



Woodlands Retail

Retail | End Cap & Inline

3905 FM 1488, Spring, TX 77382

11,500 SF AVAILABLE | Sports, Fitness, Entertainment Anchors

281-995-2619 | Ashish.Wadhvani@SportsDevelopers.com



SPORTS DEVELOPERS

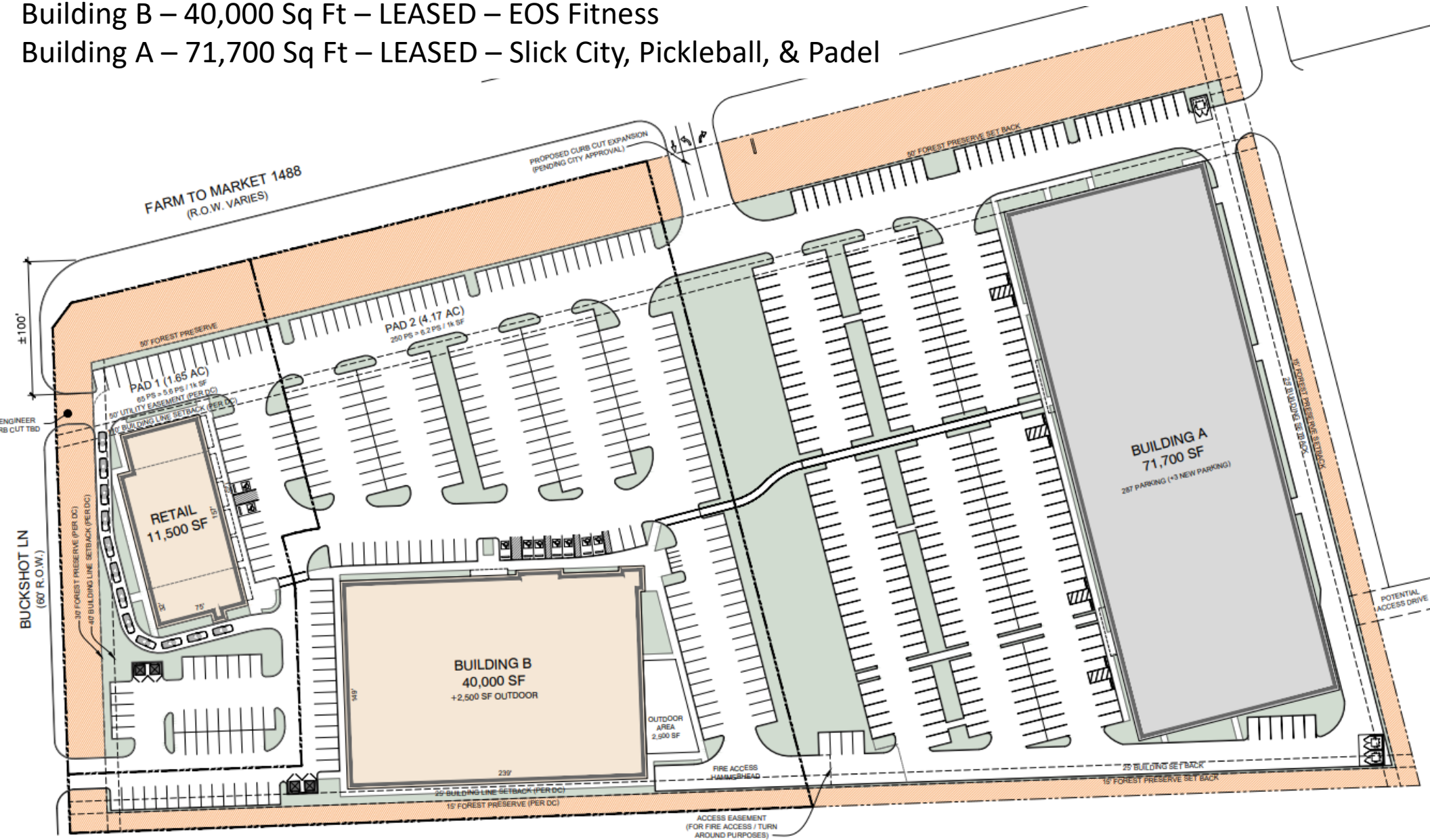
Woodlands – Sports, Fitness & Entertainment

