

# RESEARCH FOREST LAKESIDE RETAIL

Research Forest Dr &  
Lakeside Blvd,  
The Woodlands, TX 77381



# frankel

DEVELOPMENT GROUP

Bruce W. Frankel  
713-661-0440  
bfrankel@frankeldev.com



LEASING OPPORTUNITIES AVAILABLE

# PROJECT HIGHLIGHTS

- 33,000 square foot retail center w/strong national/ regional co-tenancy
- Retail component of 77-acre office complex comprised of 1.8 million square feet of office space with high occupancy
- Centrally located within The Woodlands
- Minutes from major shopping and Entertainment destinations
- Frontage along Research Forest Drive;
  - Second highest trafficked east/west artery through The Woodlands
- Signalized intersection at both points of ingress/ egress into the shopping center
- 222 surface parking spaces & structured parking available for retail patrons
- Strong workforce: 2,000 +/- employees within walking distance/ 6,000 +/- within 2-minute drive time
- Surrounded by dense residential
- Strong traffic generators
- Stellar demographics
- Available monument signage
- Dedicated employee parking

## TRAFFIC COUNTS

- Research Forest Dr:

42,488 VPD (TXDOT 2023)

### AREA BUSINESSES



### DEMOGRAPHIC SNAPSHOT

#### 2024 POPULATION

1-mi: 4,165  
3-mi: 54,484  
5-mi: 127,015

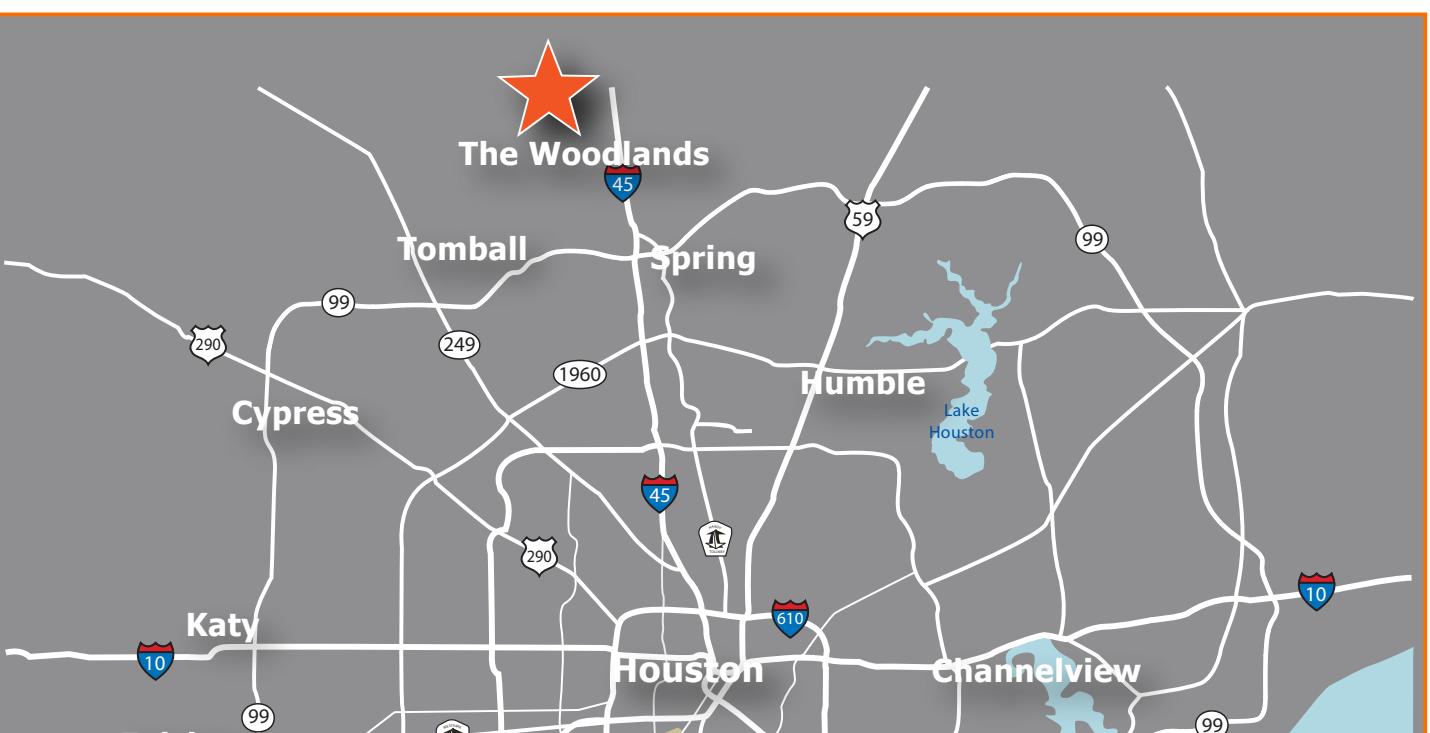


#### DAYTIME POP.

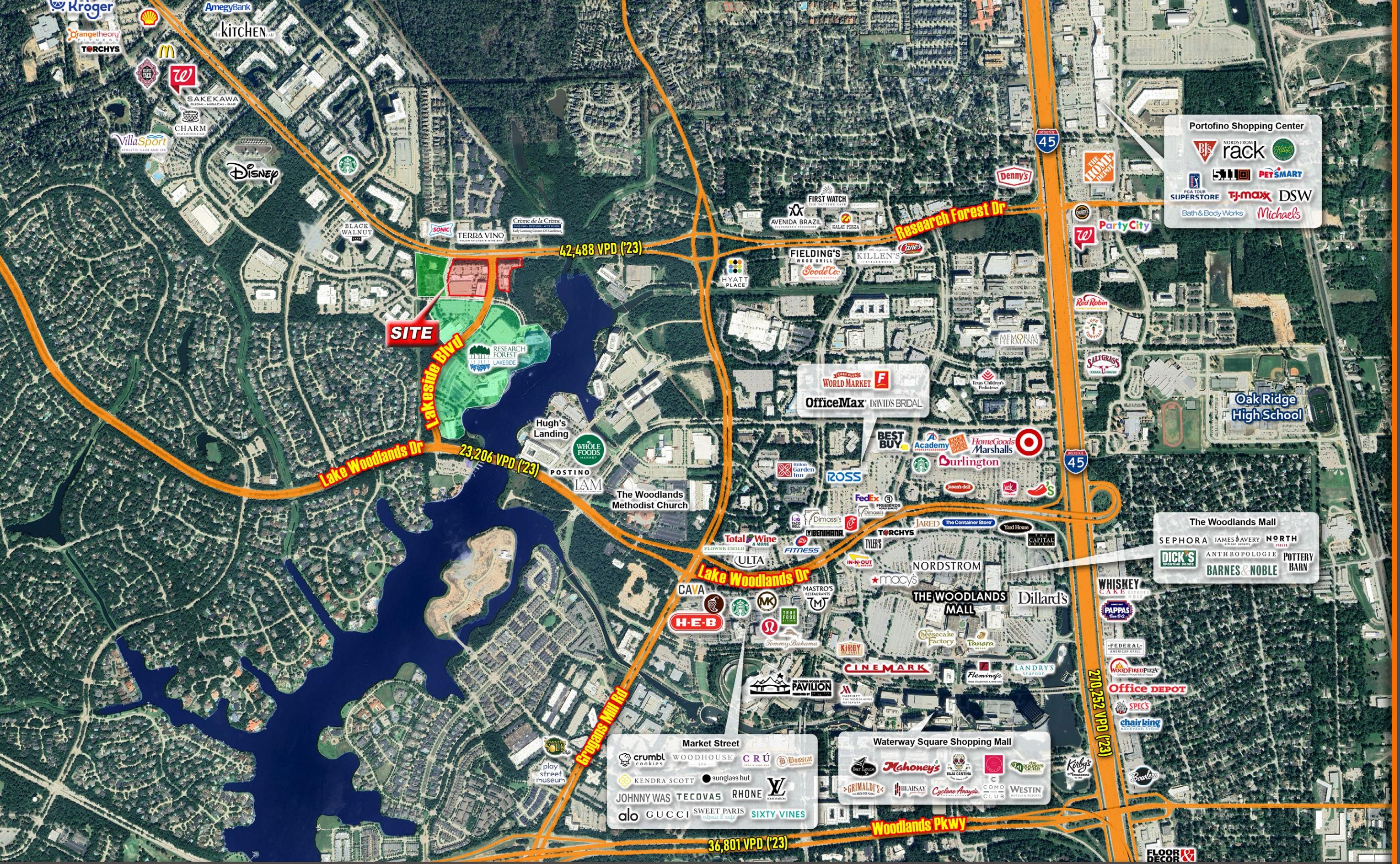
1-mi: 20,386  
3-mi: 108,305  
5-mi: 203,889

