



JARED
JEWELERS

&



The Container Store®

1455 & 1475 LAKE WOODLANDS DRIVE THE WOODLANDS, TX 77380



JLL

Confidential Offering Memorandum

PROPERTY SUMMARY



1455 & 1475 Lake Woodlands Drive The Woodlands, TX 77380

\$762,535

NOI

+/- 3.99 Acres

Land Area

31,140 SF

Total Square Feet

1997 / 2012 (The Container Store) & 2014 (Jared)

Year Built / Renovated

**163 Spaces
(5.27/1,000)**

Parking

**Jared The Galleria of Jewelry
& The Container Store**

Tenants

NNN

Lease Type

SITE PLAN



LIMITED RESTRICTIONS CREATES RE-DEVELOPMENT FLEXIBILITY



THE EPICENTER OF THE WOODLANDS



1201 LAKE ROBINS
Howard Hughes

9950 WOODLOCH
Howard Hughes

WESTIN
HOTELS & RESORTS

MARRIOTT

THE CYNTHIA WOODS MITCHELL
PAVILION
PRESENTED BY HUNTERMAN

THE RITZ-CARLTON
RESIDENCES

MARKET STREET MALL
H-E-B TIFFANY & Co.
TESLA J.CREW
KENDRA SCOTT

THE WOODLANDS MALL
★ **MACY'S** NORDSTROM
DICK'S SPORTING GOODS **BARNES & NOBLE** BOOKSELLERS
Dillard's JCPenney
Fleming's **NORTH** ITALIA **salvatore**

CINEMARK

JARED
JEWELERS
The Container Store®

BEST BUY **WORLD MARKET** **ROSS**
WORLDMARKET.COM DRESS FOR LESS

TARGET
Academy SPORTS+OUTDOORS
HomeGoods
Marshalls

HIGH BARRIERS TO ENTRY

- Strong Real Estate Market: The Woodlands consistently ranks as a top-performing residential and commercial real estate market in the Houston area.
- Controlled Development: Carefully managed land-use restrictions by the Howard Hughes Corporation and The Woodlands Development Company create barriers-to-entry and control growth.
- Job Surplus Driving Demand: The significantly higher number of jobs compared to houses within The Woodlands fuels above-market real estate demand and values in the area

GENERATIONAL HOLD

- Jared & Container Store in The Woodlands Town Center (“downtown”).
- 1,500-acre mixed-use hub: shopping, residences, entertainment, business.
- Designed by top urban design and architecture firms.
- Features The Woodlands Waterway: a 1.4-mile link to key venues.
- Over 100 dining options available.
- Popular destination attracting over 25 million annual visitors.

EXCEPTIONAL DEMOGRAPHICS

- The Average household income within a five-mile radius of the property is \$152,761, which is more than 26% higher than the national average of \$113,185. In addition, the population in the immediate area has grown nearly 5% since 2020.

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
2020 Population	5,590	56,387	158,875
2024 Population	6,788	61,459	168,222
2029 Population	6,745	60,945	168,830
2020-2024 Annual Rate	4.67%	2.05%	1.35%
2024 Average Household Income	\$178,770	\$147,314	\$152,761
2029 Average Household Income	\$201,532	\$165,396	\$171,820
2024-2029 Annual Rate	2.43%	2.34%	2.38%



THE WOODLANDS: HOUSTON'S PREMIER SUBURBAN MASTER PLANNED COMMUNITY

ICONIC LOCATION IN THE HEART OF THE WOODLANDS

The Woodlands is a 28,500-acre master-planned community with an impeccable reputation for a high quality of life, located only 27 miles north of Houston and just 20 minutes away from George Bush Intercontinental Airport, the area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned neighborhoods with million-dollar homes, and luxury retail and community offerings only found in top MSA's.