SITE PLAN

Building C – 11,500 Sq Ft – AVAILABLE – Retail

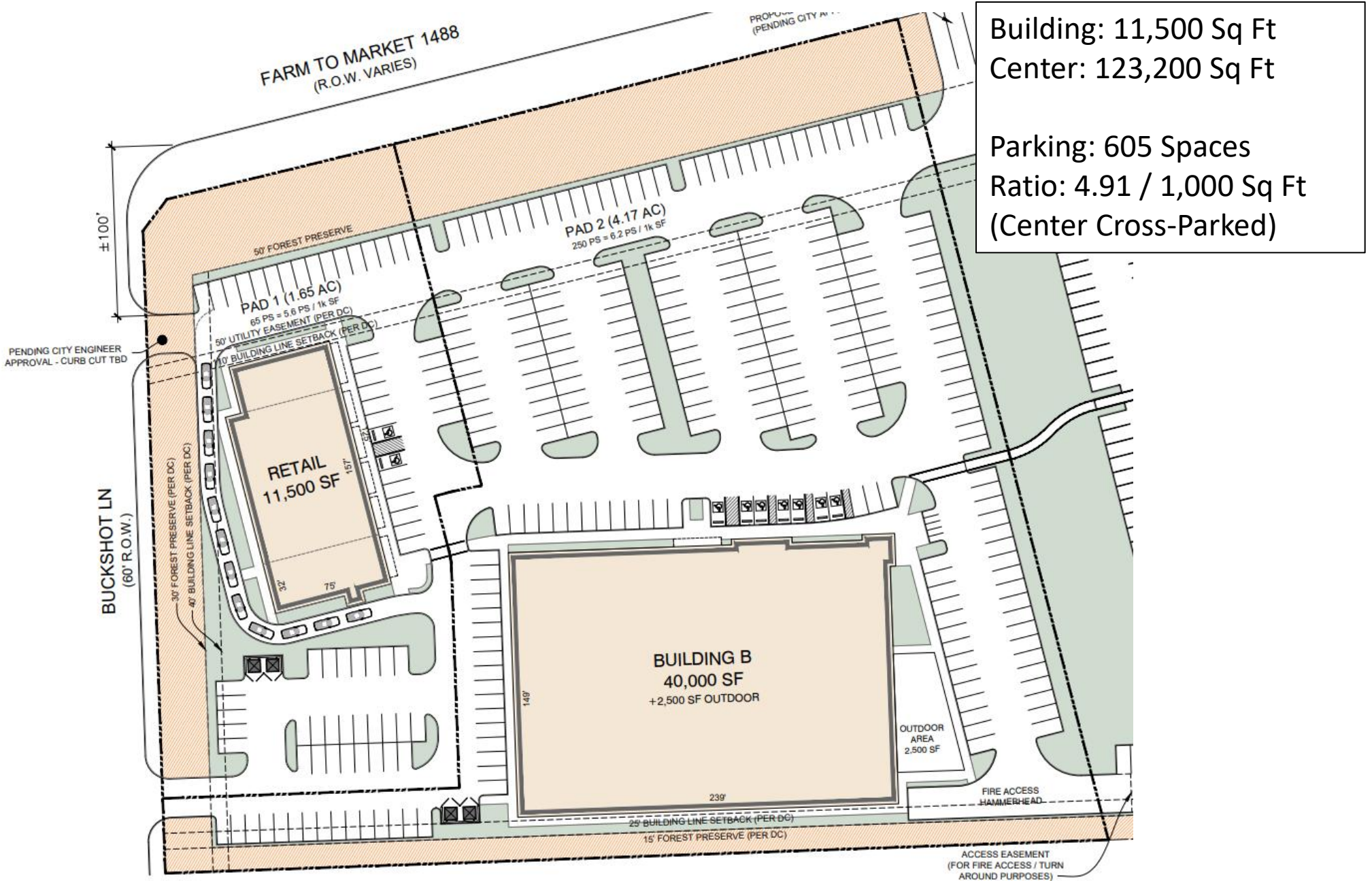
Building B – 40,000 Sq Ft – LEASED – EOS Fitness

Building A – 71,700 Sq Ft – LEASED – Slick City, Pickleball, & Padel



Woodlands – Sports, Fitness & Entertainment

BUILDING PLAN



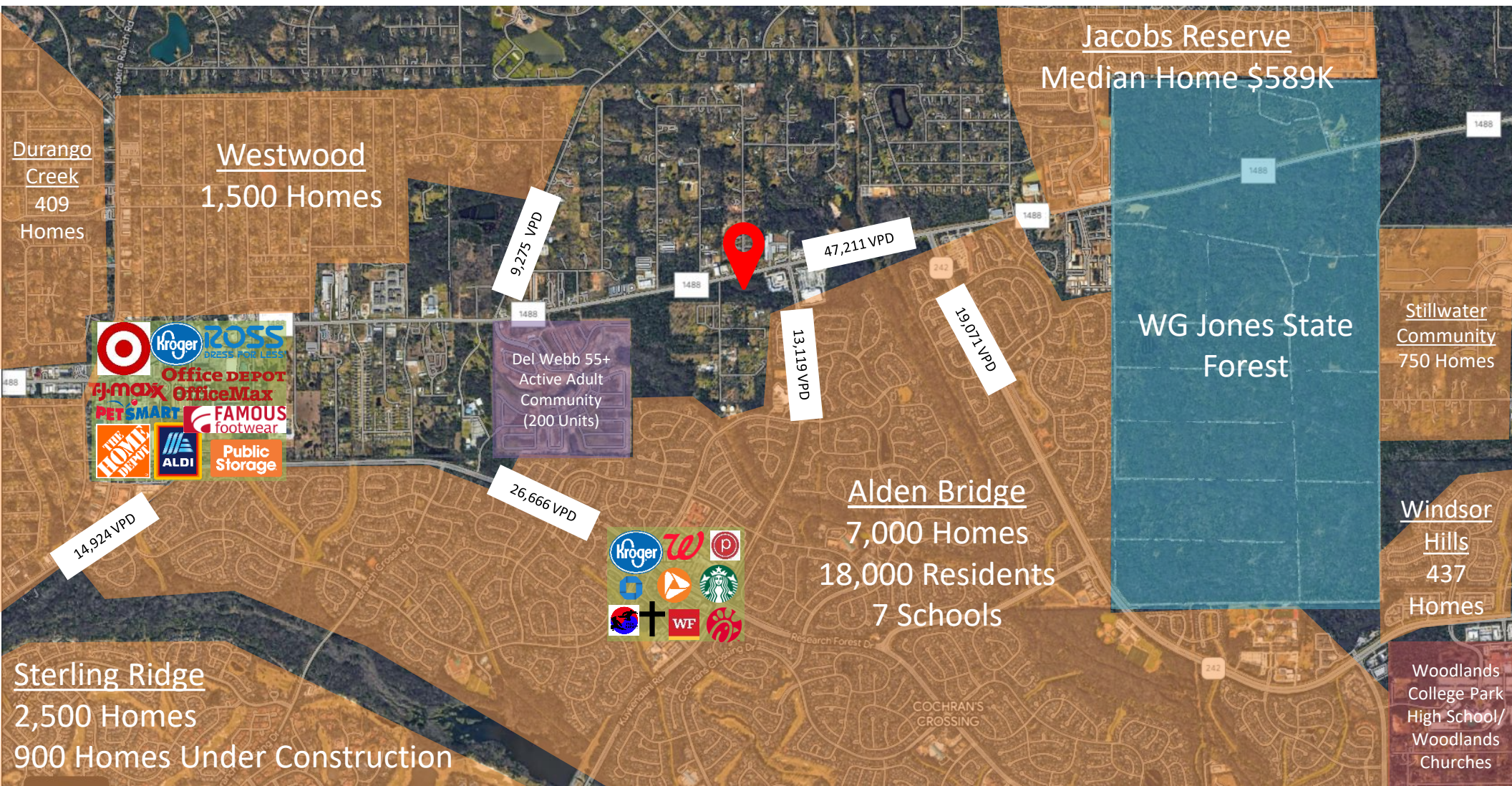
Woodlands – Sports, Fitness & Entertainment

