

PINE MARKET TOWN CENTER

Woodforest Community in Montgomery County TX

Retail | Medical | Professional Space Available

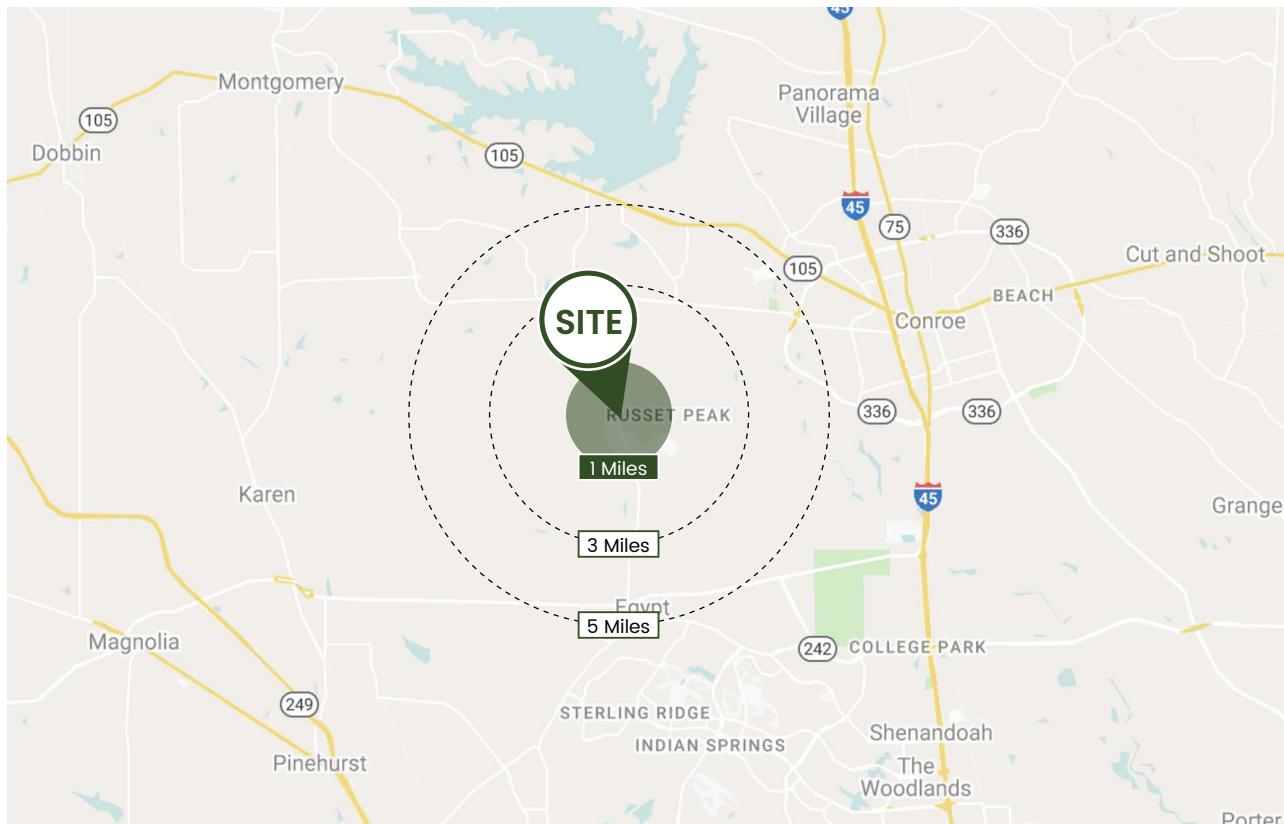


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KRIS BENDER

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|kbender@rlpartners.com

PROPERTY INFORMATION



Location	Woodforest Community in Montgomery, TX
Space	Retail, Medical, Office Available
Number of Buildings	11 Buildings
Rate	\$25 SF
NNN	\$15 SF
TI	Negotiable

DEMOGRAPHICS

	2022	2027
Population	42,395	46,879
Households	17,047	18,866
Families	12,596	13,967
Average HH Size	2.49	2.48
Average HH Income	\$143,109	\$164,697

PROPERTY INFORMATION

- Planned for 5,500 new single-family homes, townhomes, luxury patio homes and custom homes
- Bonterra at Woodforest, a 700+ home community by Taylor Morrison targeted to 55+ active adults, includes a 10,000-square-foot private clubhouse amenity
- Surrounded by Woodforest Golf Club, a 27-hole championship course designed by PGA veteran Steve Elkington
- Hometown conveniences include Fire Station #34, CVS Pharmacy, preschools, nail and hair salons, a gas station, restaurants, medical offices and more.

