

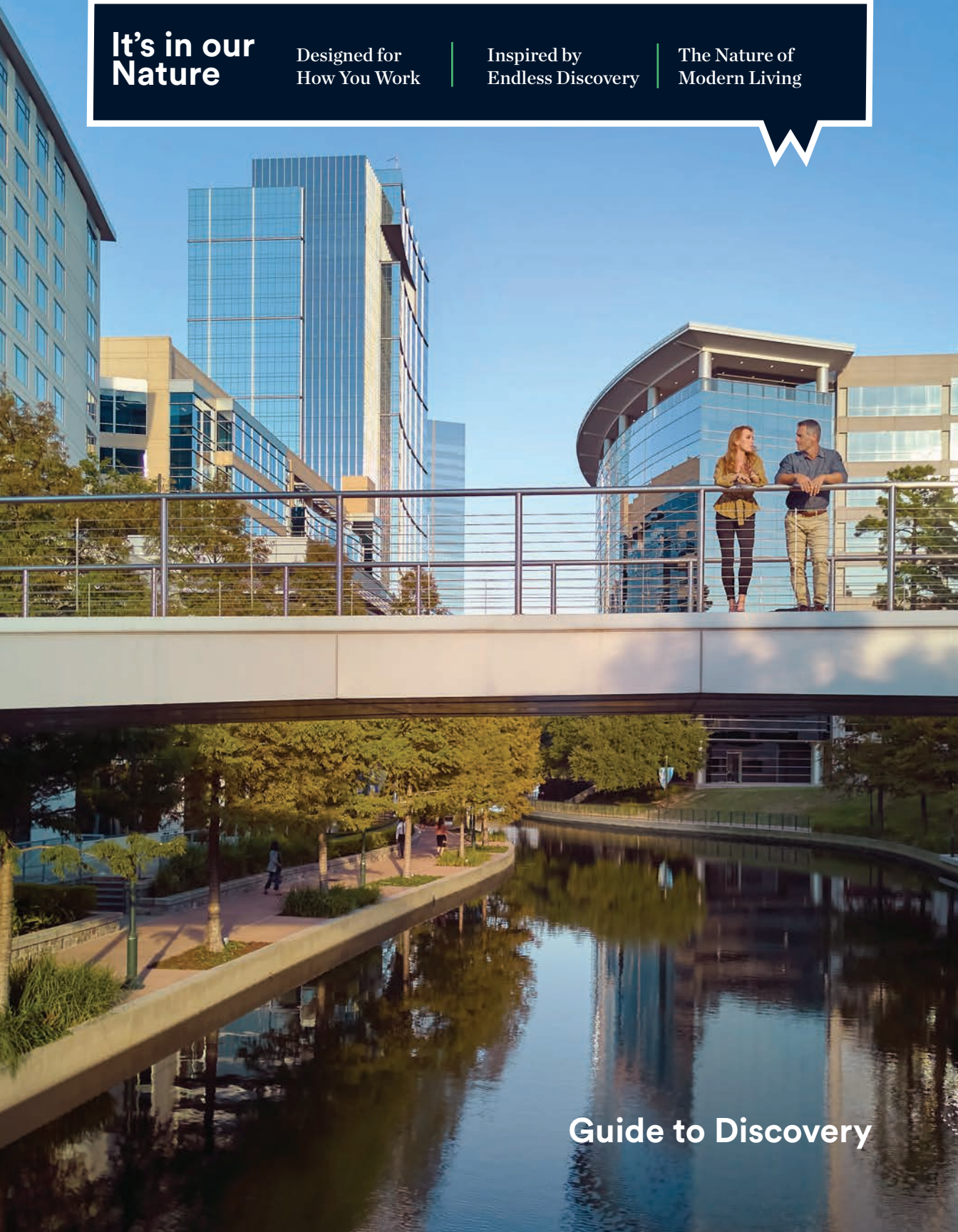
# The Woodlands®

**It's in our  
Nature**

Designed for  
How You Work

Inspired by  
Endless Discovery

The Nature of  
Modern Living



**Guide to Discovery**

Experience  
the Nature of  
Modern Life.

