

The Woodlands® CREEKSIDE PARK WEST

SHOPPING | DINING | ENTERTAINMENT

Howard Hughes



Growing

7.3M

Residents
(Houston MSA)¹

#2

Fastest growing
MSA in the U.S.²

4th

Largest metro area
in the country¹

18.2%

Growth rate
between 2010
and 2018¹

26th

Largest economy
in the world, if an
independent nation¹

Ambitious

#3

U.S. City
percentage jobs
gained '22-'23³

#4

Metro new and
expanded corporate
facilities⁴

26

Fortune 500
companies call
Houston home
(3rd Largest)³

760+

Company expansions
and relocation
projects in last two
years²

TOP 10

City for attracting
millennials

Diverse Economy

#1

Medical SF in
the world with
50M SF⁵

#1

Largest Gulf Coast
container port
& largest export
market in U.S.²

44/113

44 out of 113
publicly traded oil
and gas companies
in Houston²

1,700+

Houston companies
foreign-owned
with 1 in 4 residents
foreign born²

500+

More than 500
aviation and
aerospace related
companies²

9,100

Houston is home to
9,290 tech-related firms,
including more than 1,000
venture-backed startups.



Trade Area

TRADE AREA ANALYSIS

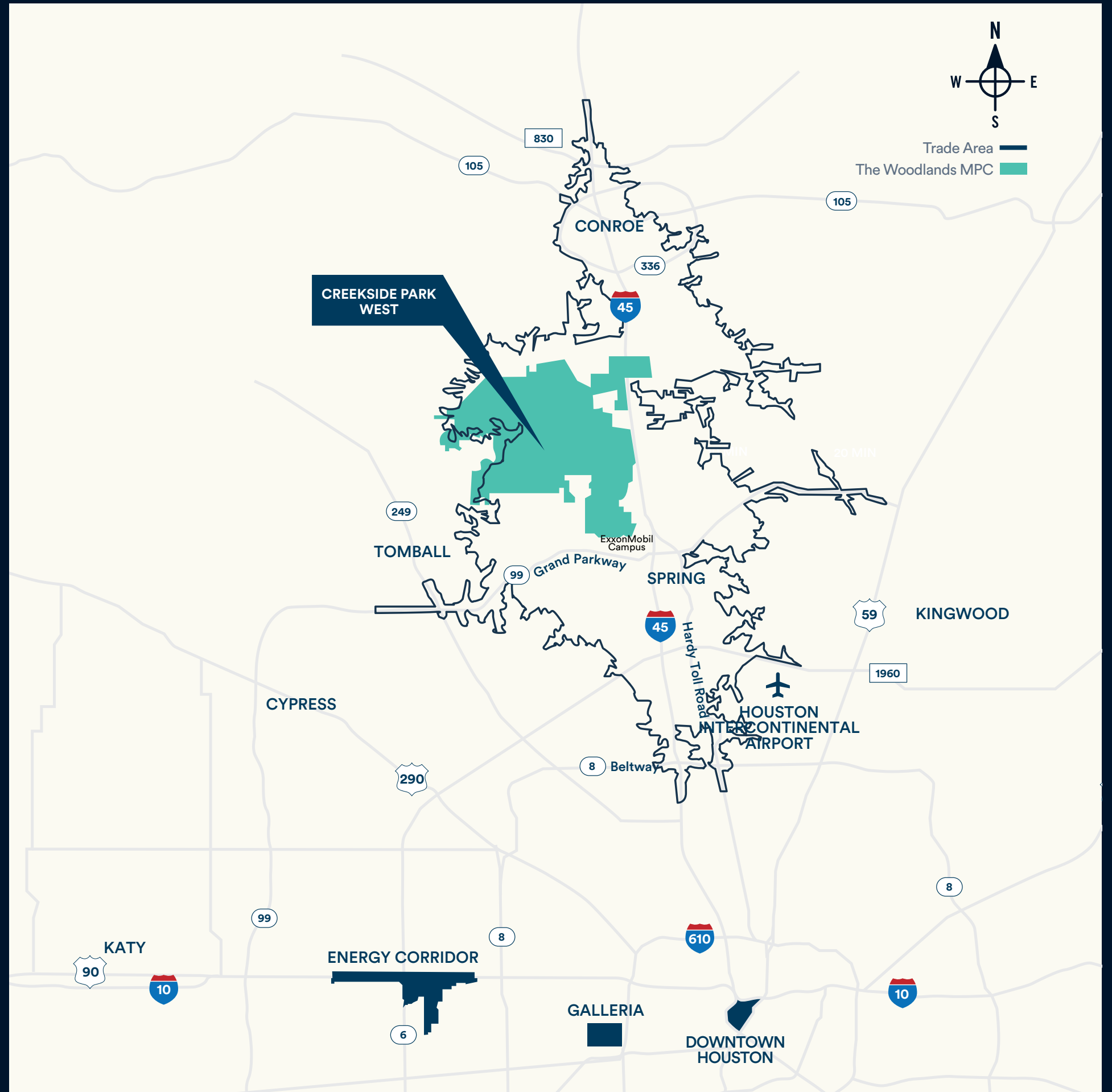
Population:	566,486
Avg Household Income:	\$142,771
Daytime Population:	510,076
% with Bachelors Degree or Greater:	48.6%
% of Households earning greater than \$75k:	64%