- The Church at Woodforest opened a worship center in 2019
- Resort-style amenities include Lily Pad Splash Park and the Forest Island Recreation Center, which includes a freeform pool, water slides, tennis courts and basketball courts
- A fitness pool and Stampede Sportsplex are open
- \$800 million tax base
- Pine Market has its own Website (pinemarkettx.com), Instagram, Facebook and event coordinator for planned commercial events.

PROPERTY INFORMATION

JULY 28, 2022

Woodforest — One of the Nation's Top Selling Communities!

BLDG 1

- 2 Story Retail w/ Apartments
- 1st Floor Retail
 - 6,825 SF
 - 1,929 SF
 - 8,944 SF
 - Shell Condition
 - End Cap Available
 - In line Available
 - Rent \$25 SF
 - NNN \$15 SF
 - TI Negotiable
- Current Tenants
 - Body Bar Pilates
 - Live at Pine Market
 - CMG

BLDG 2

- 2 Story Retail w/ Apartments 2,065 SF
- 1st Floor
 - 6,998 SF
 - Shell Condition
 - Inline Available
 - Opens to Park
 - Rent \$25 SF
 - NNN \$15 SF
 - TI Negotiable
- Current Tenants
 - BeeSpoke Cigars
 - BeMay Salon Park
 - Pho
 - Boba
 - TOSCA Italian

PROPERTY INFORMATION

JULY 28, 2022

Woodforest — One of the Nation's Top Selling Communities!

