

# WOODWAY ARCH CENTER

5700 - 5750 Woodway Dr.  
Houston, TX 77057

THE Vital STRETCH

**AVAILABLE**

**frankel**

DEVELOPMENT GROUP

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**LEASING OPPORTUNITIES AVAILABLE**

# PROJECT HIGHLIGHTS

- 33,333 SF Shopping Center located in a densely populated trade area
- Affluent Submarket with High Barriers of Entry (Tanglewood, Memorial Villages, and Briar Grove)
- Strong Daytime Population of 14,445 people within a 1-mile radius
- High Concentration of "everyday needs" Retail
- Surrounded by Strong Traffic Generators
  - St. Martin's Church: 10K+ Members
  - Second Baptist Church: 60K+ Members
  - Bethel Church of Houston: +/- 1K Members
  - Houston Country Club: 600+ Members
  - Tanglewood Park
- Over 1,000 Luxury Apartments and Townhomes within a 1-mile radius
- Excellent Accessibility and Ample Parking
- Monument Signage Available along Woodway

# TRAFFIC COUNTS

- Woodway Dr: 22,773 VPD (TXDOT 2022)
- Chimney Rock Rd: 18,566 VPD (TXDOT 2022)

## AREA BUSINESSES



## DEMOGRAPHIC SNAPSHOT

### 2024 POPULATION

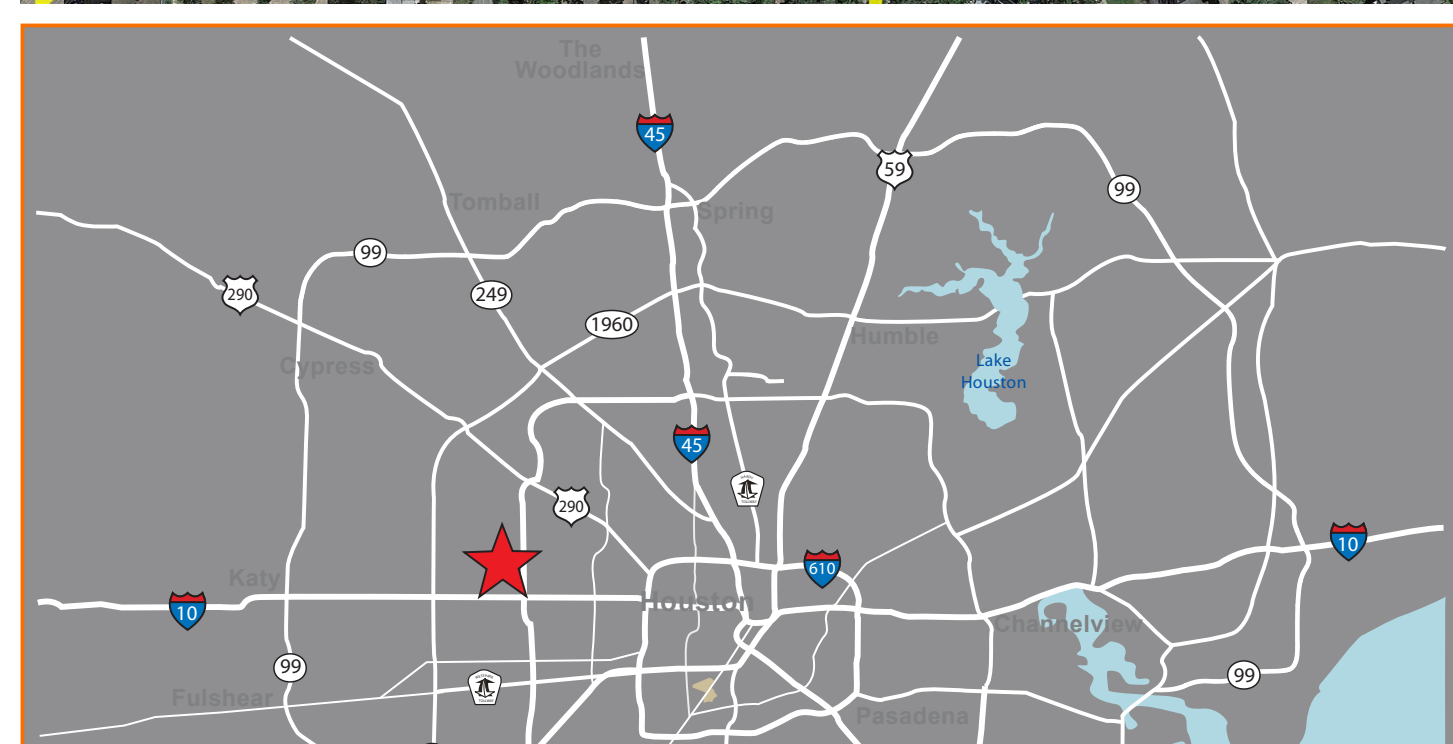
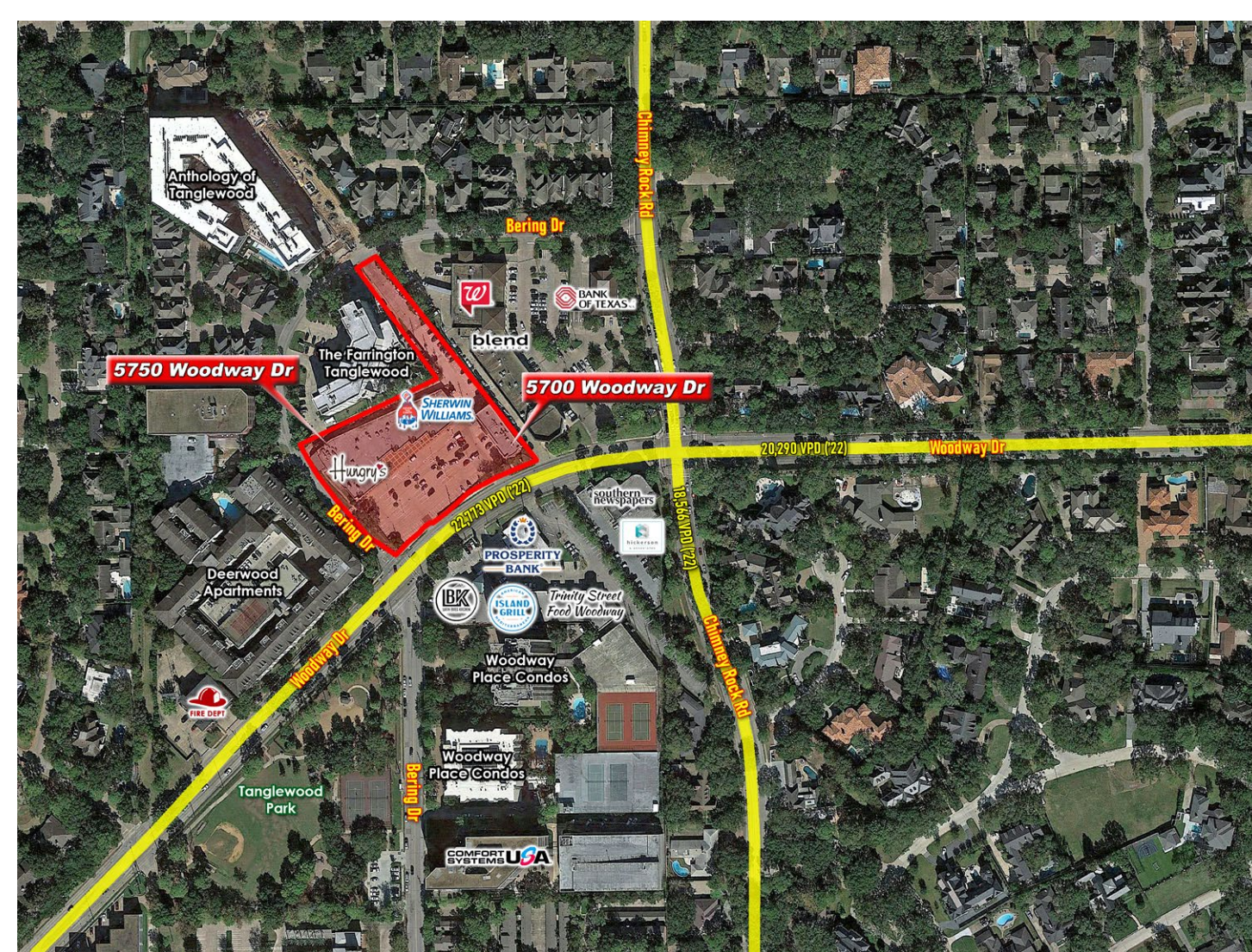
1-mi: 12,252  
 3-mi: 155,792  
 5-mi: 513,113