AREA MAP



Woodlands – Sports, Fitness & Entertainment

COMMUNITY MAP

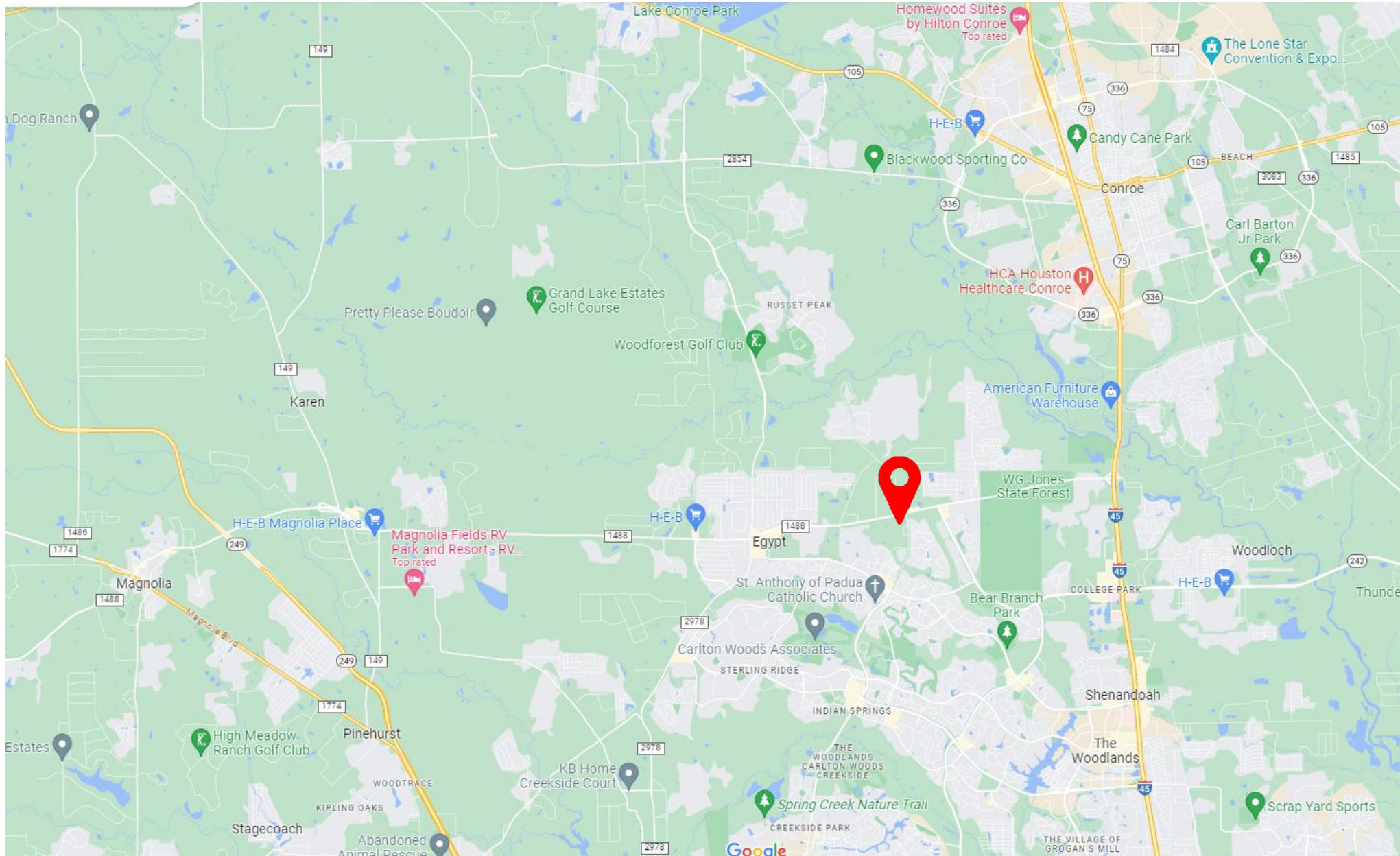


Woodlands – Sports, Fitness & Entertainment

AREA MAP

3.5 Miles (4 minutes) away from I-45
12.3 Miles (16 minutes) away from 249

7.7 Miles (13 minutes) away from The Woodlands
9.6 Miles (13 minutes) away from Conroe
14.4 Miles (19 minutes) away from Magnolia
2.6 Miles (3 minutes) away from Egypt



Woodlands – Sports, Fitness & Entertainment

PROPERTY SUMMARY

Square Footage	60,000 SF Available
Lot Size (acres)	5.8 Acres
Uses	Sports, Fitness, Entertainment
Construction Start	2025
County	Montgomery
City	Woodlands
Map View	https://goo.gl/maps/WnSnyLFgvCbNxgcZ6

