

RESEARCH FOREST LAKE SIDE 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
- Steller 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

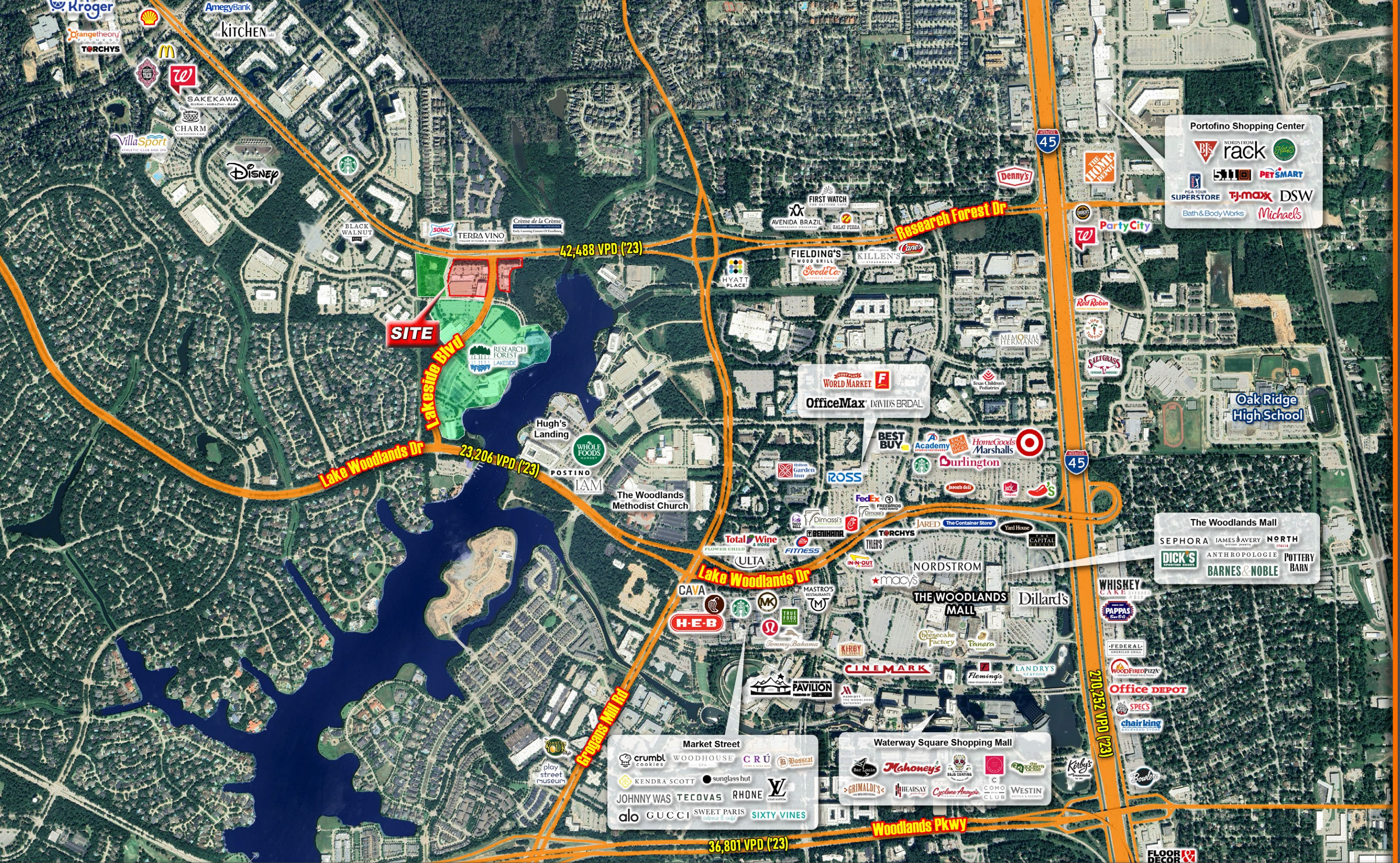
DAYTIME POP.

