

GROGAN'S MILL

The Woodlands' Original Village Center



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)⁵

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.



The Woodlands, an Award-Winning Master Planned Community

THE WOODLANDS AT CURRENT

123,000+

RESIDENTS

71,500

EMPLOYEES

2,668

EMPLOYERS

\$27.9B

TAX VALUES

DEMOGRAPHICS OF THE WOODLANDS

\$194,095

AVERAGE HHI
(Houston MSA: \$109,618)

\$130,011

MEDIAN HHI
(Houston MSA: \$74,223)

\$461,227

MEDIAN OWNER-OCCUPIED
HOUSING VALUE
(Houston MSA: \$267,962)

39.6

MEDIAN RESIDENT AGE
(Houston MSA: 35.7)

61.3%

BACHELOR'S DEGREE
OR HIGHER
(Houston MSA: 32.9%)

40.5%

HOUSEHOLDS WITH
CHILDREN
(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

THE BEST OF NATURE AND RECREATION

- 3 membership golf and country clubs and 7 championship golf courses
- Two boathouses for rowing, kayaking and paddleboarding
- 14 community pools and five spraygrounds
- 74 outdoor tennis & pickleball courts
- Over 90 sculptures and outdoor art

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)



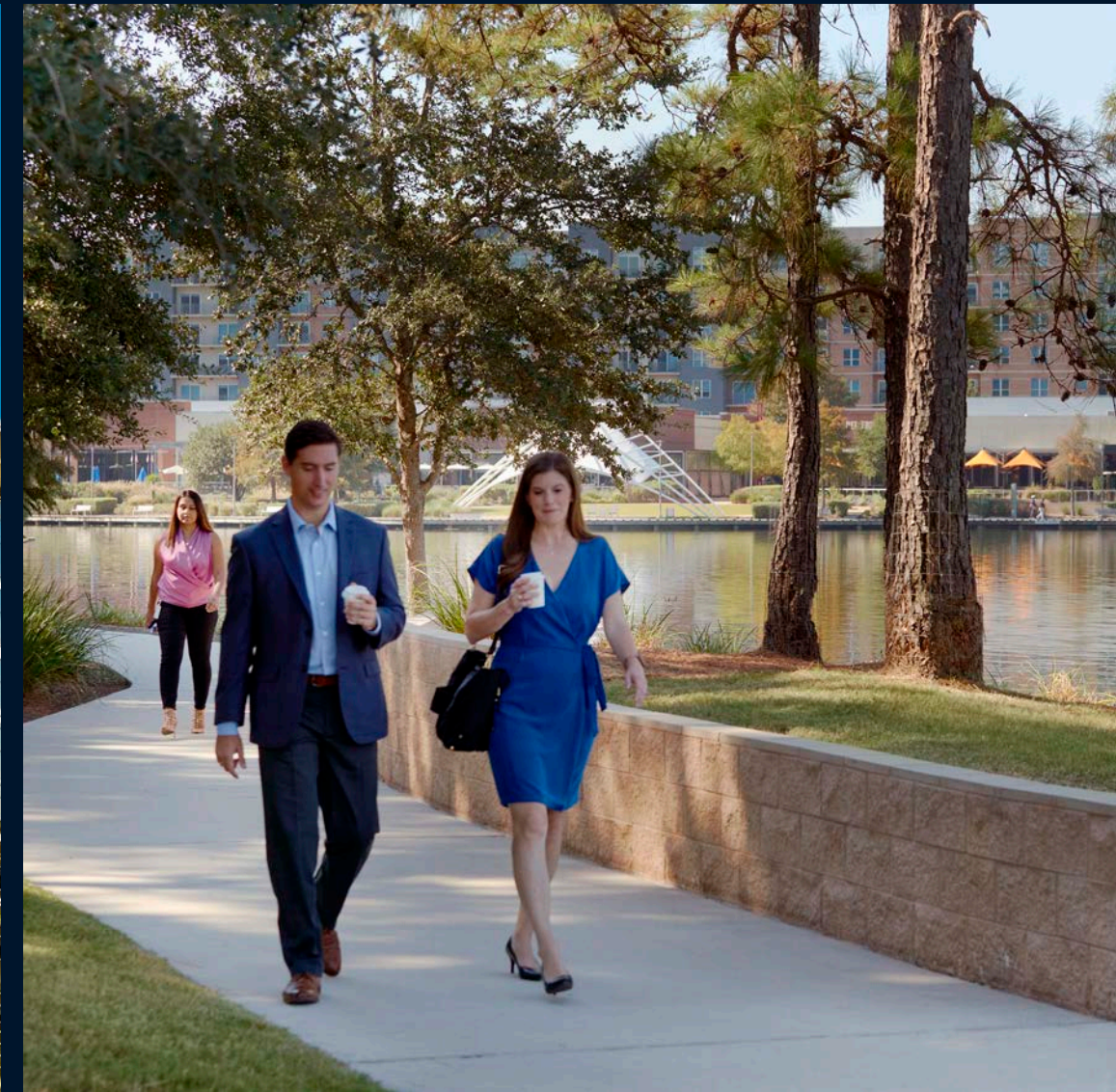
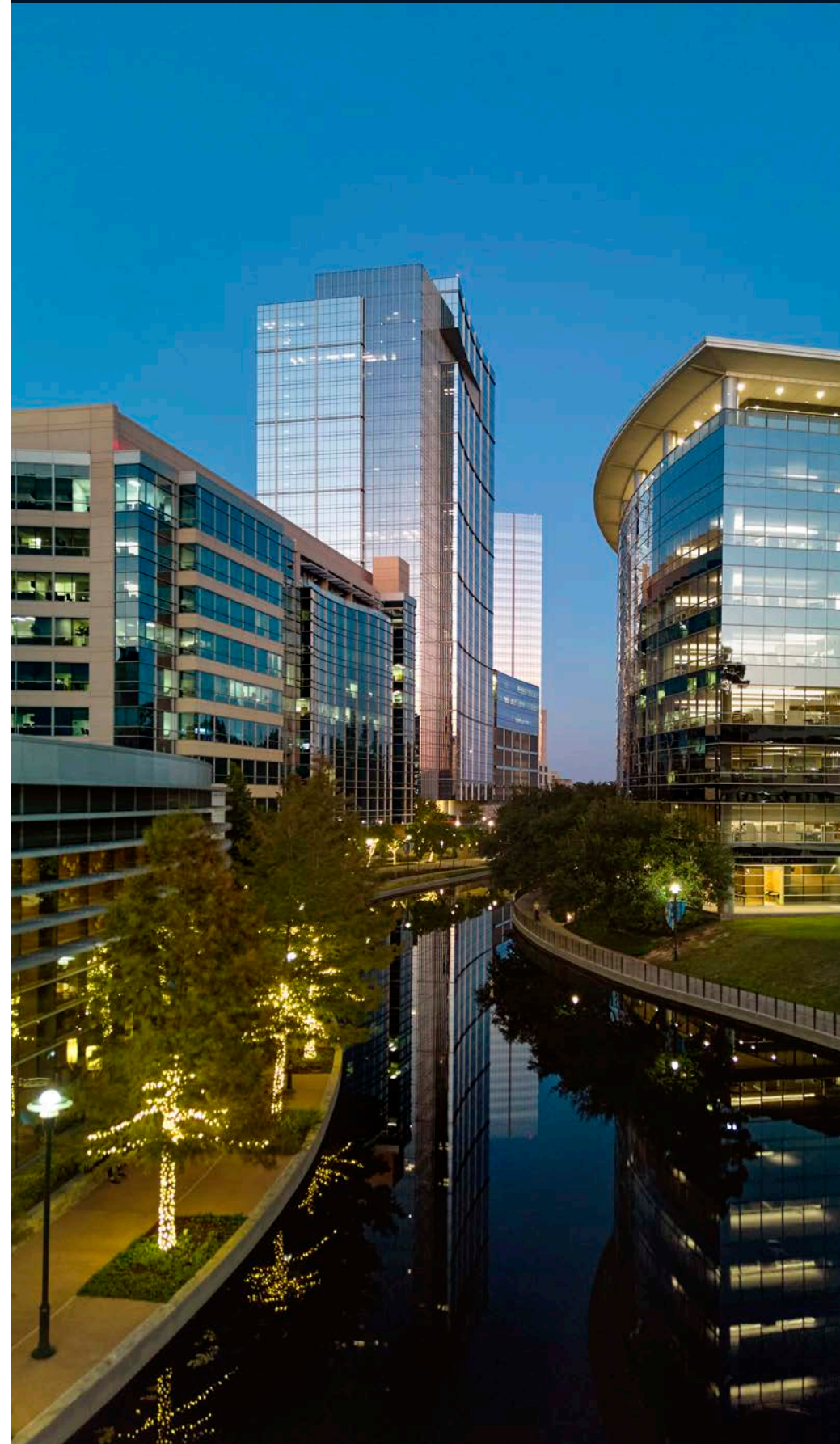
A renowned medical hub that is home to five of the top medical providers, not only in the Houston area, but internationally as well