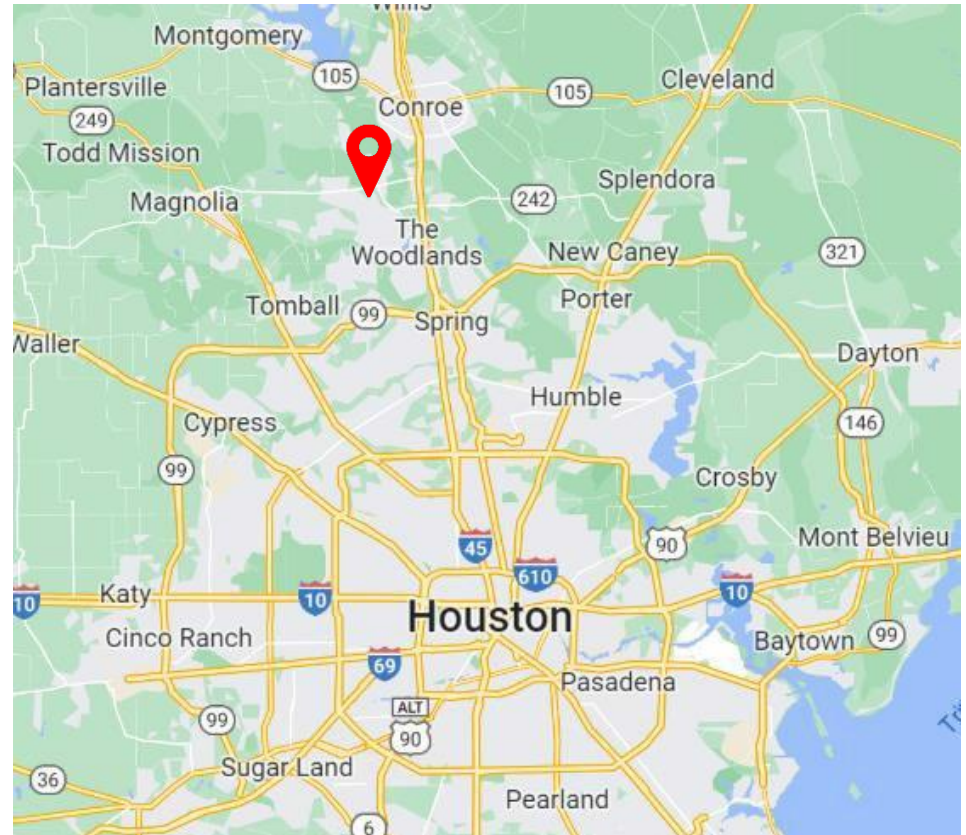
Demographic Summary	3 mile	5 mile	10 mile
Population			
2023 Population	55,026	131,836	415,720
2028 Population Projection	59,472	142,654	451,323
Annual Growth 2010-2023	2.5%	2.7%	4.0%
Households			
2023 Households	19,869	48,595	149,824
2028 Household Projection	21,501	52,606	162,801
Annual Growth 2010-2023	3.0%	3.1%	4.4%
Avg Household Size	2.80	2.70	2.70
Housing			
Median Home Value	\$357,048	\$371,783	\$319,406
Median Year Built	2002	2003	2004
Household Income			
Avg Household Income	\$160,004	\$158,542	\$134,843
Median Household Income	\$138,390	\$132,390	\$106,457

DEVELOPMENT SUMMARY

Located in the desirable city of the Woodlands, the Property is a great opportunity for a profitable sports, fitness, or entertainment concept looking to grow. Sponsored by Bulletin Development, the developers are seeking established and/or innovative concepts that are eager to capture the high-income Woodlands market.

The property contains 60,000 SF of potential building space, in addition to several hundred parking spaces. There is additional land available for tenants that require larger spaces.

Shadow anchored by HEB on the neighboring Kuykendahl Rd, the Property sits directly north of a new residential development. The Property has almost 475 feet of frontage on 1488, which is the major corridor connecting the Woodlands/I-45 to Egypt and Magnolia to the west.



