Land Opportunity in The Woodlands

Woodlands Parkway & W. Branch Crossing in the Village of Sterling Ridge

The Woodlands, Texas

PROPERTY FEATURES

- ±5-acre land site available for ground lease
- Access from FM 2978 and Woodlands Parkway

LOCATION FEATURES

- Located in The Woodlands, an award-winning master planned community with over 118,000 residents
- Located on Woodlands Parkway adjacent to FM 2978
- Close proximity to residential neighborhoods, schools, churches and shopping
- Traffic Counts: 29,294 vehicles per day on Woodlands Parkway at W. Branch Crossing (Source: BGE)

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Howard Hughes

The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S.

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AREA DEMOGRAPHICS

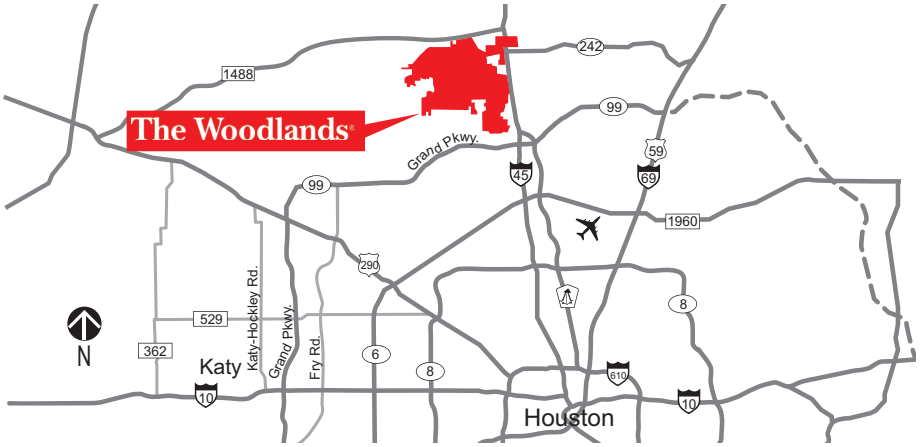
Source: Metrostudy / Neustar, Inc.

POPULATION	1-mile	3-mile	5-mile
2020	11,615	43,612	105,782
2025 Projected	13,309	49,387	118,820
NUMBER OF HOUSEHOLDS			
2020	3,566	13,715	34,995
2025 Projected	4,079	15,501	39,241
MEDIAN AGE			
2020	33	35	37
2025 Projected	34	36	38
AVERAGE HH INCOME			
2020	$164,550	$157,964	$151,664
2025 Projected	$164,341	$158,378	$152,616
MEDIAN HH INCOME			
2020	$136,224	$129,535	$123,063
2025 Projected	$137,139	$130,515	$124,333
% INCOME OVER $75K			
2020	71.6%	68.9%	69.3%
2025 Projected	71.1%	68.5%	69.2%
% INCOME OVER $100K			
2020	63.9%	58.7%	58.4%
2025 Projected	64.0%	58.7%	58.6%

TRAFFIC COUNT

Source: BGE

29,294 vehicles per day on Woodlands Parkway at W. Branch Crossing



Hughes Landing

Market Street

Cynthia Woods Mitchell Pavilion

Waterway Square®

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6/2020

The Woodlands
TEXAS

The Woodlands Development Company
1790 Hughes Landing Blvd., Suite 600
The Woodlands, TX 77380
TheWoodlands.com

Location

The Woodlands, a 28,000-acre master planned community, is located 27 miles north of downtown Houston, TX and 20 miles from Houston's Bush Intercontinental Airport.

Facts

More than 118,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,100 businesses that employ over 68,000 people. Since 1990, The Woodlands has been one of the best-selling master planned communities in the U.S.

BUSINESS

23.5 million sq ft of office, research, institutional and industrial space

8.2 million sq ft of retail, including Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall and Market Street

- Convenient access to Houston's Bush Intercontinental Airport
- Pedestrian-friendly commercial and retail space

EDUCATION

23 area, highly acclaimed public schools

10 private schools

13,000+ students enrolled in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System

MEDICAL

- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center

DINING/HOSPITALITY

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort with 406 deluxe guest rooms, 60,000 square feet of meeting space, 36 holes of golf, spa and lazy river
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and over 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space

RECREATION

7,665 acres of green space

200 acres Lake Woodlands

220 miles of hike and bike trails

- The Woodlands Waterway® in Town Center
- 3 membership clubs with 135 holes of golf, including The Club at Carlton Woods
- The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater that accommodates 16,500 people

148 neighborhood parks

74 outdoor tennis courts

2 YMCA facilities

42 religious congregations

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