COMPARATIVE TRADE AREA ANALYSIS

	Avg. HH Income	HHs w/ \$100k+ Income	Per HH Retail Spend*
The Woodlands	\$142,771	51.1%	\$18,197
Sugar Land Town Center	\$99,750	33.3%	\$12,872
Heights Mercantile	\$106,641	30.7%	\$13,880
Inwood Village (Dallas)	\$112,512	34.4%	\$14,634
The Domain (Austin)	\$126,970	44.1%	\$16,477
CityCentre	\$111,757	33.6%	\$14,452
Galleria (Houston)	\$106,307	31.0%	\$13,818

*includes Apparel, Entertainment, Restaurant, Household Furnishings & Personal Care

Source: 2024 Esri



The Woodlands, an Award-Winning Master Planned Community

THE WOODLANDS AT CURRENT

120,000+

RESIDENTS

71,500+

EMPLOYEES

2,668+

EMPLOYERS

\$29.8B

TAX VALUES

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%)

Nature is our Hallmark

28,500 ACRES OF WORLD-LEADING ECOLOGICAL LANDSCAPE DESIGN

7,790

ACRES OF OPEN GREEN SPACE

200

ACRES OF LAKE WOODLANDS

220

MILES OF CONNECTED HIKE AND BIKE TRAILS

151

NEIGHBORHOOD PARKS

SOURCE: Claritas

The Village of Creekside Park

THE WOODLANDS, TX

16,137

RESIDENTS

5,387

HOUSEHOLDS

652

MULTIFAMILY UNITS



Economic Diversity in The Woodlands

A THRIVING ECONOMY



10.6M SF of retail space



36.3M SF of office, hospitality, research, institutional and technical space



Several Fortune 500 corporate headquarters with a major presence



\$9.6M hotel occupancy tax revenue (2023)