Woodlands – Sports, Fitness & Entertainment

INTERSECTION MAP

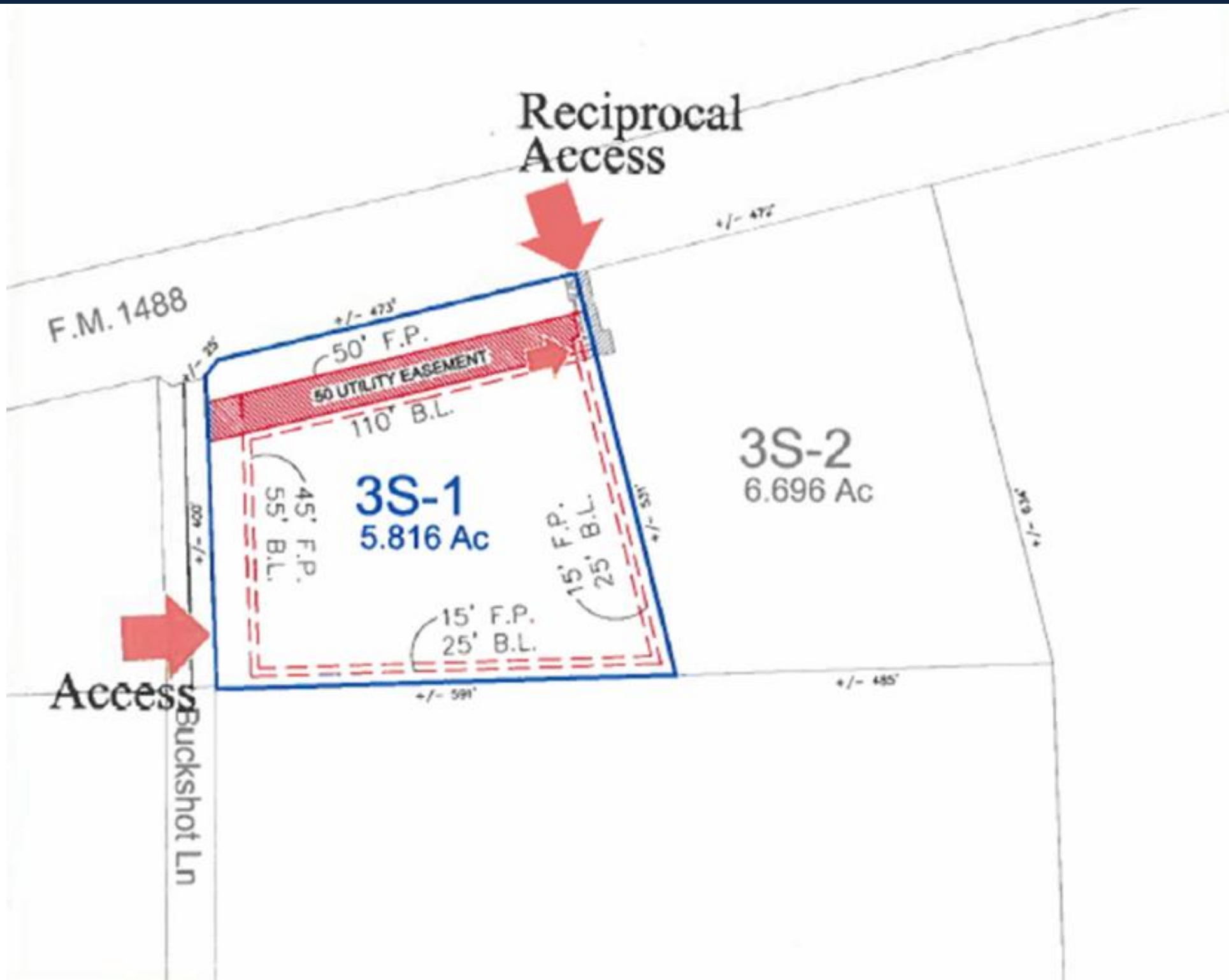


Woodlands – Sports, Fitness & Entertainment

SITE PHOTOS



Woodlands – Sports, Fitness & Entertainment

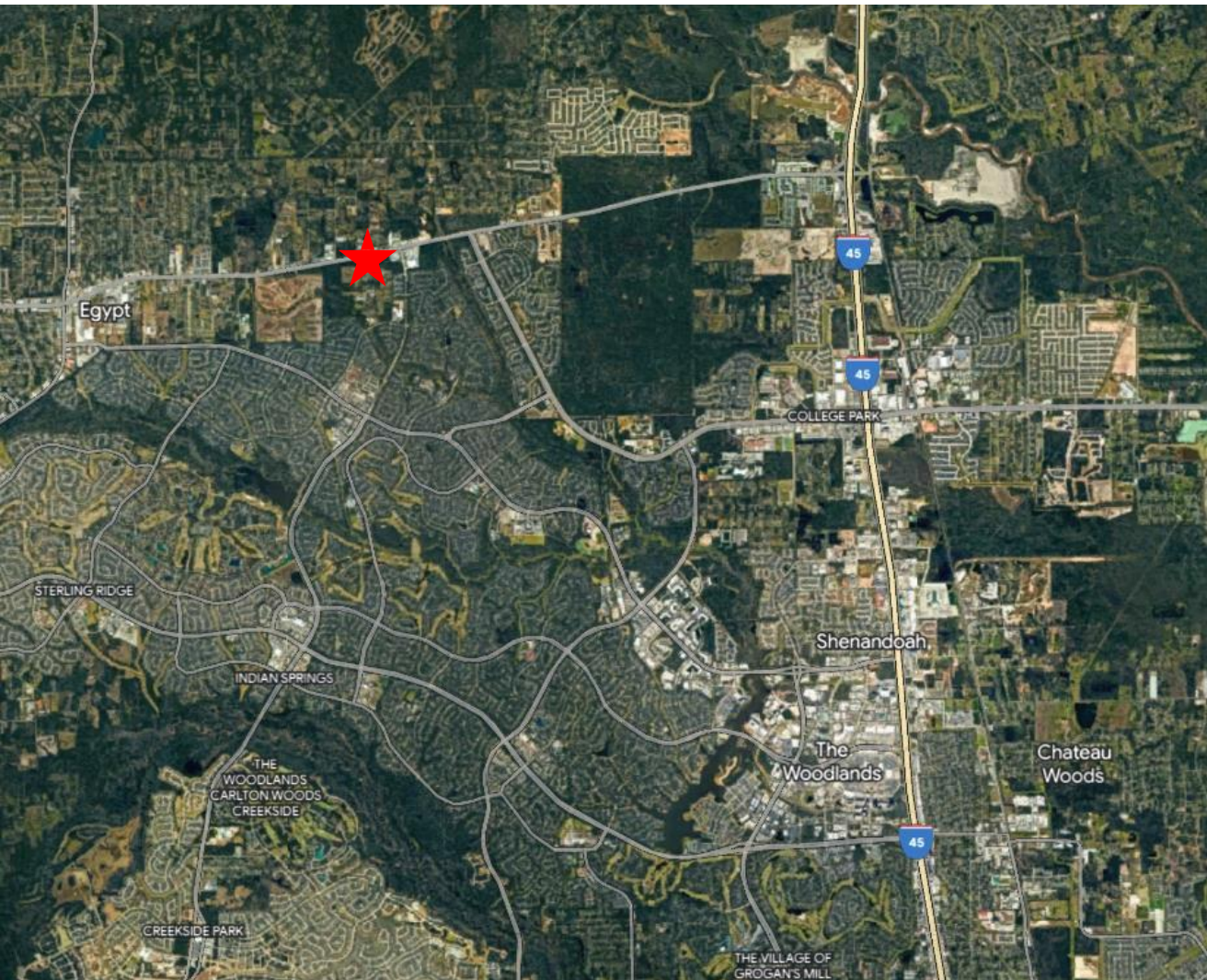


Woodlands – Sports, Fitness & Entertainment

ABOUT THE WOODLANDS

The Woodlands is a 28,800 acre Master Planned Community operated by the Howard Hughes Development Corporation (NYSE: HHC). Founded by oil entrepreneur and philanthropist George Mitchell in 1974, the community is one in which the natural forested environment has been preserved. Of the total development, 7,665 acres are devoted to parks, golf courses, greenbelts, and open green spaces. With this forested feel, over 2,400 businesses and corporations are housed in The Woodlands, creating north of 65,000 jobs.

The Woodlands is anchored by the Exxon Mobile Houston Headquarters, The Woodlands Town Center, The Woodlands Mall, Hughes Landing and The Cynthia Woods Mitchell Pavilion, providing a self-sustaining hub of employment, entertainment, and residents.