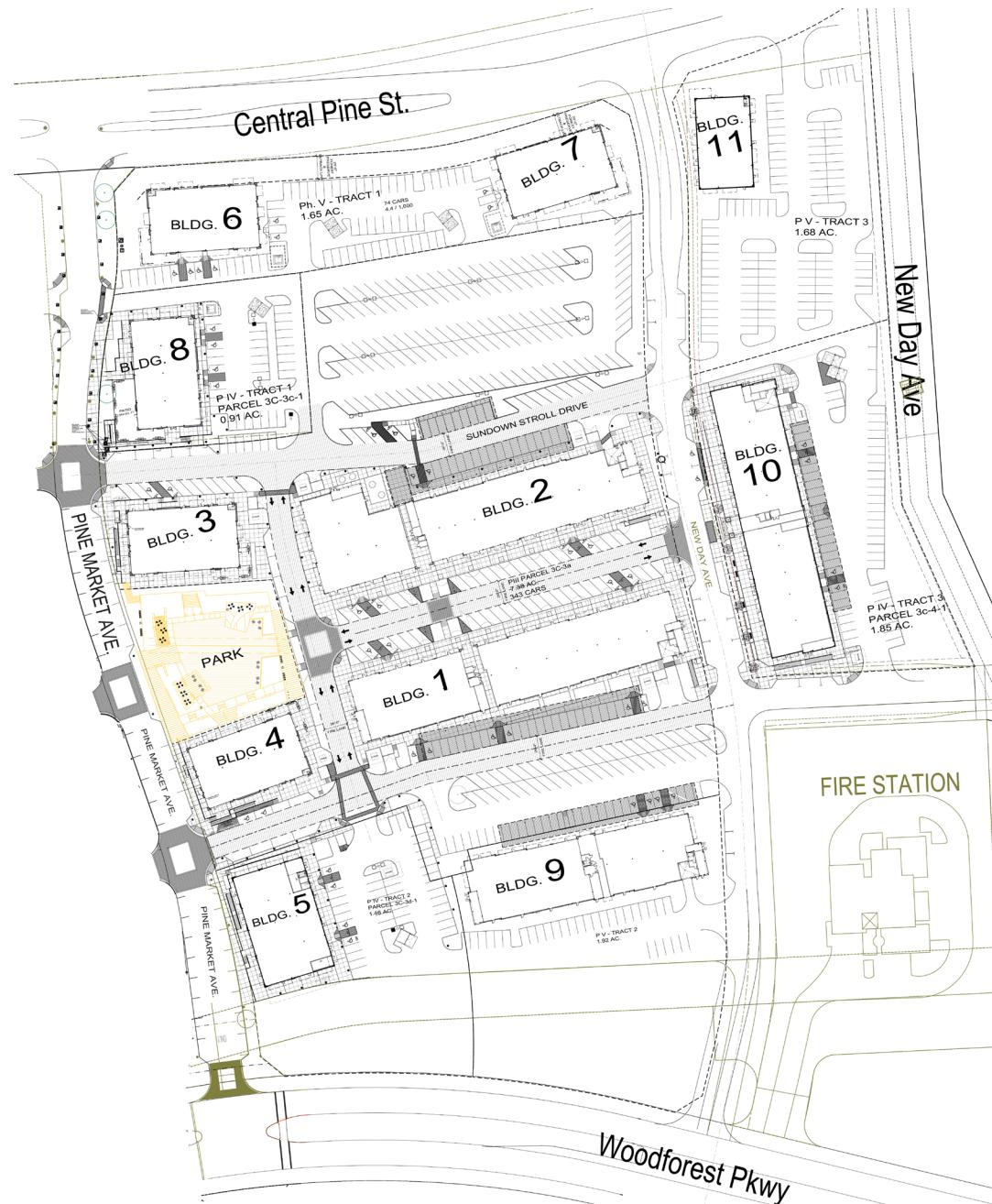
BLDG 5

- 2 Story Retail w/ Office
- 1st Floor - Retail
 - 3,167 SF
 - End Cap
 - Shell Condition
 - Rent \$25 SF
 - NNN \$15 SF
 - TI Negotiable
- Current Tenants
 - Solente Steakhouse
- 2nd Floor - Office
 - 9,411 SF
 - Shell Condition
 - Rent \$25 SF
 - NNN \$15 SF
 - TI Negotiable

BLDG 10

- 2 Story Retail w/ Apartments
- 1st Floor
 - 21,505 SF
 - Shell Condition
 - Rent \$25 SF
 - NNN \$15 SF
 - TI Negotiable

SITE PLAN



RETAIL SHOPS AT PINE MARKET

Bee May Salon
Pho
Tenzen Japanese Steakhouse
Jeremiahs Italian Ice
Woodforest Dance Studio
Los Cucos Mexican Restaurant
Tosca Italian Gourmet
CMG Mortgage
Live at Pine Market
Bespoke Cigar Lounge
Fleur at Woodforest Florist
Harvest Market
Plush Nail Bar
Sandstone Family Medicine
The Y Factor

Wasabi Bistro
Woodforest Fine Dentistry
Farmers Ins.
Balanced Foods
Club Pilates
Anytime Fitness
Blinc Eyecare
DIVA Boutique
Go Eco Dry Cleaners
Premier Martial Arts
Simply Creative Aesthetics
Tune Up Manly Salon
Wister's Bar & Grill
Woodforest Liquor
Solente Steakhouse

Italian Restaurant
Body Bar Pilates
Beerforest
Bonjour Belle Salons
F45 Training
Grab N Go Tacos
LUV Coffee
PrimoHoagies
Sugar Sugar!
Verve Chiropractic Cryotherapy & Nutrition
WO Sushi Fusion
Woof Gang Bakery & Grooming
Boba Shop
Cuppa-Yo