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

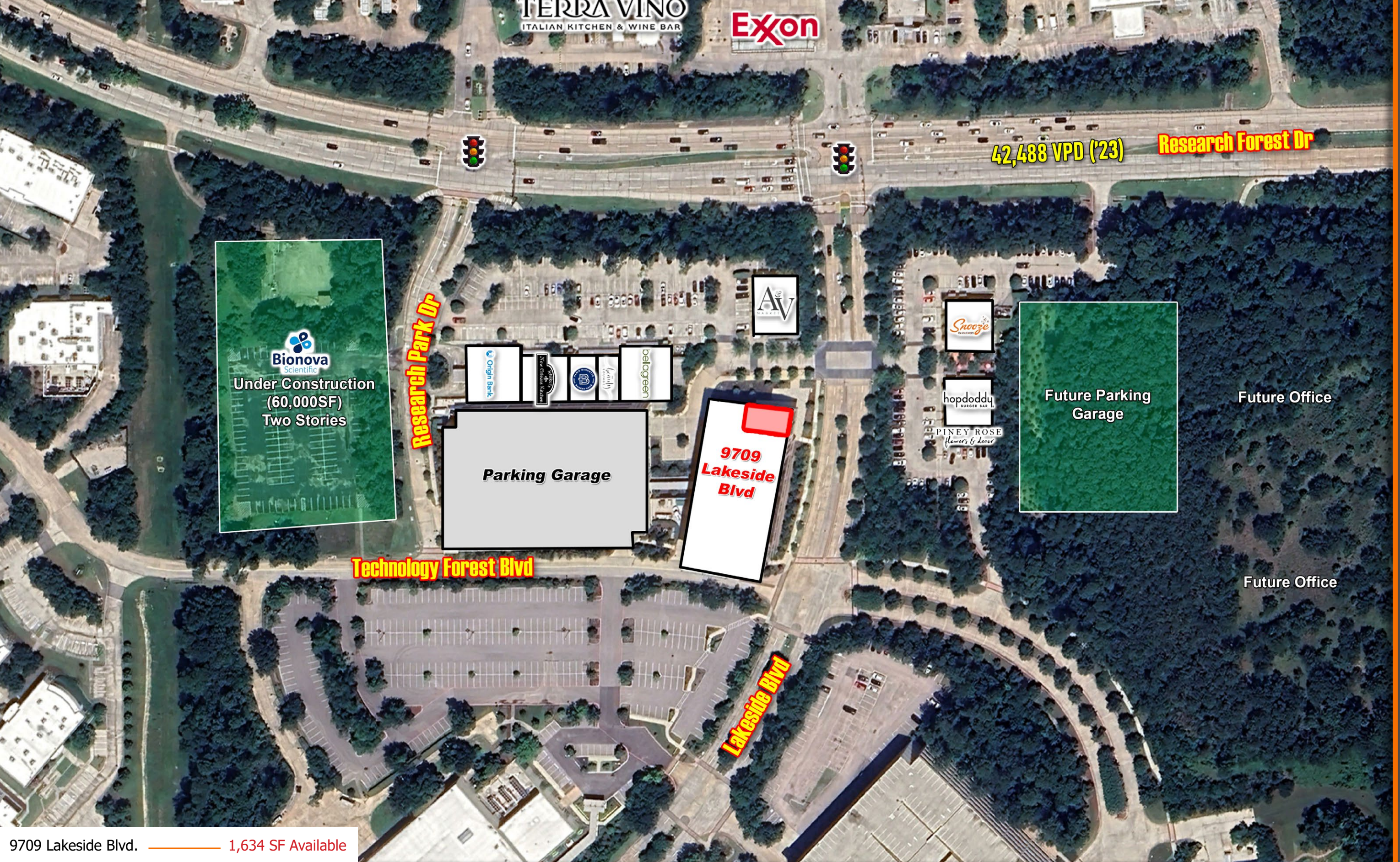
AVG HH INCOME

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





MARKET AERIAL



SITE PLAN

9709 Lakeside Blvd. — 1,634 SF Available



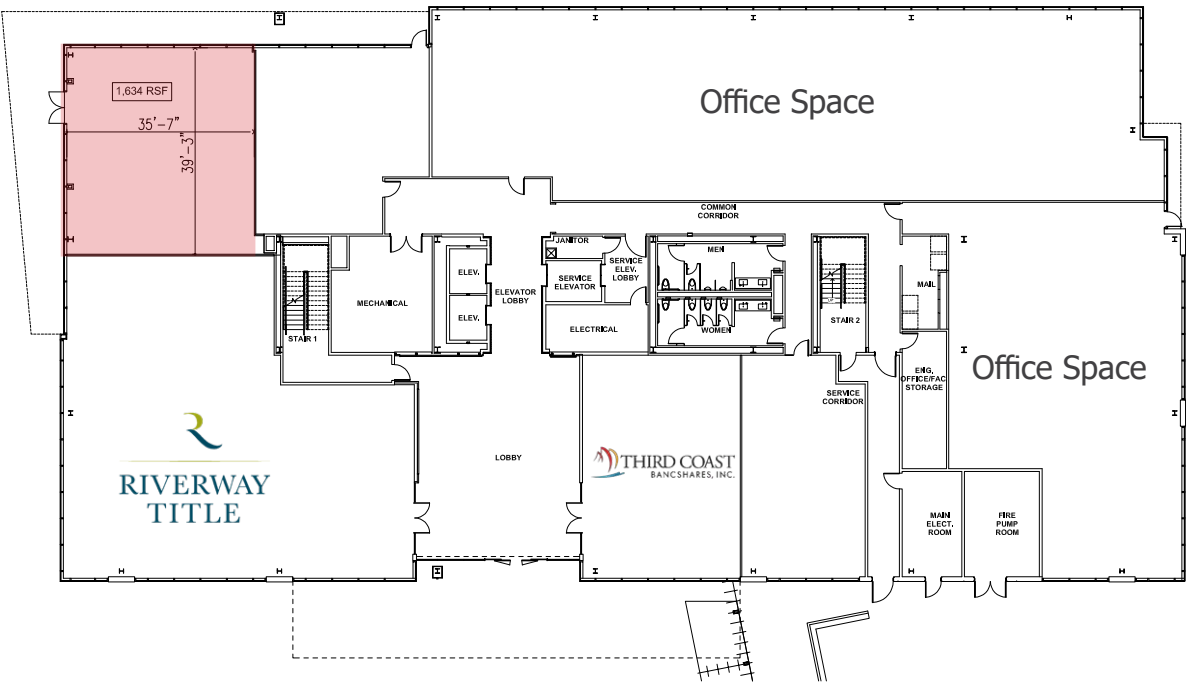
OVERALL PROJECT



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
Population Summary			
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
Median Household Income			
2024	\$156,505	\$111,343	\$115,054
2029	\$172,706	\$129,301	\$132,324
Median Home Value			
2024	\$573,872	\$422,822	\$400,986
2029	\$615,020	\$468,629	\$462,248
Per Capita Income			
2024	\$96,334	\$70,249	\$62,471
2029	\$108,339	\$80,191	\$71,342
Median Age			
2024	47.8	44.5	39.2
2029	48.6	45.6	39.9
2024 Households by Income			
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

DEMOGRAPHICS

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.