THE WOODLANDS	
Population	120,000
RESIDENTIAL	
Homes	34,950
Apartments & Assist. Living	10,190
Attached Homes	3,855
Total Units	48,995
EMPLOYMENT	
Employers	2,460
Employees	66,774
COMMUNITY	
Schools	34
Religious Facilities	41
Parks	151
REAL ESTATE	
Retail/Hospitality	11.6M SF
Office	12.4M SF
Industrial	3.4M SF
Institutional	8.9M SF
Total Non-Residential	36.3M SF



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

URE HOUSTON, LLC	9001035	CarolDrake@UnitedRealEstate.com	713-965-7165
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carol Drake	468475	CarolDrake@UnitedRealEstate.com	713-965-7165
Designated Broker of Firm	License No.	Email	Phone
Amy Skinner	535396	AmySkinner@UnitedRealEstate.com	713-965-7165
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ashish Wadhvani	724326	ashish@wadhvaniholdings.com	281-995-2619
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

EXCLUSIVELY REPRESENTED BY:



ASHISH WADHWANI

281-995-2619

Ashish.Wadhvani@SportsDevelopers.com

License #724326



PROJECT DEVELOPERS:

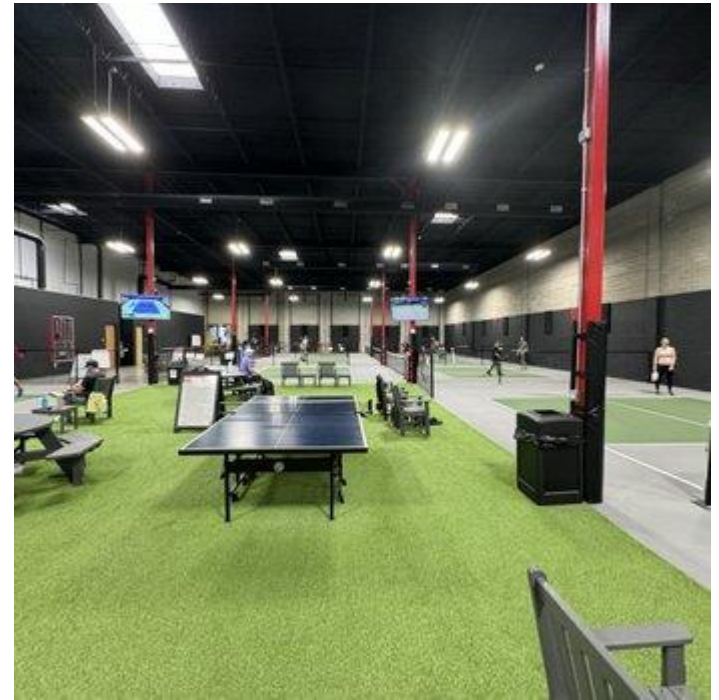


SPORTS DEVELOPERS

Woodlands – Sports, Fitness & Entertainment

CO-TENANT SUMMARY

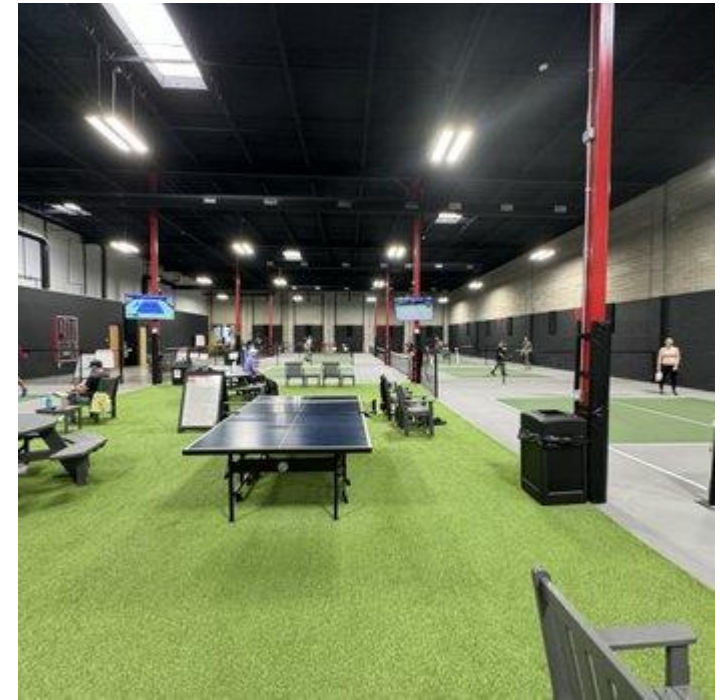
Building	Phase II
Tenant	EOS Fitness
Use	Membership Gym
Space	15+ Courts



Woodlands – Sports, Fitness & Entertainment

CO-TENANT SUMMARY

Building	Phase I
Tenant	Elite Pickleball Club
Use	Sports / Pickleball
Space	15+ Courts