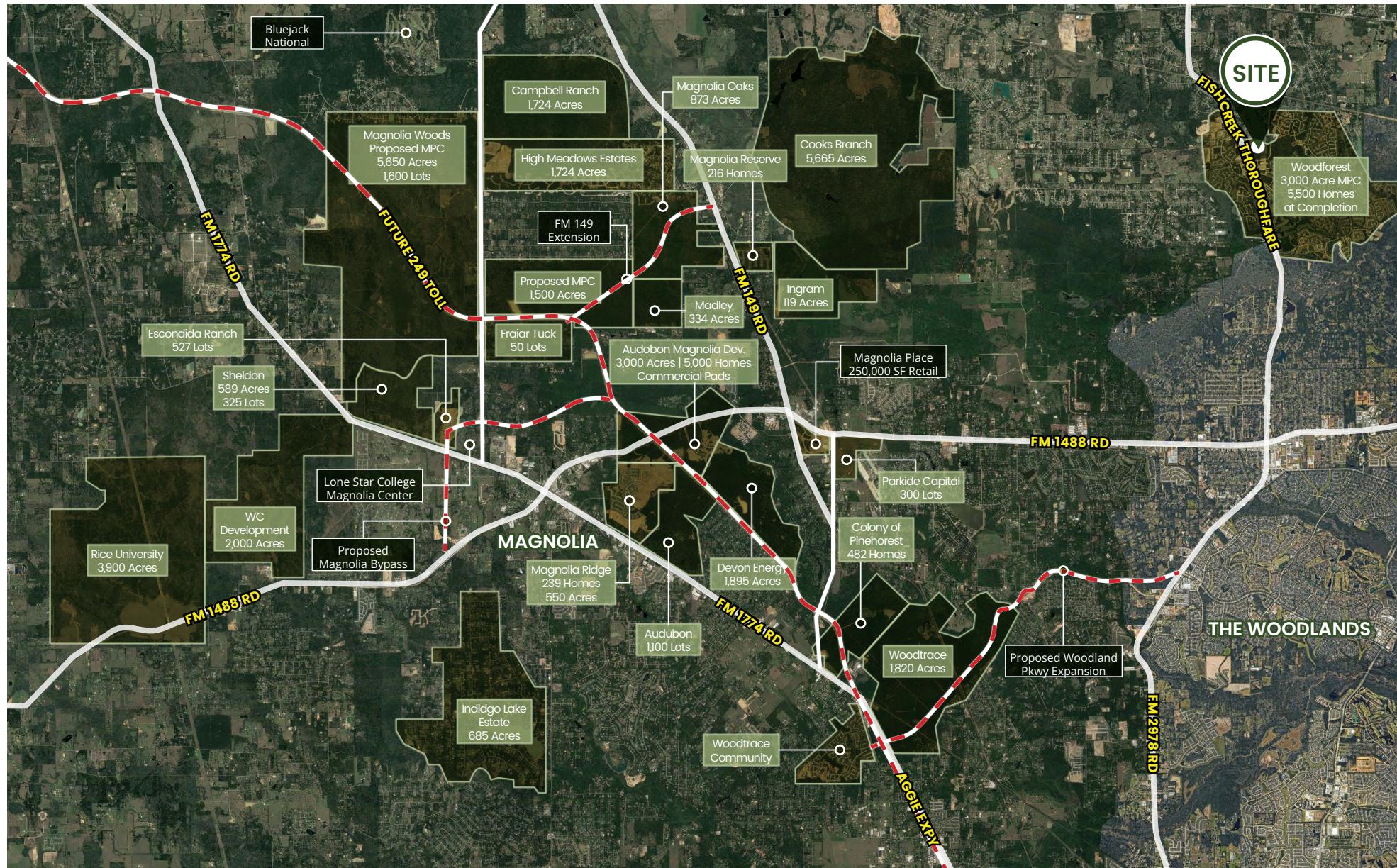
PHOTOS



PHOTOS



DEVELOPMENTS



DEMOGRAPHICS

DEMOGRAPHIC PROFILE

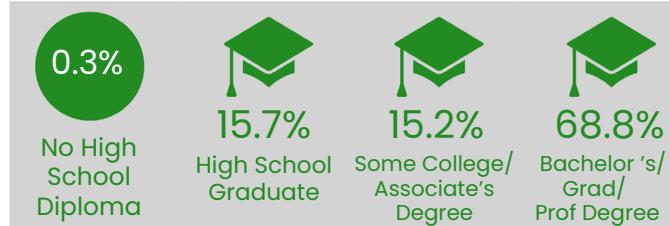
Pine Market Town Center

Ring: 1 mile radius

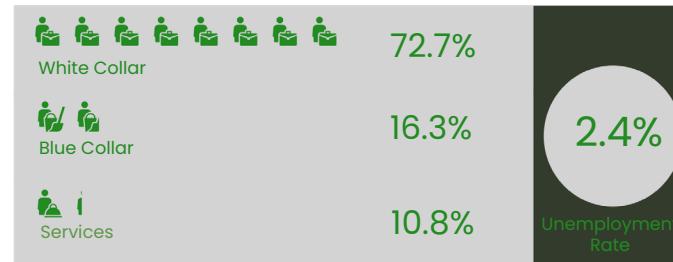
REALTY 1 PARTNERS