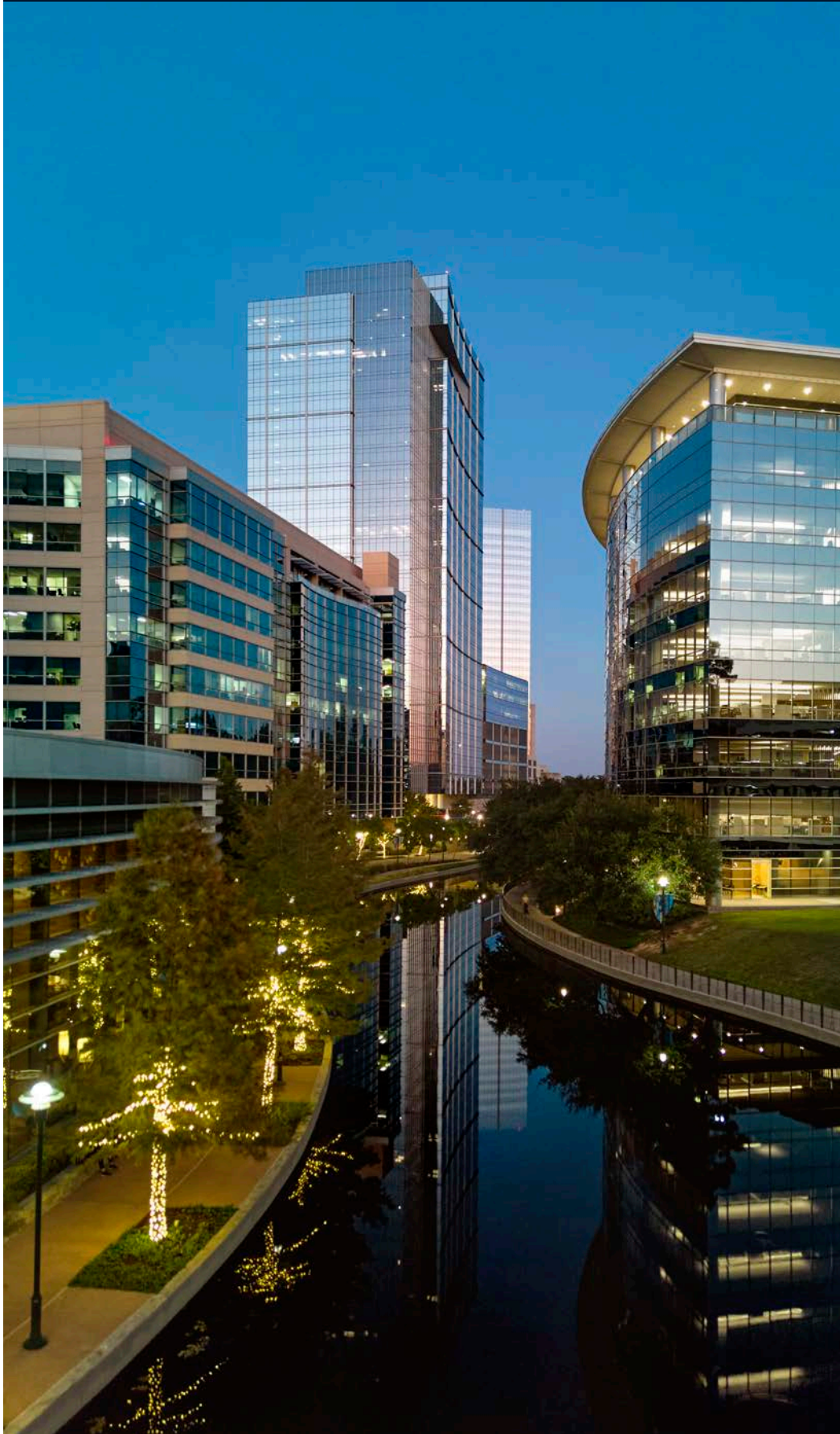
A renowned medical hub that is home to five of the top medical providers, not only in the Houston area, but internationally as well



Robust workforce and workforce development programs, including college bachelor's and master's degrees

MAJOR EMPLOYERS BY SECTORS*

31.3%	18.8%	11.3%	8.8%	7.6%	7.3%	5.0%	3.7%	2.3%	2.1%	1.8%
Healthcare	Education	Professional & Business Services	Energy	Chemical	Transportation, Warehousing & Utilities	Hospitality & Entertainment	Financial Services	Public Agencies	Manufacturing	Other



*Source: The Woodlands Area Economic Development Partnership

The Woodlands® is...

#1

BEST COMMUNITY
TO LIVE IN
AMERICA

#1

PLACE TO RAISE A
FAMILY IN TEXAS

#2

PLACE TO RAISE A
FAMILY IN AMERICA

Aerial

RESIDENTIAL

MULTIFAMILY RESIDENCES

RESIDENTIAL

RESIDENTIAL

DAYCARE

Creekside Park West



MEDICAL

SHOPPING, DINING & ENTERTAINMENT

FUTURE MEDICAL

RESIDENTIAL

SCHOOL

NEW HARMONY DR.

DAYCARE

MULTIFAMILY RESIDENCES

CREEKSIDE GREEN DR.

CREEKSIDE GREEN DR.