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

Trade Area

TRADE AREA ANALYSIS

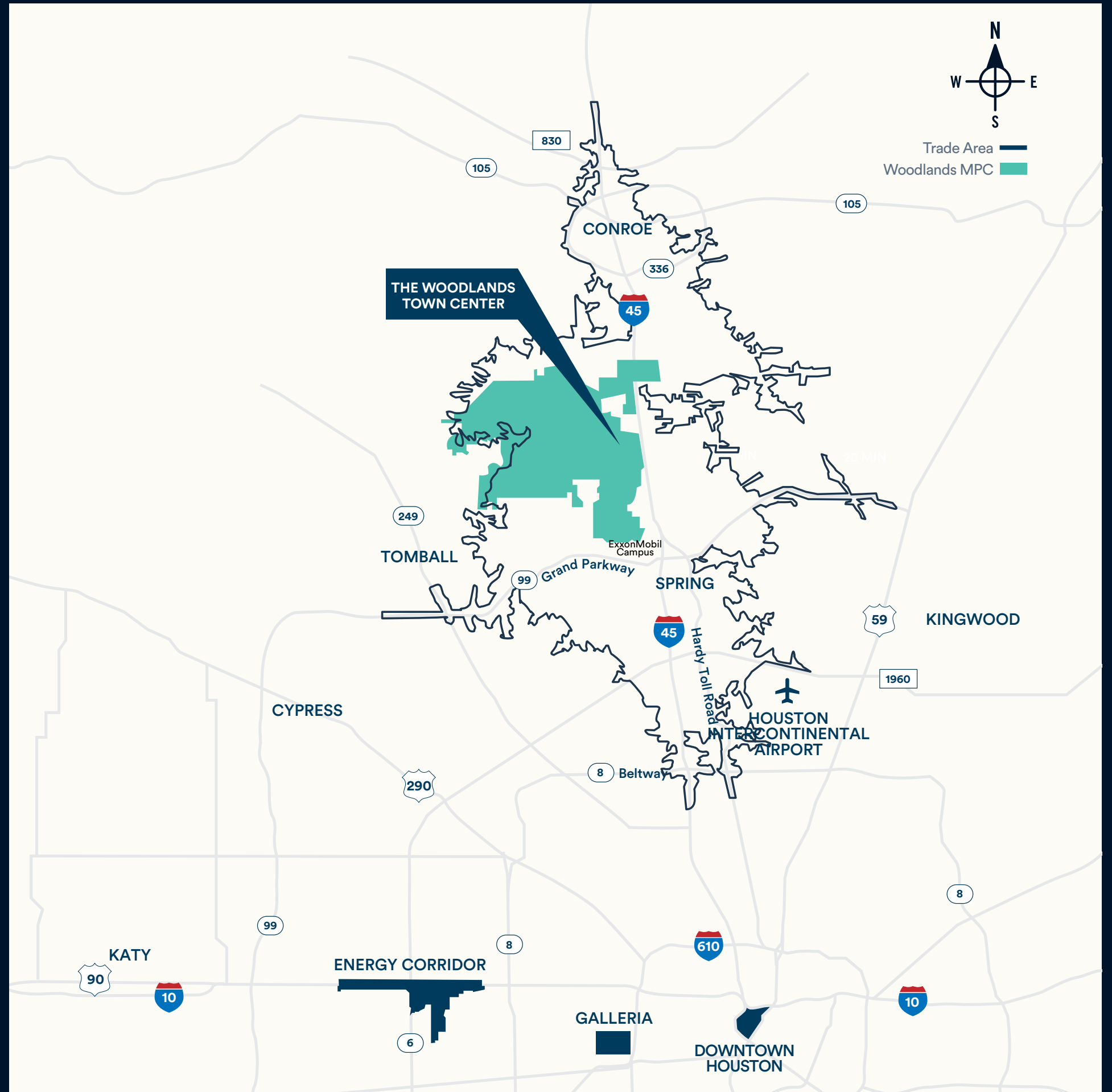
Population:	566,486
Avg Household Income:	\$142,771
Daytime Population:	510,076
% with Bachelors Degree or Greater:	48.6%
% of Households earning greater than \$75k:	64%