### DAYTIME POP.

1-mi: 14,445  
 3-mi: 270,528  
 5-mi: 744,631

### AVG HH INCOME

1-mi: \$228,538  
 3-mi: \$167,175  
 5-mi: \$153,285

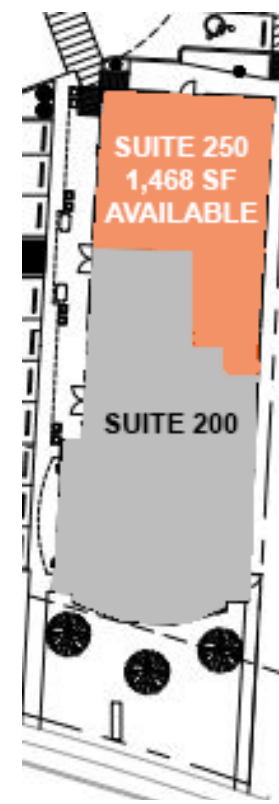


PROJECT HIGHLIGHTS





## SECOND FLOOR



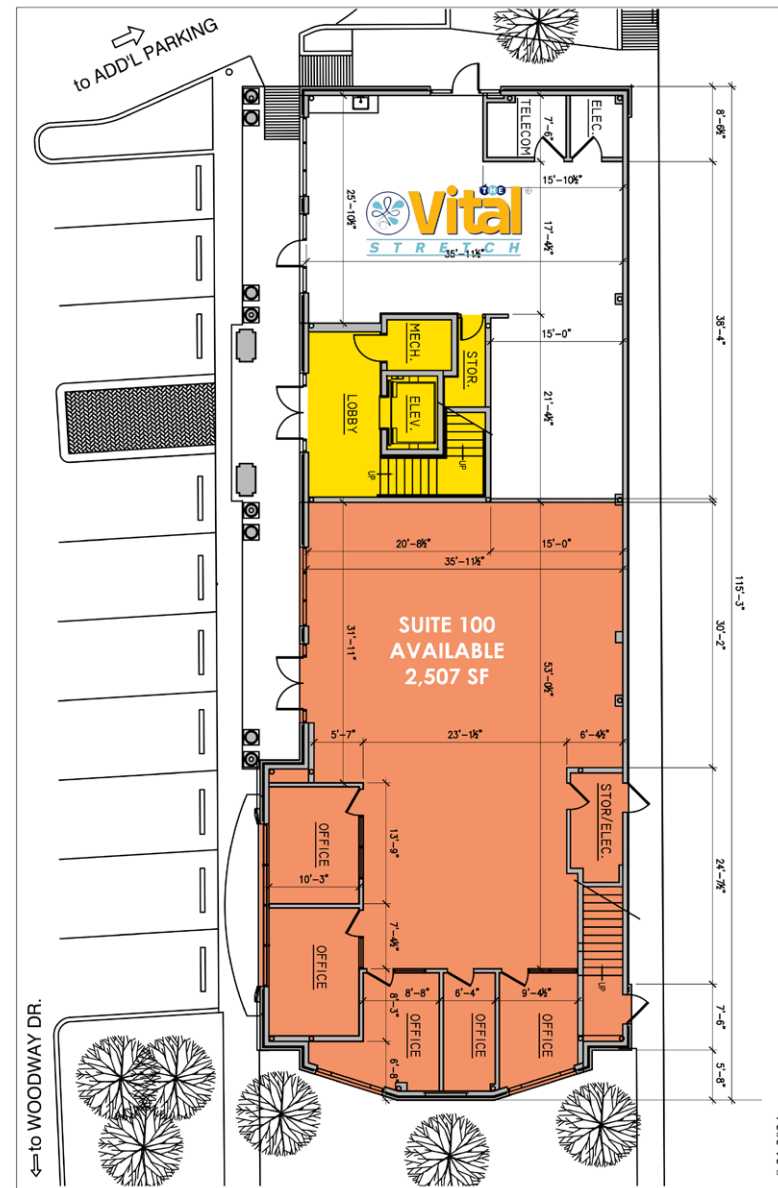
SITE PLAN



# SPACE DETAILS

5700 Woodway Drive, Houston, TX 77057

- **Suite 100: 2,507 SF**
  - Located on 1st Floor
  - Retail Space
  - Reserved Customer Parking
  - Reserved Employee Parking