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CO-TENANT SUMMARY

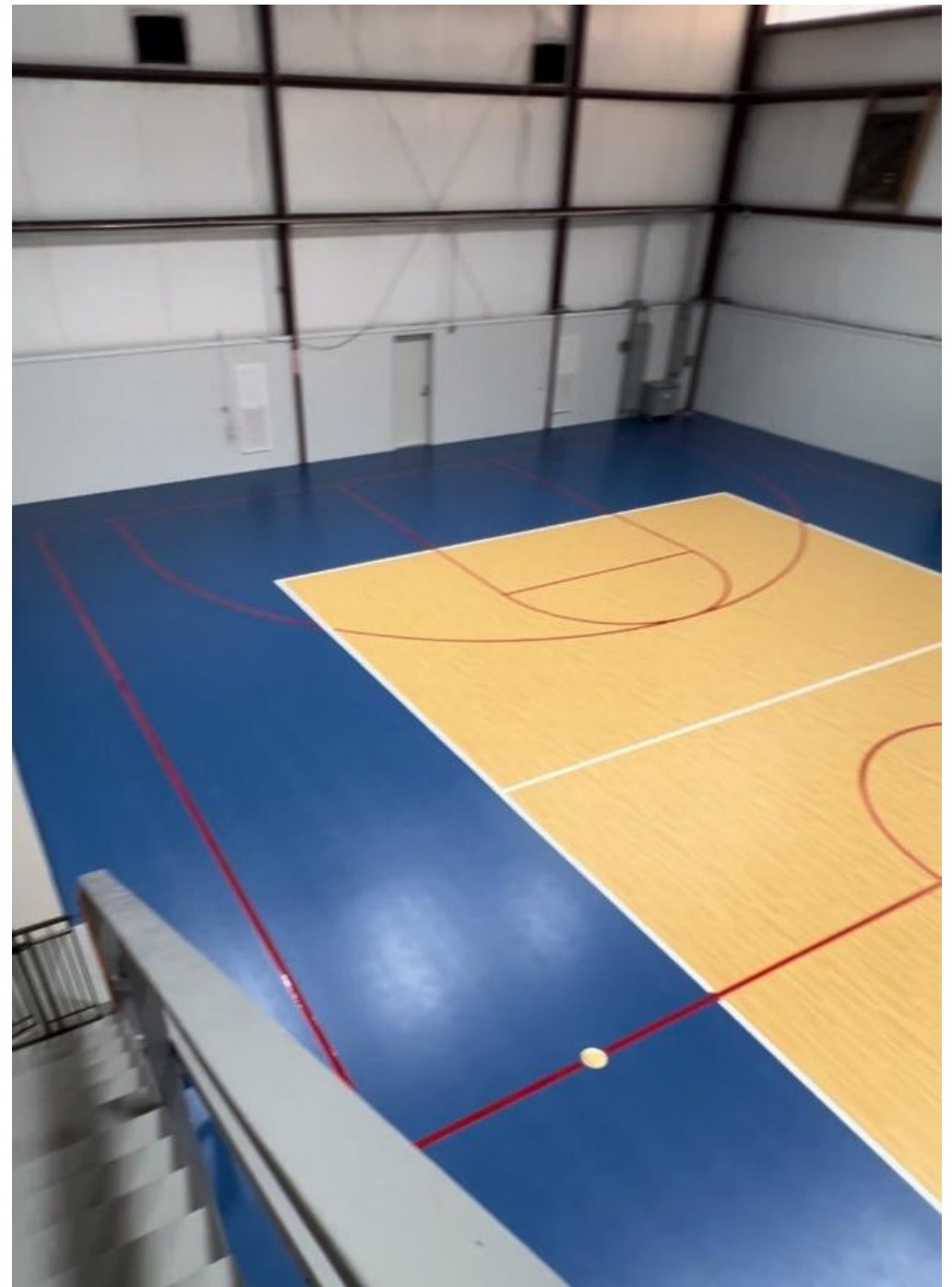
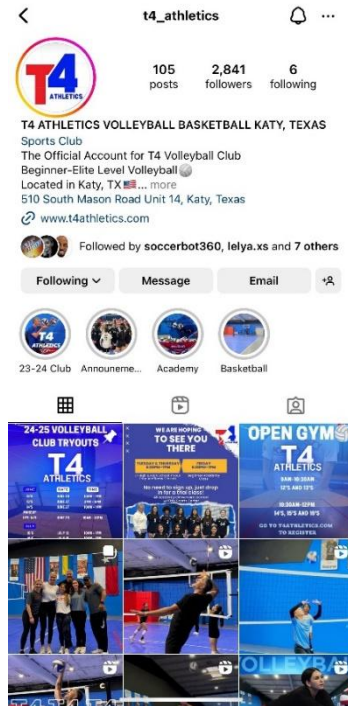
Building	Phase I
Tenant	Slick City Action Park
Use	Family Entertainment
Space	Floor + Mezzanine



Woodlands – Sports, Fitness & Entertainment

PROSPECT SUMMARY

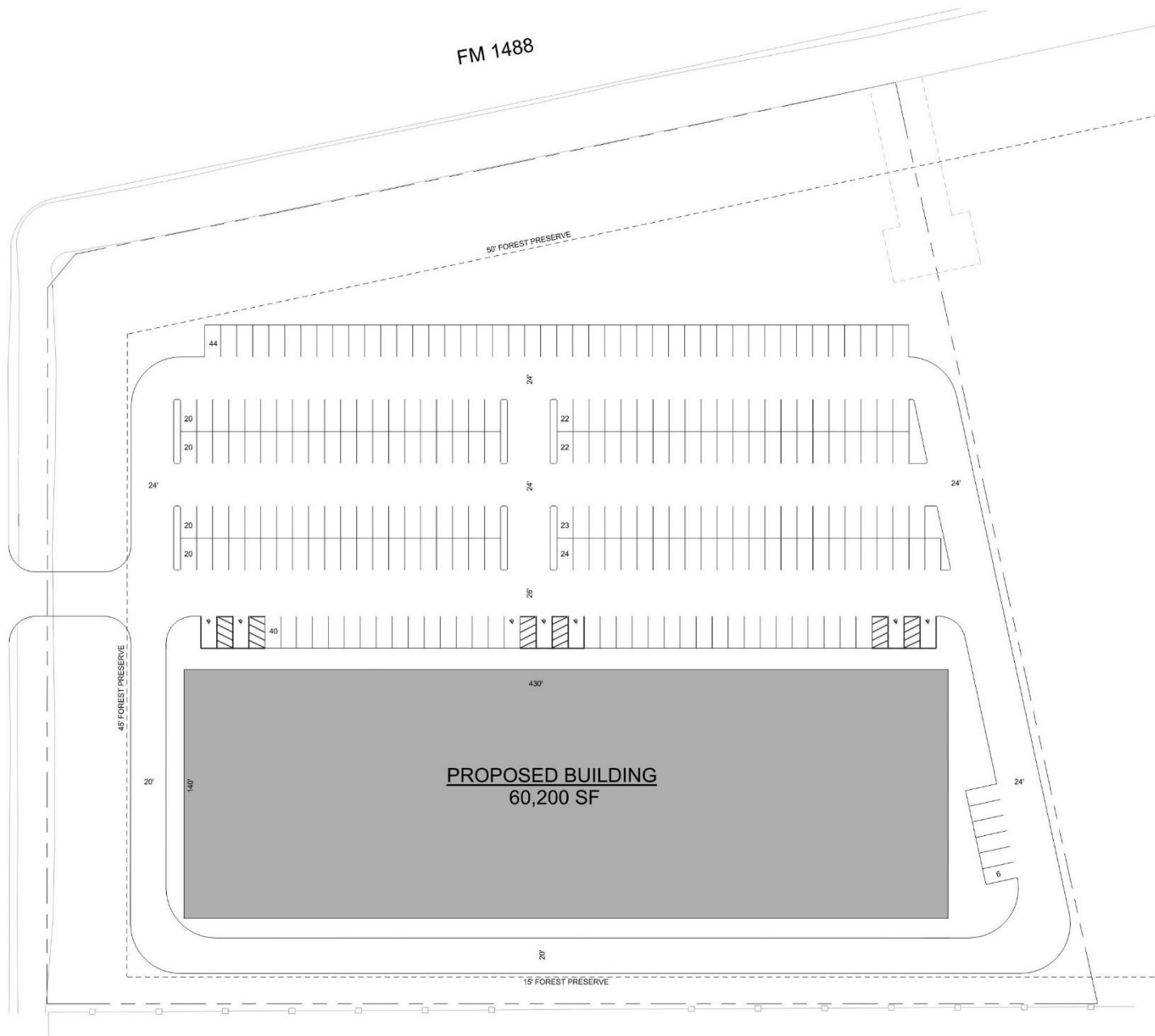
Prospect	T4 Athletics
Use	Sports / Volleyball
Space	20,000 SF / 4 Courts
Operator	20,000 SF in Katy, National Ukrainian Player