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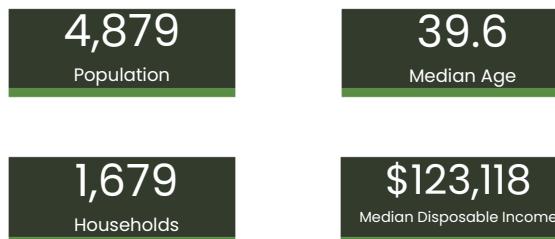
EDUCATION



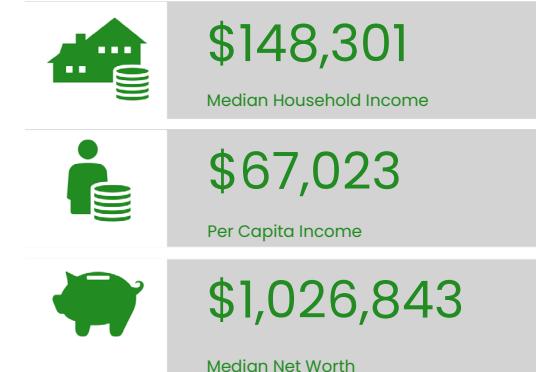
EMPLOYMENT



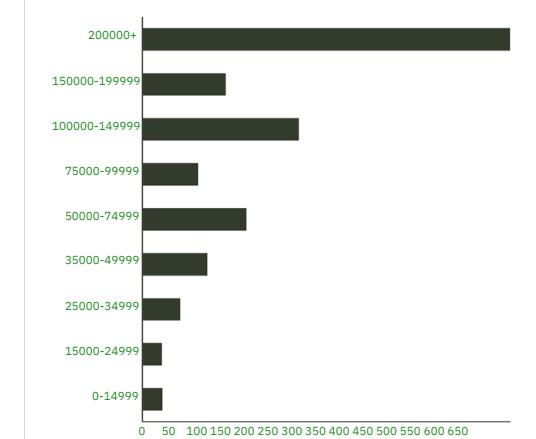
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