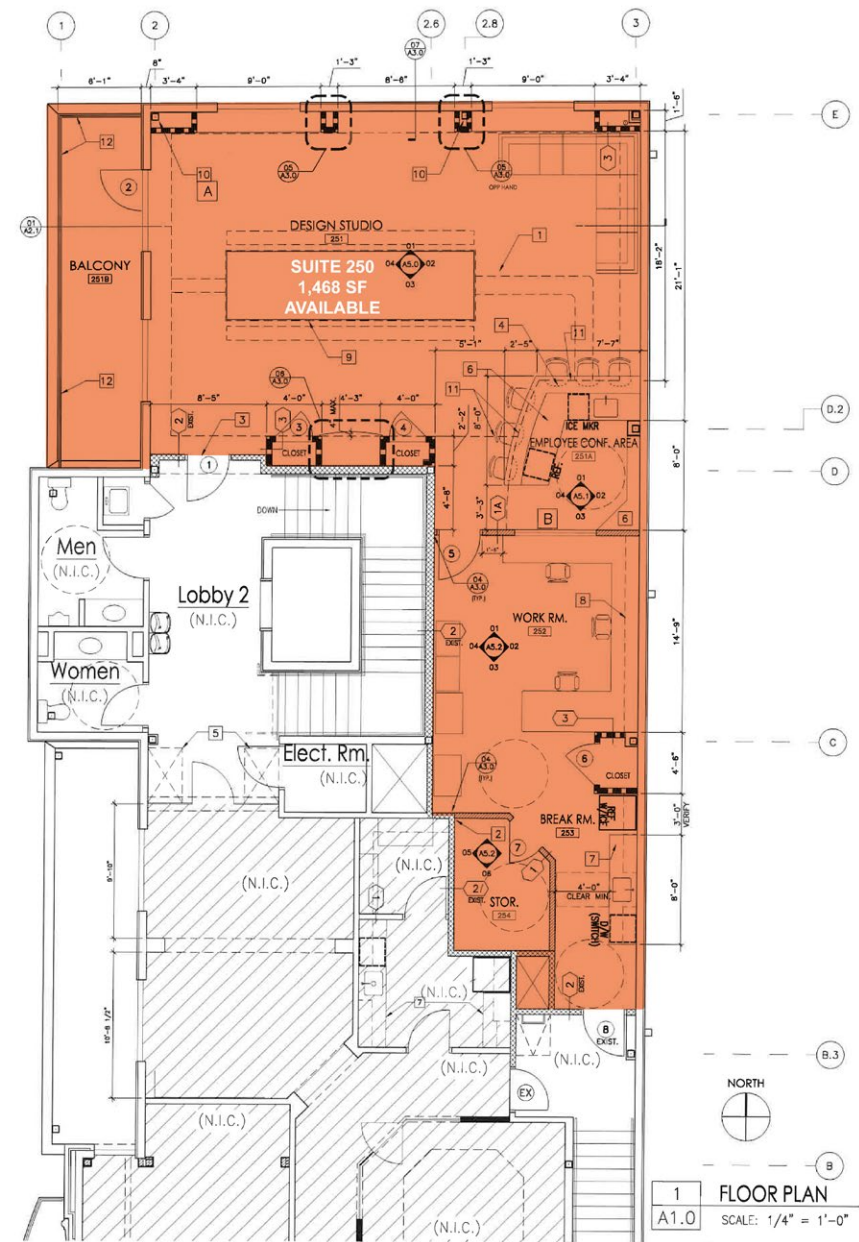
5700 WOODWAY: SITE PLAN - 1ST FLOOR



# SPACE DETAILS

5700 Woodway Drive, Houston, TX

- **Suite 250: 1,468 Usable SF**
  - Located on 2nd Floor
  - Office Space
  - Kitchenette
  - Balcony