Woodlands – Sports, Fitness & Entertainment

ONE BUILDING CONFIGURATION

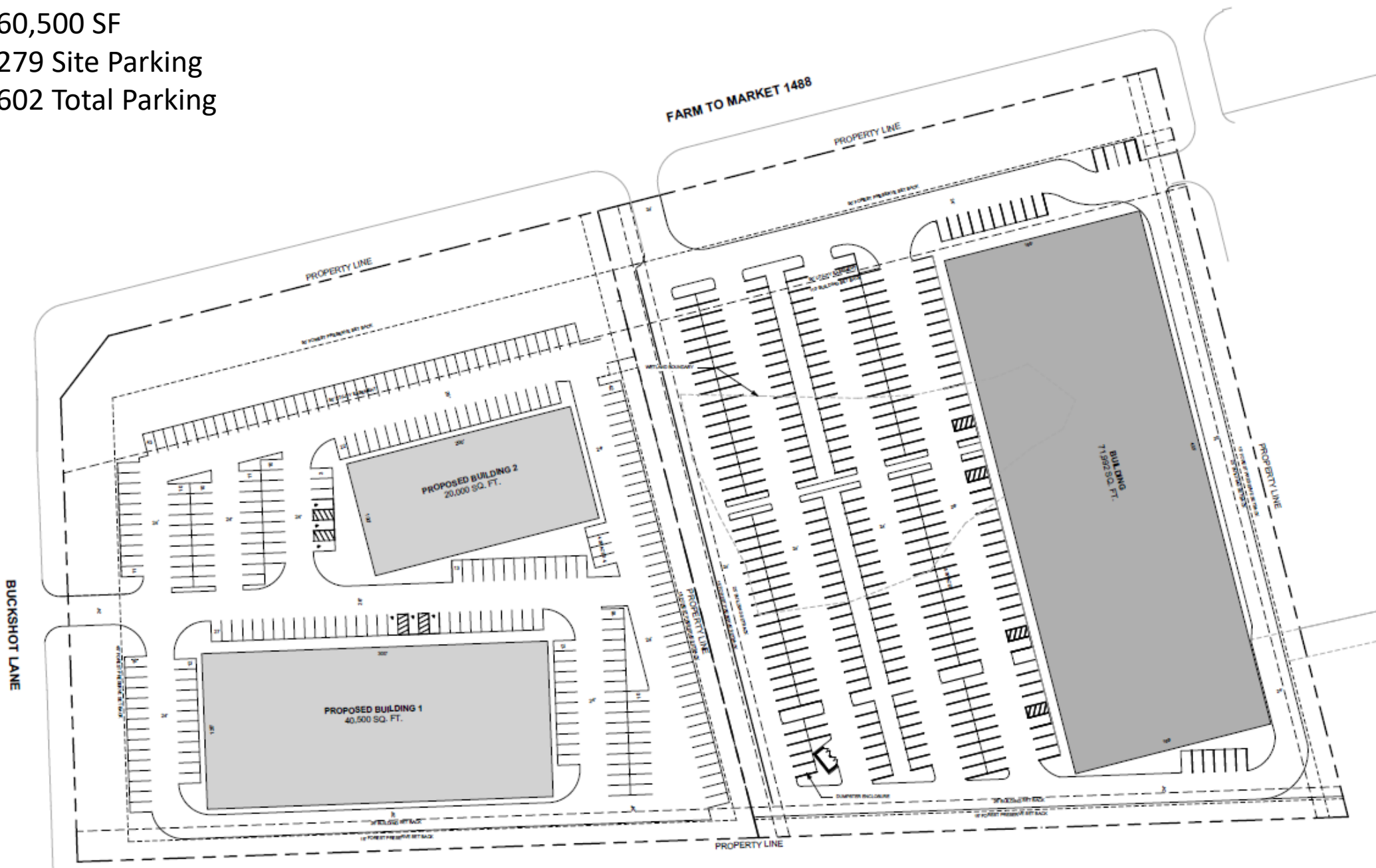
261 Parking Spaces



Woodlands – Sports, Fitness & Entertainment

CONFIGURATION B

60,500 SF
279 Site Parking
602 Total Parking



Woodlands – Sports, Fitness & Entertainment

CONFIGURATION C

60,000 SF + 5,000 SF Mezzanine

230 Site Parking

629 Total Parking