The Woodla

Welcome to The Woodlands, an award-winning, 28,500-acre, master planned community that has been recognized as the #1 Best Community to Live in America for the past two years. Located just north of Houston with more than 120,000 residents, The Woodlands boasts an unprecedented 28 percent open/green space, alongside first-class amenities for a live, work and discover lifestyle.

Since 1974, The Woodlands has fostered an enriching and distinctive environment, balancing timeless natural settings with modern living. From work to leisure, the area continues to thrive with Fortune 500 companies, upscale restaurants, specialty shopping, an impressive selection of hotels, and world-class entertainment and events.

Not just an enchanting place to live and work, but also a quality-driven way of life, The Woodlands continues to reflect the best of urban living in a natural setting – perfect for residents and businesses alike. It's in our nature.

**We look forward to seeing what it can be for you.**

ndls®



# Designed for How You Work

The Woodlands continues to flourish with quality mixed-use developments and Class A and AAA office buildings. From work to leisure, the community thrives with upscale restaurants, retail and entertainment venues, as well as access to top-rated health care.



**Business**  
**Office**  
**Retail**  
**Medical Excellence**



## The Nature of Growth

The Woodlands is home to over 2,400 businesses that employ more than 66,000 people. With modern work remaining ever-ambitious and globally connected, The Woodlands continues to support its thriving workforce at scale. Home to a number of Fortune 500 companies, The Woodlands continues to support other emerging companies as they innovate, grow and expand.

**120,000+**

RESIDENTS

**2,400+**

EMPLOYERS

**66,000+**

EMPLOYEES

**\$27.9B**

TAX VALUES



#### A THRIVING ECONOMY

- 36.3 million square feet of office, retail, hospitality, research, life sciences, institutional and technical space
- Robust workforce and workforce development programs, including college bachelor's, master's and doctoral degrees
- Pro-business, pro-growth attitude with attractive tax incentives for qualifying companies
- Flexible office space for companies of all sizes

#### ACCESSIBILITY

- Located directly on Interstate-45 and minutes from Grand Parkway/ Highway 99
- Easy access to Downtown Houston and Houston's George Bush Intercontinental Airport

#### DEMOGRAPHICS OF THE WOODLANDS

- Average HHI - \$194,095  
(HOUSTON MSA = \$109,618)
- Median HHI - \$130,011  
(HOUSTON MSA = \$74,223)
- Median owner-occupied housing value - \$461,227  
(HOUSTON MSA = \$267,962)
- Median resident age - 39.6  
(HOUSTON MSA = 35.7)
- Bachelor's Degree or higher - 61.3%  
(HOUSTON MSA = 32.9%)
- Households with children - 40.5%  
(HOUSTON MSA = 41.5%)



## Modern Office

The Woodlands offers a comprehensive availability of floor plans, office types and build-to-suits designed for modern convenience and flexible layouts. When you become a part of this flourishing community, you'll enjoy a convenient, high-profile location for your business and a wonderful place for your employees to work.

**12.4M sf**

OFFICE SPACE

**3.4M sf**

FLEXIBLE/TECHNICAL SPACE





## THE WOODLANDS IS ONE OF HOUSTON'S MOST DESIRABLE OFFICE MARKETS

Fortune 500 corporate headquarters and many other Fortune 500 companies have a major presence in The Woodlands.

### CORPORATE MIGRATION

Companies of all sizes continue to migrate to Texas and The Woodlands due to a business-friendly environment, low taxes, strong workforce and high quality of life.

### CLASS A AND AAA OFFICE

- Premier Office Locations
- Waterfront Views
- Urban Lifestyle Destination
- Walkability to World-Class Amenities

### TENANT PROGRAMS

- Howard Hughes Executive Club
- HHConnection Concierge Program
- Relocation Services
- Preferred Partner Rates
- Corporate Housing
- Health and Wellness Program





## Retail Destination

The Woodlands offers unparalleled retail opportunities to connect with residents, workers and visitors of our community. Restaurant and shopping destinations include Hughes Landing® with Restaurant Row, Whole Foods® Market and specialty shops, Market Street, The Woodlands Mall and Waterway Square®, all located in The Woodlands Town Center.®