SCHOOL

RESIDENTIAL

KUYKENDAHL

SCHOOL



**EXPERIENCE THE
NATURE OF MODERN LIFE**

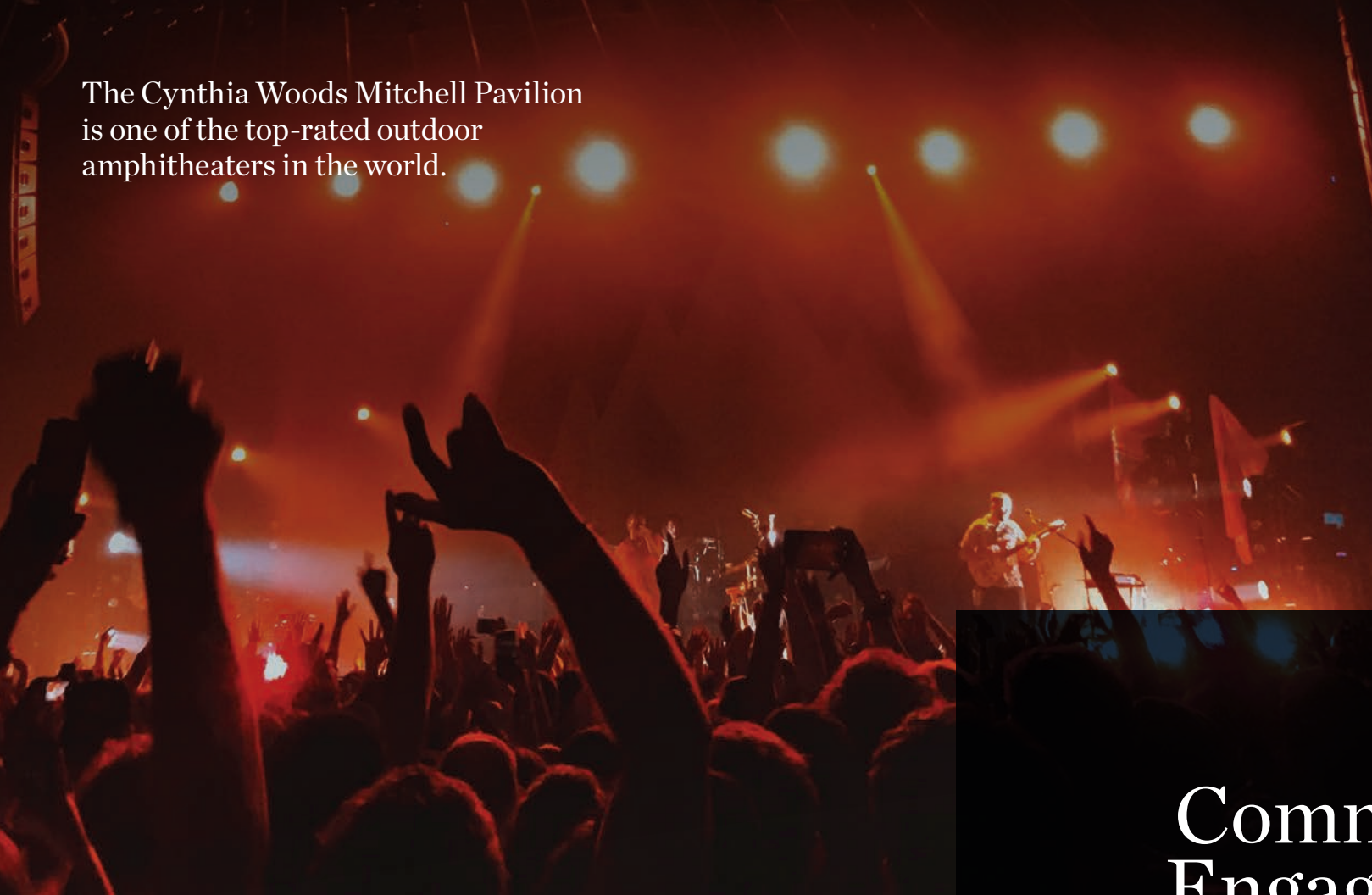
At the heart of Creekside Park Village is a thriving, walkable retail epicenter with shopping, dining, entertainment, medical office and multifamily residences.



Retail Mix



The Cynthia Woods Mitchell Pavilion is one of the top-rated outdoor amphitheaters in the world.