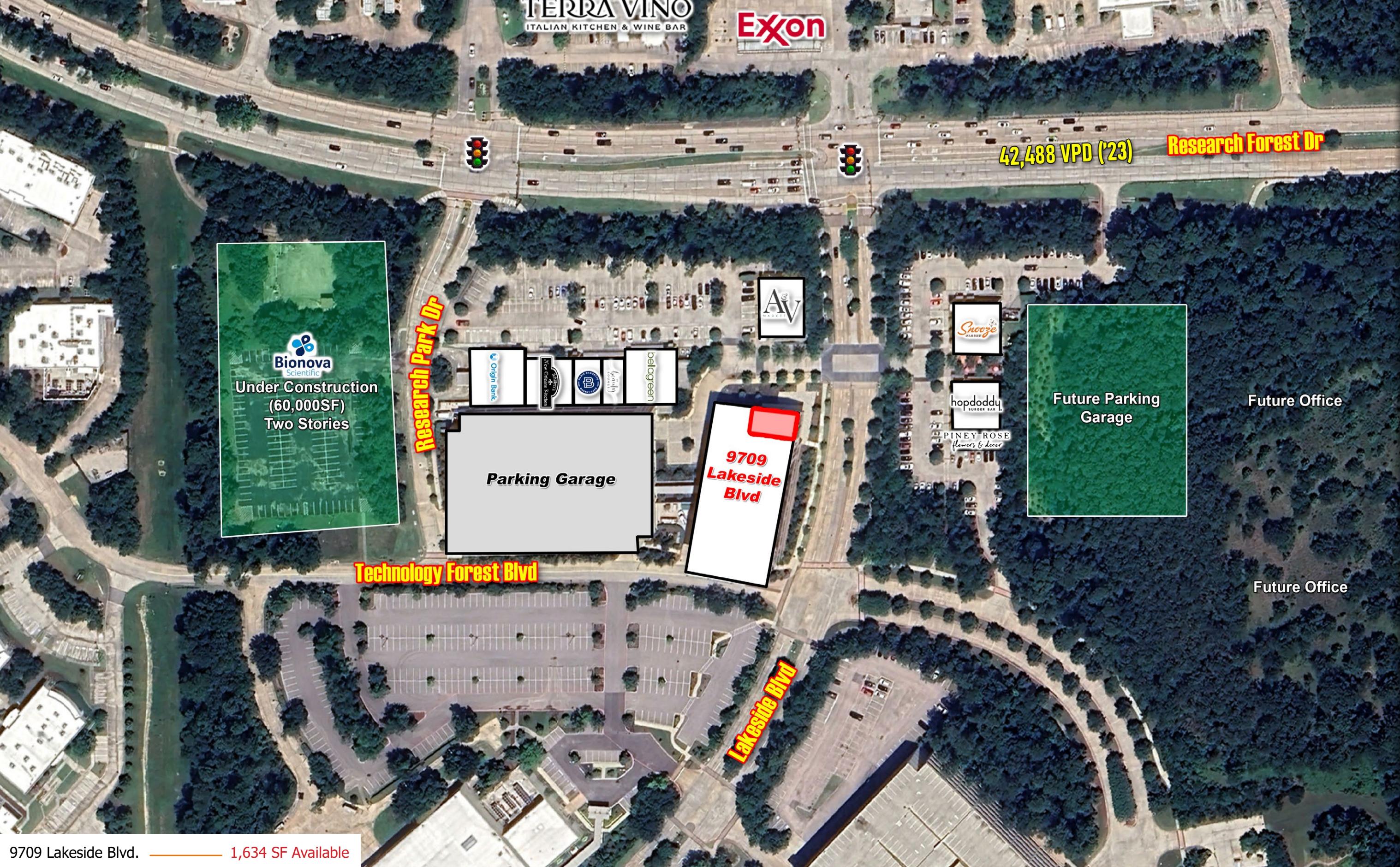
#### AVG HH INCOME

1-mi: \$217,626  
3-mi: \$168,619  
5-mi: \$162,708



# MARKET AERIAL





## SITE PLAN

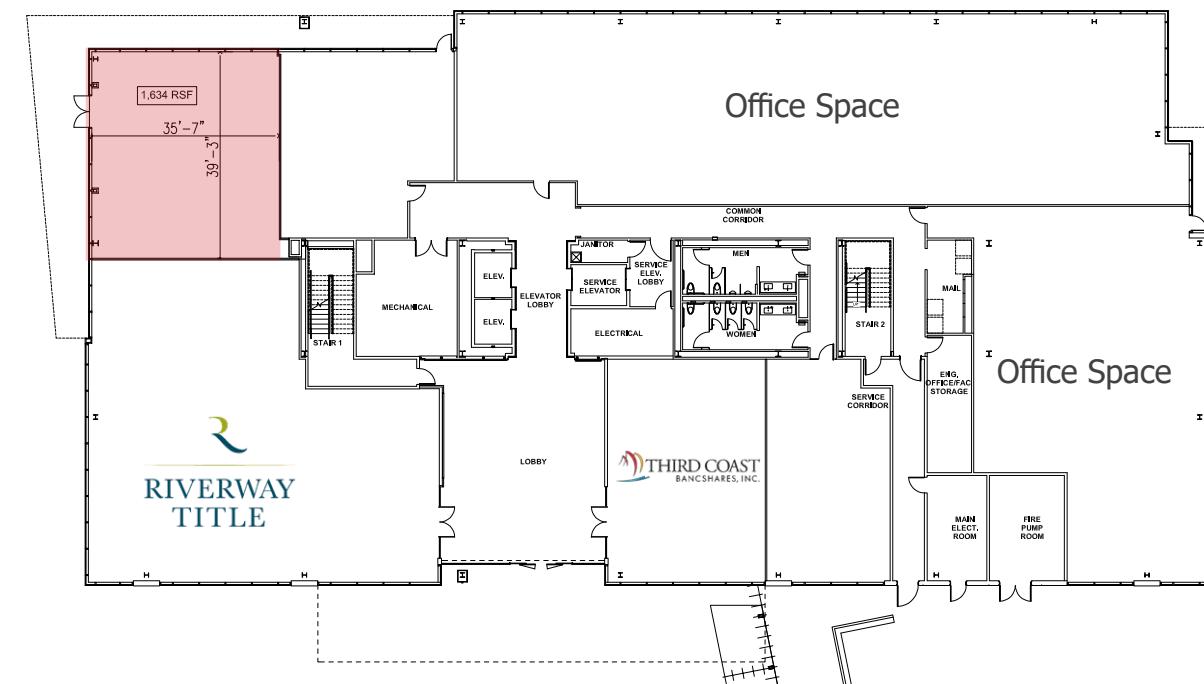




## SPACE DETAILS

9709 Lakeside Blvd | The Woodlands, TX

- 1,634 square feet (39' W x 35.5' D)
- 14' Ceiling Height
- 1,000 gallon dedicated grease trap
- HVAC will be separate from building
- Double storefront - All glass
- Storefront Signage on Canopy
- Huge patio



9709 LAKESIDE BLVD



# DEMOGRAPHIC HIGHLIGHTS

POPULATION  
(3 mi Radius, 2023)

**62,043**

DAYTIME  
POPULATION  
(3 mi Radius, 2023)

**108,305**

HOUSEHOLDS  
(3 mi Radius, 2023)

**25,989**

AVERAGE INCOME  
(3 mi Radius)

2023 Average:

**\$217,626**



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2024 Total Population	6,354	62,043	174,438
2024 Group Quarters	120	586	735
2029 Total Population	6,346	60,467	173,279
2024-2029 Annual Rate	-0.03%	-0.51%	-0.13%
2024 Total Daytime Population	20,386	108,305	203,889
Workers	16,994	74,706	113,872