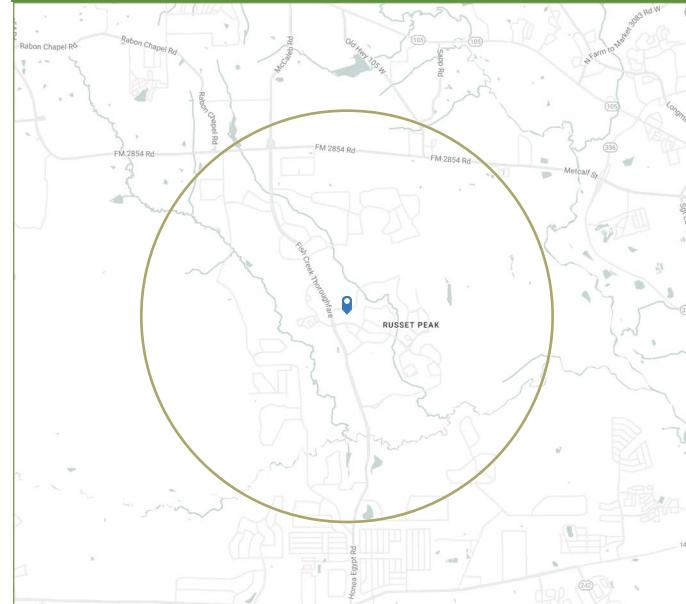


DEMOGRAPHICS

DEMOCRAPHIC PROFILE

Pine Market Town Center

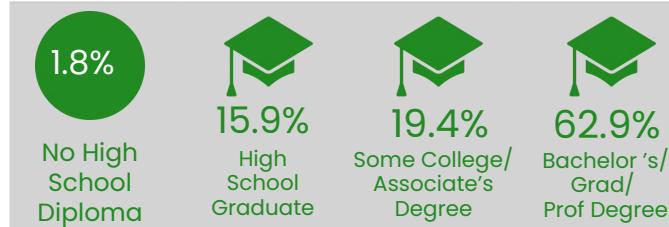
Ring: 3 mile radius



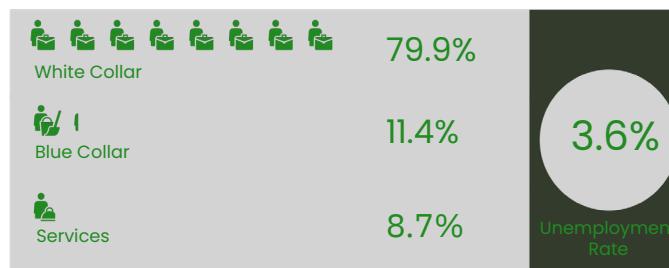
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EDUCATION



