

An aerial photograph of a large commercial shopping center, Woodshore Marketplace, featuring a long, low-profile brick building with a flat roof and a large parking lot filled with cars. The surrounding area includes residential houses and greenery. A large black circle with a white border is overlaid on the top left corner, containing the text 'WOODSHORE MARKETPLACE'.

WOODSHORE  
MARKETPLACE

INLINE SPACE  
RESTAURANT SPACE  
AVAILABLE

SEC OYSTER CREEK DR & DIXIE DR  
CLUTE, TX 77531

weitzman®

# GROW WITH THE LAKE JACKSON-CLUTE AREA YOUR NEW DESTINATION **BEGINS HERE**

The Lake Jackson–Clute area in Brazoria County, Texas, is a dynamic and growing market that blends industrial strength with residential appeal. Lake Jackson, originally established in the 1940s as a planned community for Dow Chemical employees, has evolved into a regional hub for petrochemical, manufacturing, and financial services. Major employers include The Dow Chemical Company, BASF Corporation, and Texas Dow Employees Credit Union (TDECU).

Residential development is thriving in both cities, with a focus on master-planned communities and modern housing options. Woodshore, a 205-acre mixed-use development spanning Clute and Lake Jackson, is the area's premier master-planned community, featuring approximately 350 single-family homes, lakes, trails, and adjacent retail at Woodshore Marketplace.



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SPACE  
**13,865 SF**

Available SF

AVAILABILITY

**INLINE AND RESTAURANT  
SPACE AVAILABLE**

Min Contiguous SF: 1,200  
Max Contiguous SF: 9,800  
Drive-thru end cap available

Strategically positioned at the intersection of Oyster Creek Drive and Dixie Drive in Clute, Texas, **Woodshore Marketplace** is the premier retail destination serving the fast-growing Lake Jackson–Clute area. Located just minutes from the Dow Chemical and BASF campuses—two of the region’s largest employers—Woodshore Marketplace sits at the center of Brazoria County’s economic and residential growth.

This vibrant commercial hub benefits from high visibility and strong traffic counts, drawing shoppers from Lake Jackson, Clute, Richwood, and the surrounding communities.

MAJOR ANCHOR

**123K SF**

## CURRENT TENANTS



Serenity Reflexology



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# LOCATION

## WOODSHORE MARKETPLACE

SEC OYSTER CREEK DR & DIXIE DR, CLUTE, TX 77531

- Kroger Marketplace-anchored retail center
- 9,800 sf second-gen retail space available
- Drive-thru end cap available
- Strategically located within minutes of Brazosport College, Brazosport High School, the Texas Gulf Coast Regional Airport, and State Highway 288

### TRAFFIC COUNTS

Dixie Drive

**15,750 VPD**

Oyster Creek

**13,352 VPD**

Source: 2024, ESRI

### MAJOR AREA EMPLOYERS (2024)



3,182 Employees



2,000 Employees



896 Employees



1,000 Employees



1,000 Employees



250 Employees

The original  
Buc-ee's location,  
founded in 1982.