Retail

**MEDICAL OFFICE SPACE IS AVAILABLE THROUGHOUT THE WOODLANDS, INCLUDING CREEKSIDE PARK® VILLAGE CENTER.**



#### A TOP RETAIL DESTINATION

- Best in class mixed-use developments
- Thriving retail scene
- Urban walkability
- Variety of national, regional and local restaurants and retailers

#### RETAIL DESTINATIONS IN THE WOODLANDS

- Hughes Landing
- Waterway Square
- Market Street
- The Woodlands Mall
- Creekside Park West
- Creekside Park Village Green
- Lake Woodlands Crossing
- Future Research Forest Crossing and College Park North

**8.2M** SQUARE FEET  
OF RETAIL SPACE





## Top-Rated Health Care

The Woodlands boasts a renowned medical hub that is home to five of the top medical providers, not only in the Houston area, but internationally as well. With an unmatched quality of care, The Woodlands provides top-rated health care with specializations and clinical programs for residents throughout the region.

Medical office buildings and build-to-suits are available in The Woodlands as the healthcare industry continues to grow.



## Our Dedicated Health Care Providers:

### Memorial Hermann

The Woodlands Medical Center

### Houston Methodist

The Woodlands Hospital

### St. Luke's Health

The Woodlands and Lakeside Hospitals

### Texas Children's Hospital

The Woodlands

### The University of Texas

### MD Anderson Cancer Center

The Woodlands



# Inspired by Endless Discovery

Just like the changing seasons, there's always something new to discover in The Woodlands. From world-class sporting events to world-famous music acts and local cultural celebrations, there's naturally something for everyone.



**Shopping + Dining**  
**World-Class Sporting Events, Arts + Entertainment**  
**Hospitality + Accommodations**



## World-Class Dining and Retail

The Woodlands offers specialty retail and culinary experiences for residents and guests to enjoy. From seasonal and fresh produce to classic cuts and well-loved establishments, there's no shortage of places to dine or eat out in The Woodlands. You'll find modern flavors and world-class cuisine at Restaurant Row, Market Street and Waterway Square, local favorites within each of our villages and plenty of options in between.

**200+**

SPECIALTY AND  
FAMILY RESTAURANTS

**11**

VILLAGE  
SHOPPING CENTERS

**4**

LARGE-SCALE SHOPPING  
AND DINING DESTINATIONS





“

It's truly remarkable the caliber of artists who have graced our stage. From Frank Sinatra's grand opening to the leading performers of today, this is a really special place.”

JERRY MACDONALD, PRESIDENT AND CEO, THE CYNTHIA WOODS MITCHELL PAVILION



## World-Famous Pavilion

The Cynthia Woods Mitchell Pavilion has become one of the top-ranked outdoor amphitheaters in the world and an iconic venue in its own right. The Pavilion is a landmark venue, drawing sell-out crowds from near and far, for world-famous artists and performances.



**80+** OUTDOOR SCULPTURES  
AND PUBLIC ART PIECES



Photo Credit: Kevin C. Cox/Getty Images for IRONMAN

# Flourishing Local Art & Culture

From The Woodlands Waterway Arts Festival to The Cynthia Woods Mitchell Pavilion, concert series and public art, culture is alive in The Woodlands.

## - The Woodlands Waterway Arts Festival

More than 200 national artists selected by The Woodlands Arts Council transform Town Green Park and The Woodlands Waterway® into an outdoor art gallery, with entertainment stages, activities and food.

## - Public Art

Throughout the villages and commercial centers of The Woodlands, outdoor sculptures and art benches provide a cultural counterpoint to the natural forested beauty of the community.

## - Alex Katz Mural

Alex Katz, an internationally-recognized artist, designed a 35,000 SF mural in the heart of The Woodlands Town Center in Waterway Square. The new mural adds to The Woodlands' growing collection that comprises over 80 pieces of public artwork and is one of the largest collections of outdoor public art for a community its size in the country.

# Signature Sporting Events

Notable annual events in The Woodlands that attract top athletes include the **Chevron LPGA** Championship, **PGA TOUR'S** Champions Tour Insperity Invitational, **IRONMAN** Texas North American Championship, **The Woodlands Marathon** and **The Woodlands Triathlon**.

# Hospitality + Accommodations



“Nestled among breathtaking natural surroundings, The Woodlands offers some of the most serene escapes in the Houston area.”

