

The Woodlands Town Center Restaurant Opportunity

3 Waterway Square, The Woodlands, Texas



PROPERTY FEATURES

- 8,494 SF of second generation restaurant space plus 1,292 SF outside patio in the heart of The Woodlands Waterway District at the intersection of Lake Robbins Drive and Woodloch Forest Drive
- Urban walkability to Market Street, The Woodlands Mall, Cynthia Woods Mitchell Pavilion (top rated outdoor amphitheater in the U.S.), Cinemark, Waterway Square®, The Westin at The Woodlands, The Woodlands Waterway Marriott Hotel & Convention Center
- Valet, garage, and street level parallel parking available

LOCATION FEATURES

- Rare opportunity in The Woodlands Town Center and Waterway Square
- Retail/Restaurant Co-tenancy includes Ferrari of Houston, Starbucks, Crush Wine Lounge, Morton's Grille, Grimaldi's, Bar Louie, Cyclone Anaya's, Blend Bar Cigar, Vander Dys Fine Jewelry
- Minutes from I-45, just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport
- Intersection provides access to the main entrance of The Woodlands Mall
- Adjacent to the Anadarko Campus - one of Montgomery County's largest employers

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Howard Hughes

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Waterway Square

The Westin at The Woodlands

The Woodlands Mall



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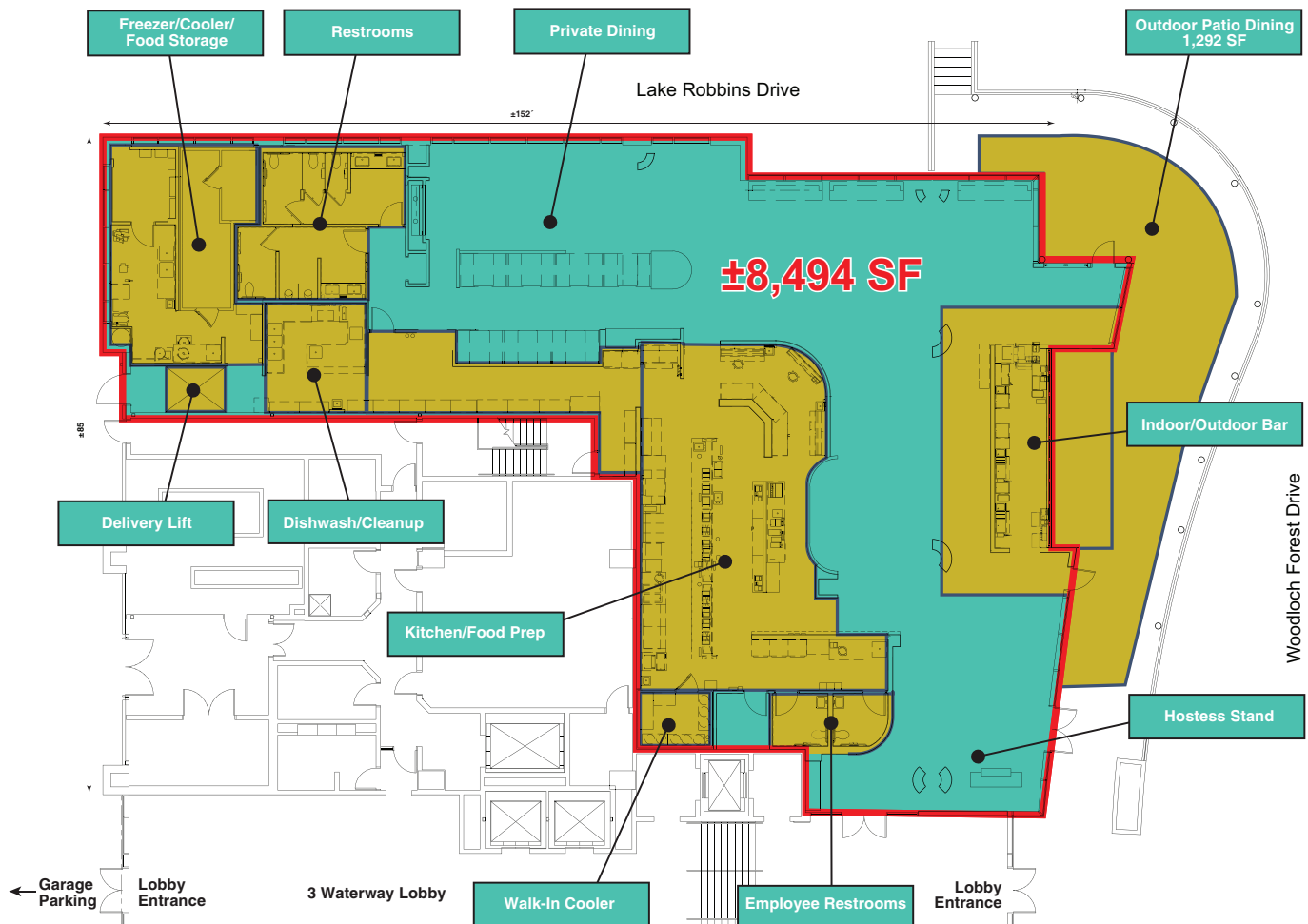
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View from North