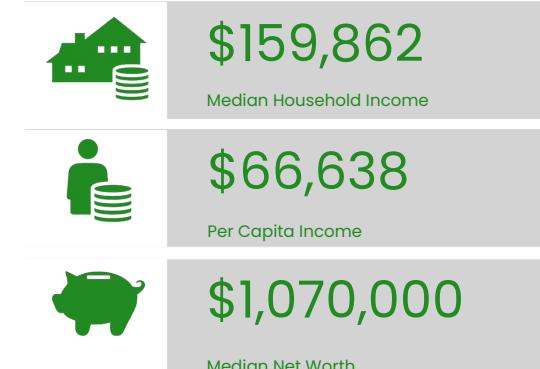
EMPLOYMENT



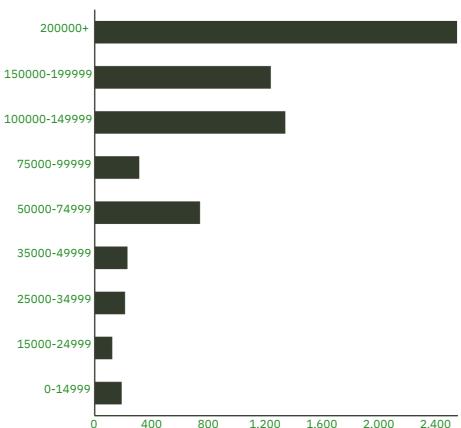
KEY FACTS



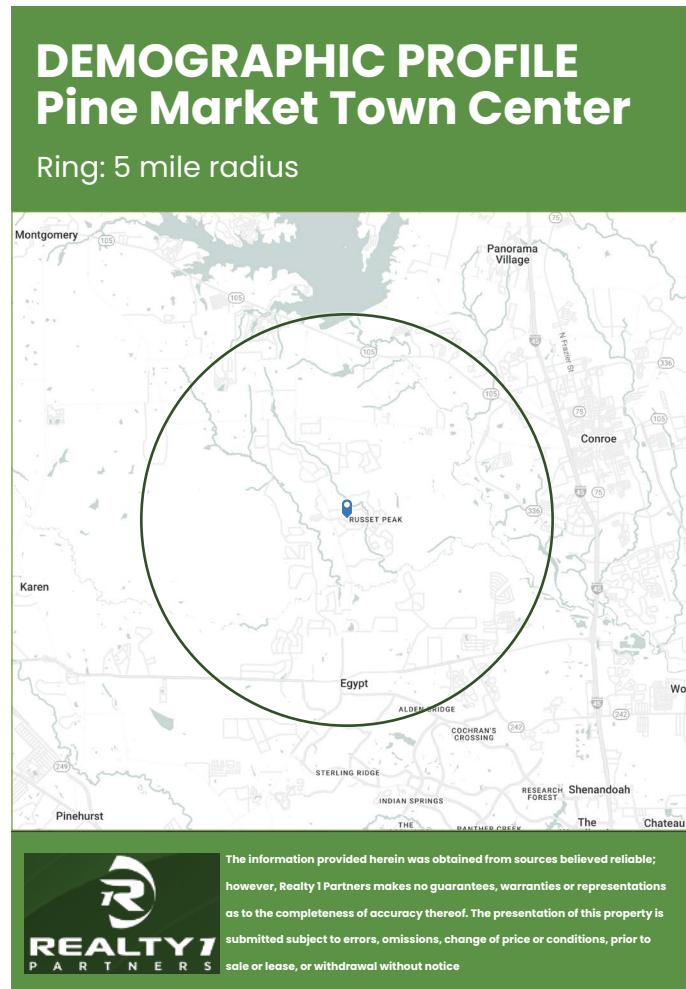
INCOME



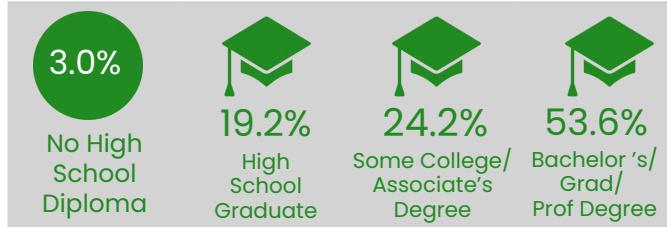
HOUSEHOLD INCOME (\$)



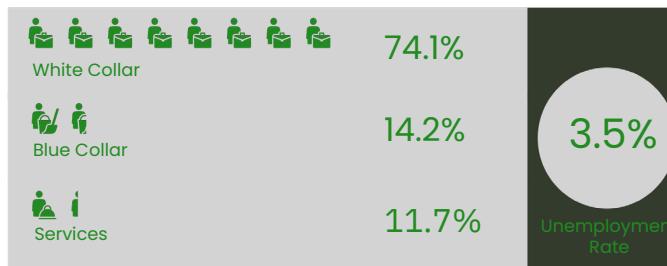
DEMOGRAPHICS



EDUCATION



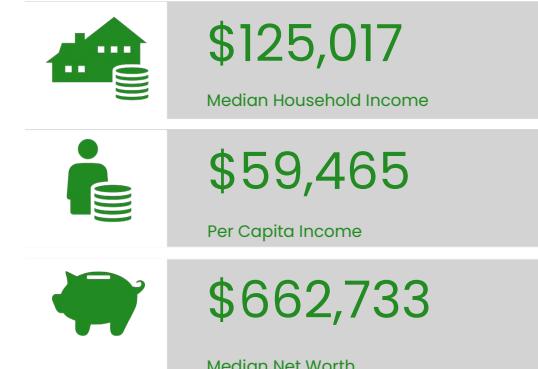
EMPLOYMENT



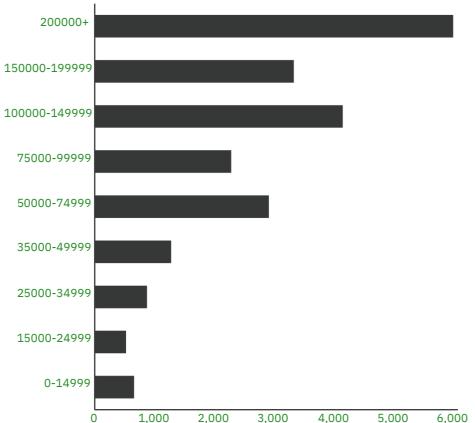
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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'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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial		Date	