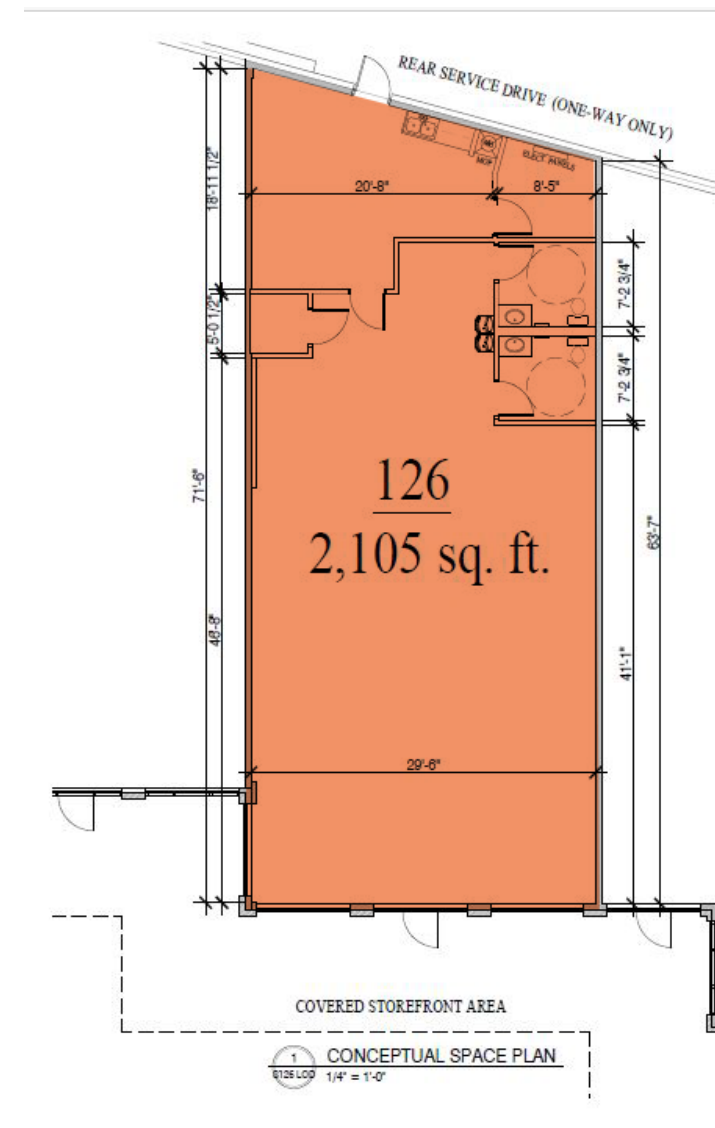
5700 WOODWAY: SITE PLAN - 2ND FLOOR



# SPACE DETAILS

5700 Woodway Drive, Houston, TX

- **Suite 126: 2,105 SF**
  - 2nd Gen Retail Space
  - Pylon Signage Available
  - 30'W Storefront



5750 WOODWAY: SITE PLAN - SUITE 126

# DEMOGRAPHIC HIGHLIGHTS

POPULATION  
(2 mi Radius, 2025)

**64,216**

DAYTIME  
POPULATION  
(2 mi Radius, 2025)

**141,134**

HOUSEHOLDS  
(2 mi Radius, 2025)

**33,622**

AVERAGE INCOME  
(2 mi Radius, 2025)

**\$201,191**



	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2025 Total Population	12,252	64,216	155,792
2025 Group Quarters	79	599	1,128
2030 Total Population	12,365	66,304	161,006
2025-2030 Annual Rate	0.18%	0.64%	0.66%
2025 Total Daytime Population	14,445	141,134	270,528
Workers	8,864	114,516	205,936
Residents	5,581	26,618	64,592
<b>Median Household Income</b>			
2025	\$112,478	\$105,794	\$86,129
2030	\$125,404	\$114,469	\$94,044
<b>Median Home Value</b>			
2025	\$764,943	\$744,283	\$713,532
2030	\$874,843	\$849,271	\$811,574
<b>Per Capita Income</b>			
2025	\$125,994	\$105,281	\$82,081
2030	\$137,344	\$114,117	\$89,409
<b>Median Age</b>			
2025	53.0	41.9	37.3
2030	53.7	42.6	37.9
<b>2025 Households by Income</b>			
Household Income Base	6,488	33,622	76,511
<\$15,000	5.7%	5.7%	7.4%
\$15,000 - \$24,999	3.9%	3.5%	5.3%
\$25,000 - \$34,999	2.9%	4.5%	5.7%
\$35,000 - \$49,999	6.3%	7.5%	9.7%
\$50,000 - \$74,999	17.0%	14.9%	15.7%
\$75,000 - \$99,999	9.8%	11.2%	12.1%
\$100,000 - \$149,999	13.3%	16.0%	14.5%
\$150,000 - \$199,999	11.1%	8.5%	7.0%
\$200,000+	30.1%	28.2%	22.6%
Average Household Income	\$228,538	\$201,191	\$167,175