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® is...



#1

BEST COMMUNITY
TO LIVE IN
AMERICA

#1

PLACE TO RAISE A
FAMILY IN TEXAS

#2

PLACE TO RAISE A
FAMILY IN AMERICA

The Cynthia Woods Mitchell Pavilion is the No. 1 ranked outdoor amphitheater in the world for tickets sold.



80+ art pieces are located throughout The Woodlands.



Community Engagement

World-Class Sporting Events,
Arts + Entertainment



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



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



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



GROGAN'S MILL VILLAGE CENTER



Revitalization is underway at Grogan's Mill Village Center in The Woodlands. The re-envisioned lifestyle destination will feature a new state-of-the-art Montgomery County Library and Community Center surrounded by a notable selection of shops, restaurants and lifestyle services. Grogan's Mill Village Center is ideally located, situated only two miles from Interstate 45 and adjacent to The Woodlands Town Center.

NEXT TO THE WOODLANDS URBAN CORE





MEET YOUR NEIGHBOR

- Travel + Leisure World's Best Awards, 2022
- \$26 Million Renovation, 2023
- 80,000 SF Meeting & Event Space
- Two Championship Golf Courses
- Aquatic Complex with Water Park & Lazy River



MERCHANDISING PLAN





THE WOODLANDS RESORT
400 rooms

Office



GROGAN'S MILL RD.