3 Waterway Square Parking Garage



Anadarko Campus

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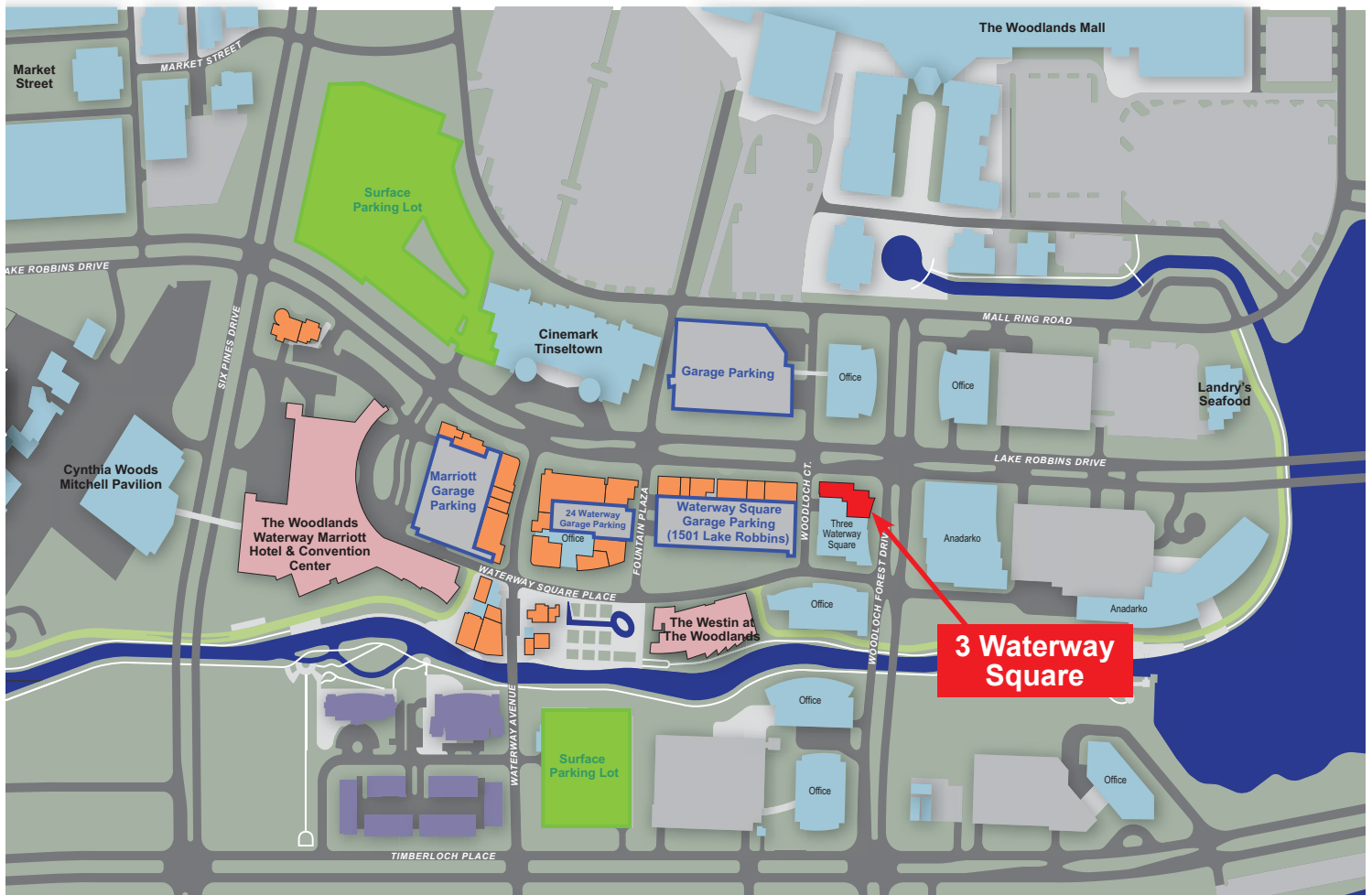
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WATERWAY SQUARE