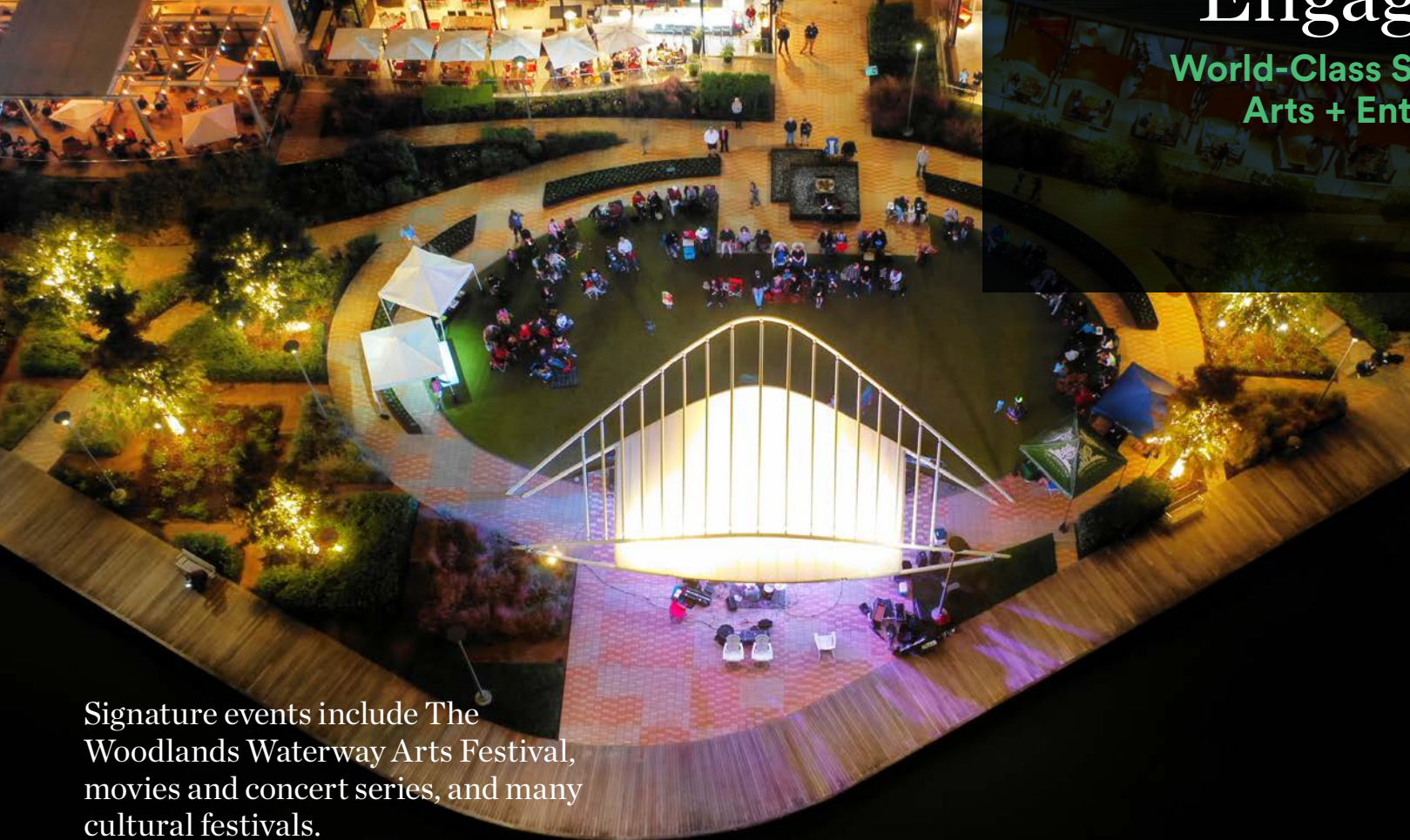
90+ outdoor sculptures and public art pieces are located throughout The Woodlands.



Community Engagement

World-Class Sporting Events,
Arts + Entertainment

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



Signature events include The Woodlands Waterway Arts Festival, movies and concert series, and many cultural festivals.



National sporting events include the Chevron LPGA Championship, PGA TOUR'S Champions Tour Insuperity Invitational, IRONMAN Texas North American Championship, The Woodlands Marathon and The Woodlands Triathlon.



Retail Destination
\$72.2 Million Sales Tax Revenue (2023)



H O W A R D
H U G H E S
**STRENGTH IN
NUMBERS**

2023

\$1.0B

2023 CONSOLIDATED REVENUE

\$632M
CASH
ON HAND

\$3.1B

CUMULATIVE
CONDO SALES
AT WARD VILLAGE (HONOLULU)

\$9.6B TOTAL
ASSETS

9.4 MSF
OFFICE AND RETAIL PORTFOLIO

5.9K
MULTIFAMILY UNITS

\$341M
MPC EBT

EARNED OPERATING
ASSETS NOI 2023 → **\$244M**

474%
INCREASE

FROM 2010

CREEKSIDE PARK WEST

MARISSA MOREAU

The Howard Hughes Corporation

281.719.6134

marissa.moreau@howardhughes.com

JACOB WEERSING

Capital Retail Properties

281.616.5938

jweersing@capitalretailproperties.com

TheWoodlands.com

03/2024