Residents	3,392	33,599	90,017
<b>Median Household Income</b>			
2024	\$156,505	\$111,343	\$115,054
2029	\$172,706	\$129,301	\$132,324
<b>Median Home Value</b>			
2024	\$573,872	\$422,822	\$400,986
2029	\$615,020	\$468,629	\$462,248
<b>Per Capita Income</b>			
2024	\$96,334	\$70,249	\$62,471
2029	\$108,339	\$80,191	\$71,342
<b>Median Age</b>			
2024	47.8	44.5	39.2
2029	48.6	45.6	39.9
<b>2024 Households by Income</b>			
Household Income Base	2,804	25,989	66,786
<\$15,000	6.7%	6.6%	4.9%
\$15,000 - \$24,999	1.4%	3.1%	3.1%
\$25,000 - \$34,999	4.1%	3.9%	3.4%
\$35,000 - \$49,999	7.5%	7.4%	7.0%
\$50,000 - \$74,999	8.6%	14.1%	13.9%
\$75,000 - \$99,999	6.2%	10.4%	11.0%
\$100,000 - \$149,999	13.6%	15.5%	17.5%
\$150,000 - \$199,999	11.3%	11.9%	13.6%
\$200,000+	40.5%	27.2%	25.7%
Average Household Income	\$217,626	\$168,619	\$162,708



## 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.

Frankel Development Group    9000477    bfrankel@frankeldev.com    713.661.0440

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