BUCKTHORNE PLACE

BUCKTHORNE PLACE



PHAT EATERY

Opening 2024

S. MILLBEND DR.

Lake Harrison

Retail Bldg. 3

Farmers Market

SADDLELEAF PLACE

Guidepost Montessori at The Woodlands

Library

Community Center

SWITCHBUD PLACE

Retail Bldg. 2

Retail Bldg. 1

WINTERBERRY PLACE

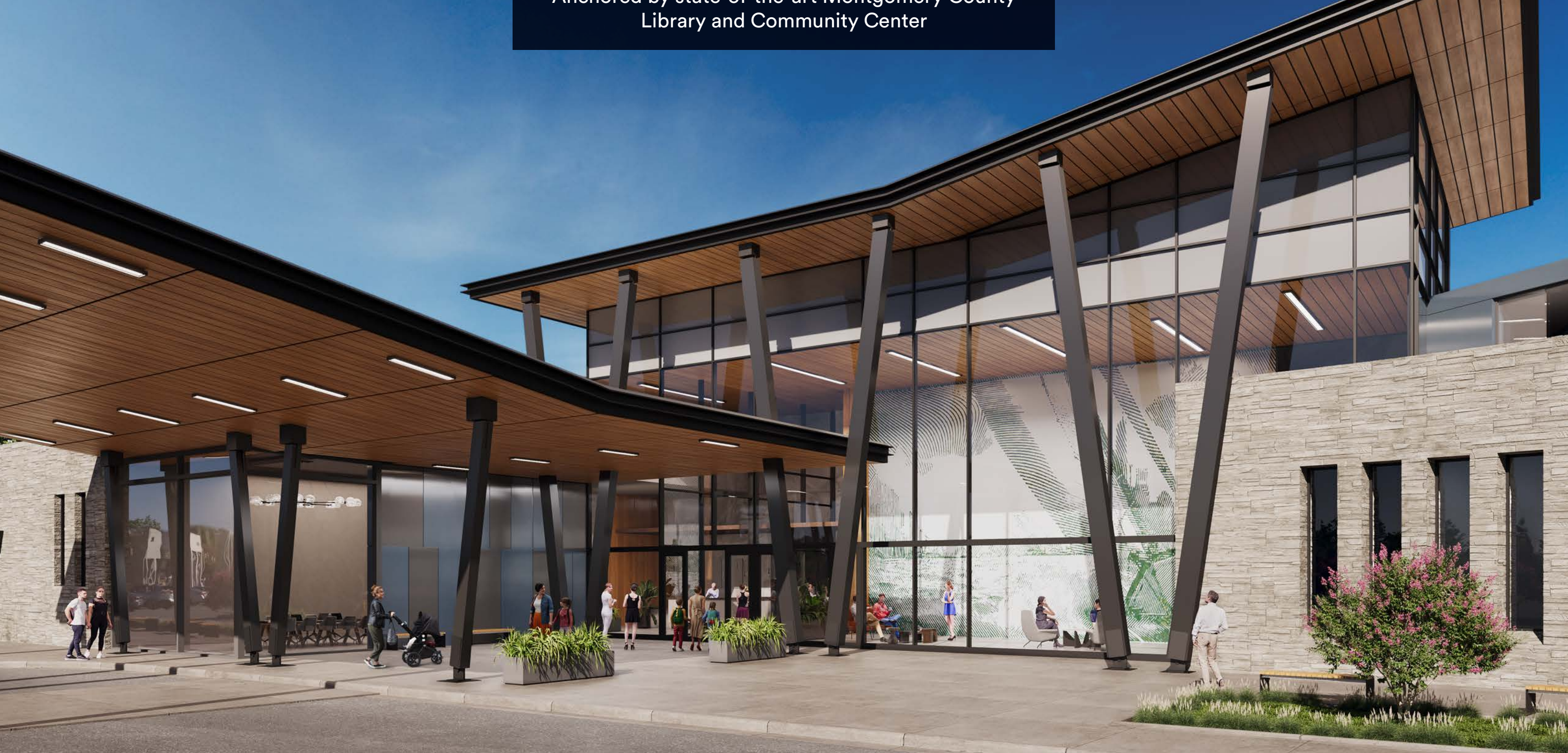


The WOODLANDS LODGE
300 units

trailpoint
at The Woodlands
APARTMENT HOMES
271 units



Anchored by state-of-the-art Montgomery County Library and Community Center





RETAIL

RETAIL

RETAIL

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BANK

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RETAIL



Community
Center

Montgomery County
Public Library

BOOK
GROUP

GROGAN'S MILL
**VILLAGE
CENTER**
THE WOODLANDS, TEXAS

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