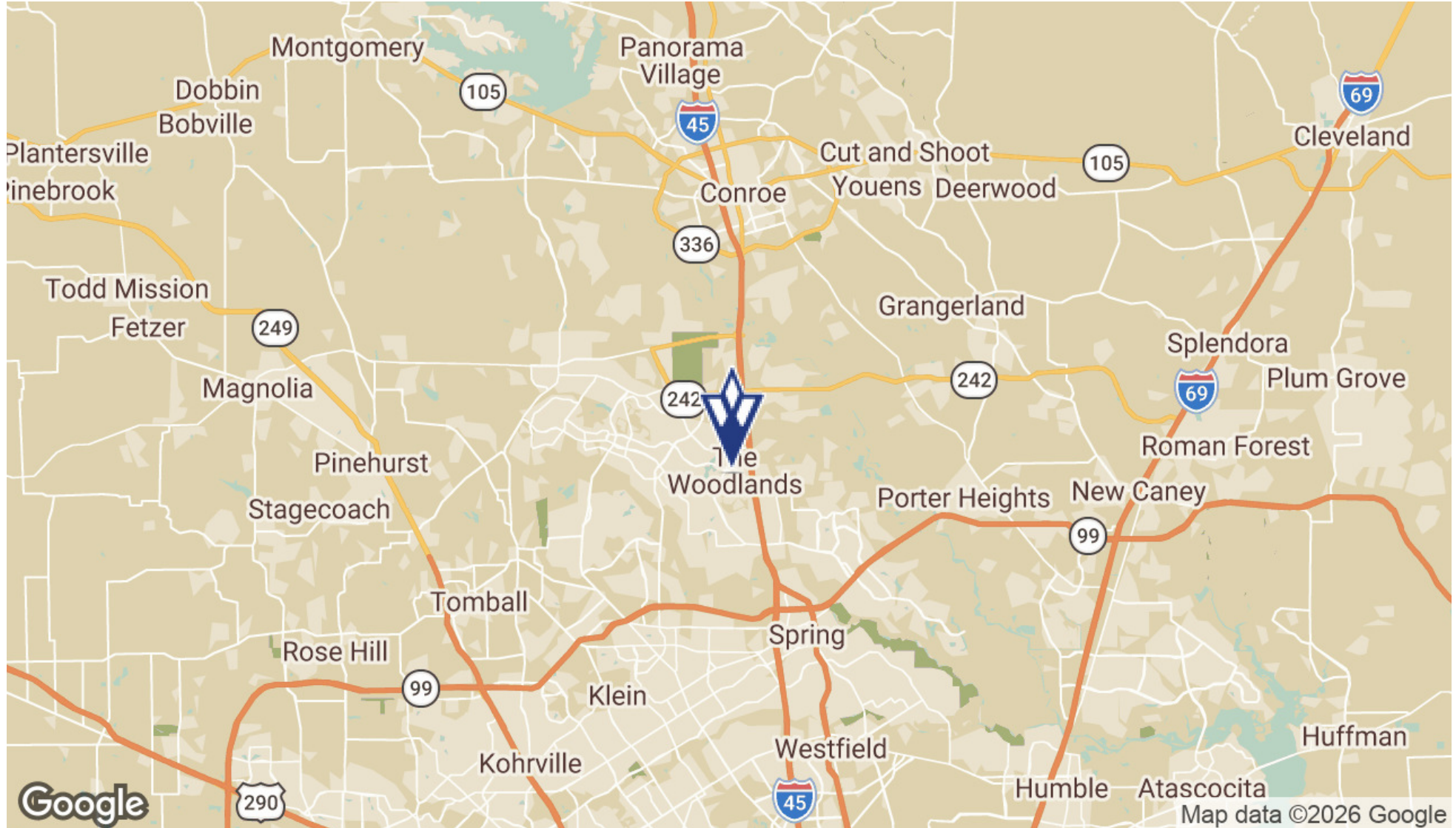
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## TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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.

OPPORTUNITY

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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/Brokm 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

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