- RETAIL
- HOTELS
- RESIDENTIAL
- PARKING GARAGE
- SURFACE LOT PARKING

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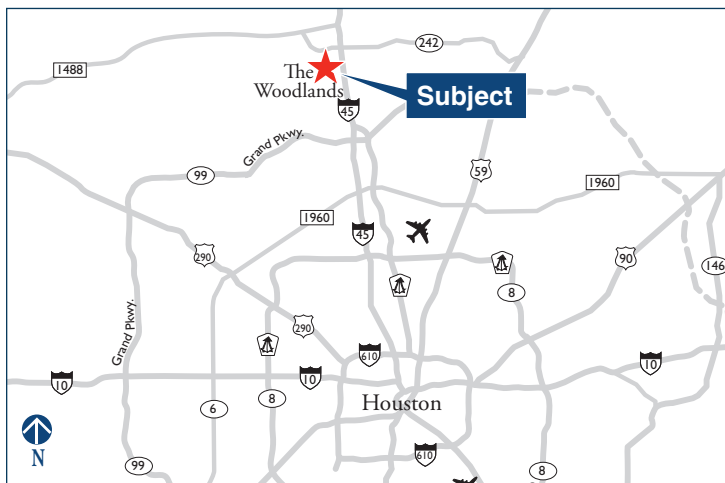
AREA DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2019	6,727	62,398	157,544
2024 Projected	7,670	70,620	178,342
NUMBER OF HOUSEHOLDS			
2019	3,190	25,960	59,826
2024 Projected	3,639	29,377	67,673
MEDIAN AGE			
2019	48	39	38
2024 Projected	48	41	39
AVERAGE HH INCOME			
2019	\$140,673	\$117,466	\$124,385
2024 Projected	\$144,033	\$119,744	\$126,519
MEDIAN HH INCOME			
2019	\$107,538	\$86,210	\$96,674
2024 Projected	\$111,609	\$88,076	\$98,717
% INCOME OVER \$75K			
2019	64.1%	56.0%	62.1%
2024 Projected	65.0%	57.1%	63.1%
% INCOME OVER \$100K			
2019	53.1%	42.5%	48.1%
2024 Projected	54.8%	43.7%	49.3%

Source: Metrostudy / Neustar, Inc. - 4.08.19

TRAFFIC COUNT: 8,927 vehicles per day

Source: TxDOT



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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.

- 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

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MEDICAL

- 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

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DINING/HOSPITALITY

BUSINESS

<p>23.5 million sq ft of office, research, institutional and industrial space</p> <ul style="list-style-type: none"> ■ Convenient access to Houston's Bush Intercontinental Airport ■ Pedestrian-friendly commercial and retail space 	<p>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</p>
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EDUCATION

<p>23 area, highly acclaimed public schools</p> <ul style="list-style-type: none"> ■ Conroe, Tomball and Magnolia Independent School Districts ■ Lone Star College-Montgomery, part of the Lone Star College System 	<p>10 private schools</p>	<p>13,000+ students enrolled in college courses</p>
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RECREATION

<p>7,665 acres of green space</p>	<p>200 acres Lake Woodlands</p>	<p>220 miles of hike and bike trails</p>
<ul style="list-style-type: none"> ■ 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 		
<p>148 neighborhood parks</p>	<p>74 outdoor tennis courts</p>	<p>2 YMCA facilities</p>
<p>42 religious congregations</p>		

6/2020

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