HEAD OF HOSPITALITY, THE WOODLANDS RESORT





1



2



3

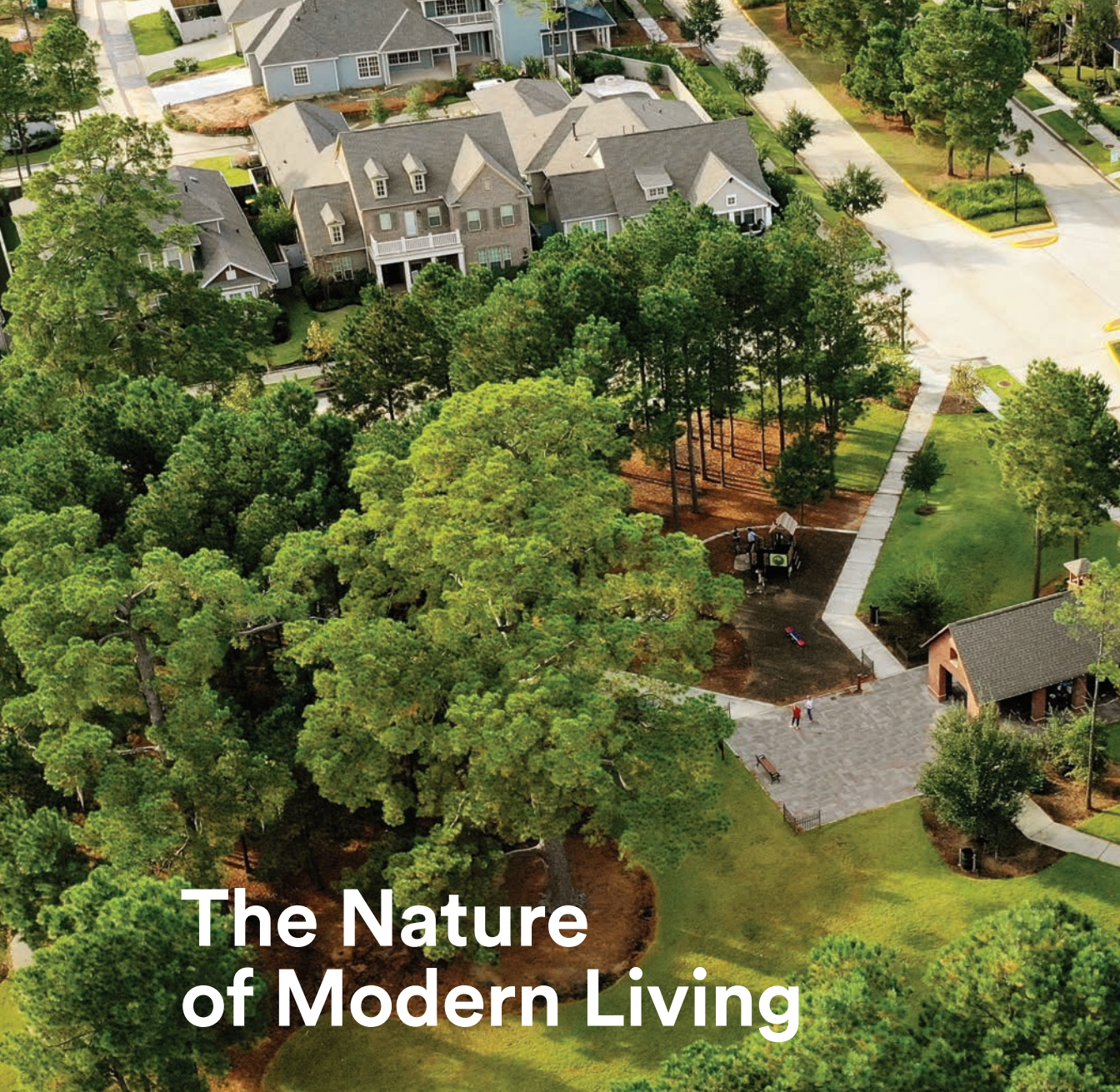


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# Discover Modern Hospitality

Whether you are looking for contemporary comfort, a family vacation or an intimate weekend getaway, The Woodlands offers a range of lodging options nestled among stunning natural surroundings to soothe and refresh the mind, body and spirit.