BUSINESS

- Home to 7 Fortune 500 corporate headquarters
- Home to over 2,200 Businesses
- Self-sustaining exurban core area with one of the few true live/work/play environments outside of the 610 Loop
- Renowned Medical Hub anchored by 5 of Houston's premier hospitals: Memorial Hermann, CHI St. Luke's Health, Houston Methodist, MD Anderson, and Texas Children's Hospital



RESIDENTIAL

- #1 best city to live in America.
- #2 Best City to Buy a House in America
- One of the most desired submarkets in Houston due to heavy zoning regulations not found throughout the rest of the city



RECREATION

- Home to an unprecedented 7,665 acres of greenspace
- Top 100 golf Community
- World Class Entertainment Venue: The Cynthia Woods-Mitchell Pavilion



THE WOODLANDS OVERVIEW

Now a mature master-planned community with an impeccable reputation for a high quality of life, The Woodlands is among the most successful developments of its kind in the United States. The 28,500-acre community is located 27 miles north of Houston's central business district within a densely wooded forest straddling Harris and Montgomery counties. Since its inception in 1974, The Woodlands has evolved into one of the nation's top, most desired 24/7 suburbs. The area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned residential communities with million-dollar homes on lots with significant acreage, and luxury retail and community offerings only found in top MSA's.

EMPLOYMENT

The area's economic base is well diversified with more than 2,200 businesses of all sectors and a combined investment of over \$20.5 billion by all parties to date. These businesses range from owner-operated establishments to seven Fortune 500 corporate headquarters. The Woodlands Area is home to a variety of leading companies, including Occidental Petroleum Corporation, Chevron Phillips Chemical Company, CHI St. Luke's Health—The Woodlands Hospital, ExxonMobil, Huntsman Corporation, McKesson Specialty Health, Memorial Hermann The Woodlands Medical Center and Repsol USA.

The Woodlands has a diverse employment base, headlined by several multinational firms with local headquarters. A summary of The Woodlands' largest employers is detailed to the right.

EMPLOYMENT STATISTICS

67,000+

EMPLOYEES

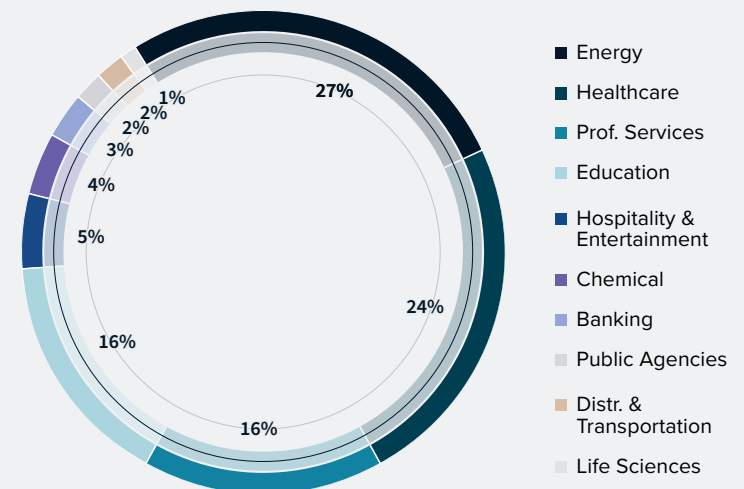
2,200+

BUSINESSES

47.8 MSF

COMMERCIAL SPACE

MAJOR EMPLOYERS BY SECTOR



THE WOODLANDS OVERVIEW



EXXONMOBIL

Located just west of Interstate 45's confluence with the Hardy Toll Road, ExxonMobil's new 385-acre state-of-the-art campus, less than eight miles south of the Property, is home to the energy giant's Upstream, Downstream, and Chemicals companies. Exxon's campus, fit for 10,000 employees, consists of office and laboratory facilities, which includes advanced hydrocarbon research capabilities. Employees need not leave campus to enjoy a wellness center equipped with fitness, medical, and occupational health facilities. Campus dining includes both casual and formal options offering a variety of cuisines. Exxon offers employees an on-site child development center through pre-kindergarten.



MEMORIAL HERMANN

Since 1985, Memorial Hermann The Woodlands Medical Center has been continually recognized for delivering a higher level of care – with more than 1,300 affiliated physicians representing more than 90 medical specialties. It is the first and only hospital in Montgomery County to be granted Magnet® status international distinction for nursing excellence by the American Nurses Credentialing Center. This location is a 397-private bed, full-service, comprehensive, acute care facility that brings together the ultimate in healthcare technology, expertise and healing for families in south Montgomery County, north Harris County and surrounding communities

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