- 1 **The Woodlands Resort** is a beautifully enhanced, sprawling destination offering a range of services and amenities. With its sleek, modern design, The Resort is home to an expansive waterpark and lazy river, 36 holes of golf, a rejuvenating spa, 60,000 square feet of meeting space and several distinctive dining options.
- 2 **The Westin at The Woodlands** is a contemporary and stylish hotel with wellness-focused amenities overlooking The Woodlands Waterway and just steps away from upscale shopping and exciting entertainment options, including Market Street and The Cynthia Woods Mitchell Pavilion. Sorriso Modern Italian Kitchen and Como Social Club offer a vibrant dining and social atmosphere.
- 3 **Embassy Suites by Hilton** at Hughes Landing offers stunning views of Lake Woodlands, impeccable service and natural walkability to the area's most sought-after activities, alongside 3,000 square feet of meeting and banquet space.
- 4 **The Woodlands Waterway Marriott Hotel & Convention Center** — with 338 guest rooms and just over 66,000 square feet of meeting space — offers convenience to The Cynthia Woods Mitchell Pavilion, The Woodlands Mall and Market Street, not to mention direct access to The Woodlands Waterway.



# The Nature of Modern Living

Welcome to a community that delivers life as it's meant to be with vibrant places to live, work and discover. Enjoy countless quality homes, comfortably nestled amongst world-leading parks and trails, and outstanding schools, all surrounded by numerous local shopping and dining options and a vibrant walkable urban center. That's the nature of modern living.



**Nature + Recreation**  
**Residential**  
**Education**



## Nature: Our Hallmark Property

Our climate and natural environment promise the beauty of nature all around, all year round—even amongst urban living. With mental and physical health benefits, lifestyle advantages and a positive impact on the environment, we believe that nature should be part of everyday life, as our outdoor spaces, parks and amenities can attest.

### THE BEST OF NATURE AND RECREATION: A SNAPSHOT

- Three membership golf clubs, including The Club at Carlton Woods, The Woodlands Country Club and North and West Courses at the Trails, with 135 holes of golf
- Two boathouses, including Riva Row and Lakes Edge, for rowing, kayaking and paddleboarding
- 14 community pools and five spraygrounds
- 74 outdoor tennis courts; pickleball courts
- More than 80 sculptures and outdoor art located throughout the community



# 7,790

ACRES OF  
OPEN GREEN SPACE

# 200

ACRES OF  
LAKE WOODLANDS

# 220

MILES OF CONNECTED  
HIKE AND BIKE TRAILS

# 151

NEIGHBORHOOD  
PARKS

LEGACY OF  
WORLD-LEADING  
ECOLOGICAL  
LANDSCAPE DESIGN







# Timeless Homes for Modern Lifestyles

When you find that perfect place, there's something still resoundingly true about the old adage, "Home is where the heart is." Since our inception, we've provided ample opportunities to find that perfect home, and today, we still remain one of the highest-ranked master planned communities in the U.S.

With a variety of home styles spanning lakeside settings, golf courses, private communities, greenbelts and urban living, The Woodlands is the ultimate location for your lifestyle.



- **Nine distinct residential villages**

- **Luxury residential apartments** include One Lakes Edge® and Two Lakes Edge at Hughes Landing, Millennium Six Pines, Millennium Waterway and The Lane at Waterway in The Woodlands Town Center, and Creekside Park The Residences and Creekside Park The Grove in the Village of Creekside Park.



## Endless Education for the Modern Age

There's always more to learn. Our education boasts some of the top schools in the nation. From preschool to technical certificates and doctoral degrees, The Woodlands' wide range of educational institutions and programs are committed to educating and nurturing minds and careers for today and tomorrow.



# 31

PRESCHOOLS AND  
CHILD CARE CENTERS

# 23

HIGHLY-ACCLAIMED  
PUBLIC SCHOOLS



# 11

PRIVATE SCHOOLS

# 13K+

STUDENTS ENROLLED  
IN COLLEGE COURSES

Undergraduate and graduate degree programs  
at Lone Star College-Montgomery, Lone Star  
College-University Center and Sam Houston  
State University-The Woodlands Center



# The Woodlands

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