1,500 Employees



1,475 Employees

# 1 MILE AERIAL

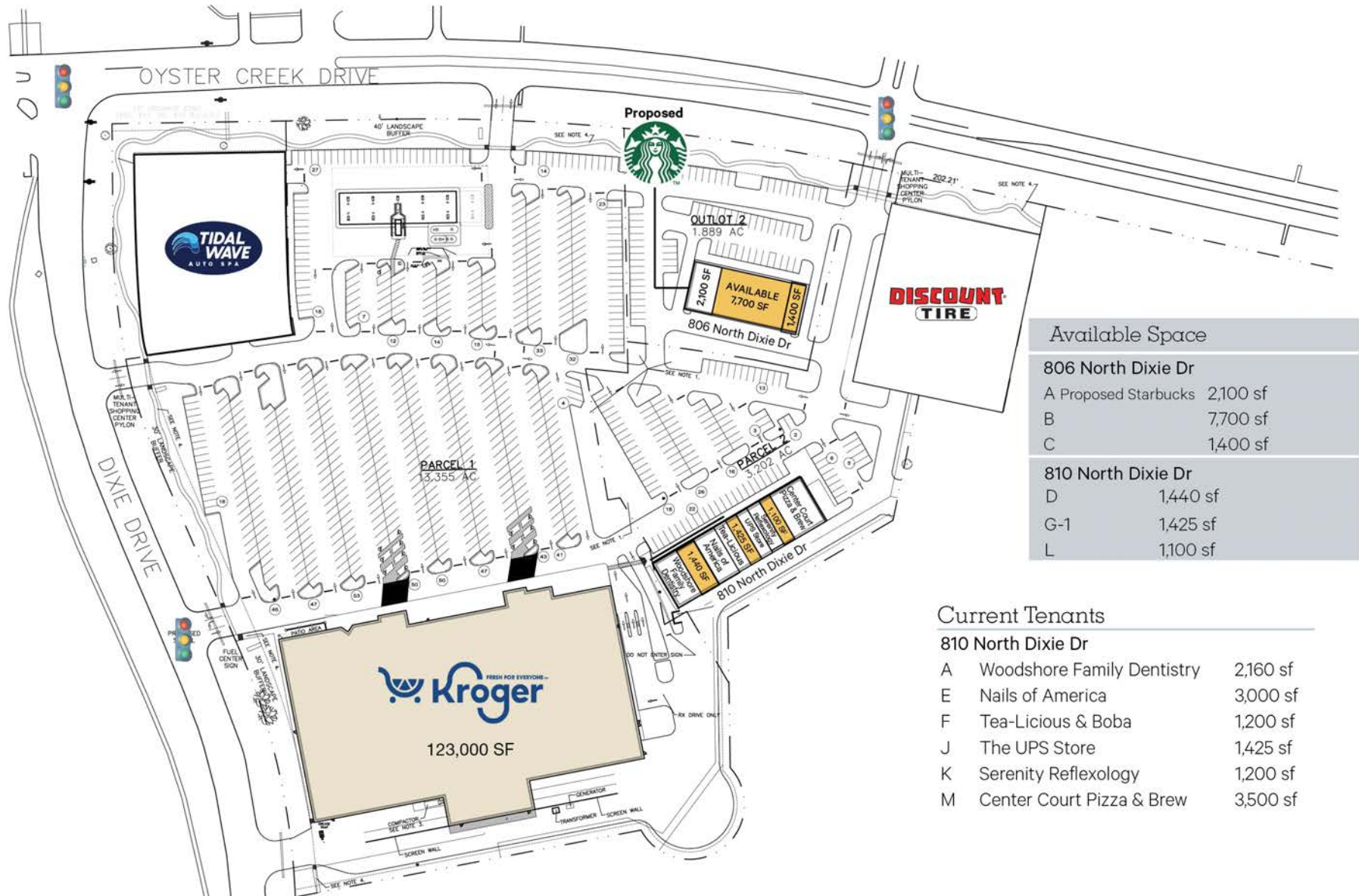
**WOODSHORE MARKETPLACE**  
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# SITE PLAN

**WOODSHORE MARKETPLACE**  
SEC OYSTER CREEK DR & DIXIE DR, CLUTE, TX 77531



Available Space	
<b>806 North Dixie Dr</b>	
A Proposed Starbucks	2,100 sf
B	7,700 sf
C	1,400 sf
<b>810 North Dixie Dr</b>	
D	1,440 sf
G-1	1,425 sf
L	1,100 sf

Current Tenants		
<b>810 North Dixie Dr</b>		
A	Woodshore Family Dentistry	2,160 sf
E	Nails of America	3,000 sf
F	Tea-Licious & Boba	1,200 sf
J	The UPS Store	1,425 sf
K	Serenity Reflexology	1,200 sf
M	Center Court Pizza & Brew	3,500 sf

# CLUTE, TEXAS A CITY ON THE RISE

- The city's economy has been bolstered by the presence of major industries like Dow Chemical and construction companies.
- Brazoria County boasts a population of almost 350,000 and is experiencing more than four percent (4%) growth every five years.
- Clute has implemented a Livable Centers plan to enhance connectivity, diversity of housing options, and a sense of place, fostering economic development and job opportunities for their population of 10,893. (U.S. Census Bureau)
- Clute's future plans focus on becoming a more walkable, livable, and prosperous community. This includes initiatives like the Livable Centers study, which aims to create a sense of place, improve multi-modal access, and foster a mix of land uses. The city is also working on developing a recreational hub at Shanks Lake and redeveloping the former Central Auto Parts location.

## ECONOMY

**34.2%**

Projected future employment growth over the next decade.

## MEDIAN HH INCOME

**\$66,224**

2025

(U.S. Census Bureau)

## MEDIAN HOME VALUE

**\$251,100**

(U.S. Census Bureau)

## COMMUTE

Average commute time in Clute, Texas is **18.4 minutes** a shorter commute time than the normal US worker.

(Source: DataUSA)

## HOME DEVELOPMENT

Woodshore community, a new subdivision under construction, is in its Phase IV of development - expected to contain approximately **500 homes**.

(Source: City of Clute)

## HEALTHCARE

**74.6%** of Clute's population has health coverage.

(Source: U.S. Census Bureau)

# DEMOGRAPHICS

WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
<b>8,839</b> POPULATION	<b>43,701</b> POPULATION	<b>49,686</b> POPULATION
<b>6,336</b> DAYTIME POPULATION	<b>42,430</b> DAYTIME POPULATION	<b>54,899</b> DAYTIME POPULATION
<b>\$135,151</b> AVERAGE HH INCOME	<b>\$112,677</b> AVERAGE HH INCOME	<b>\$115,366</b> AVERAGE HH INCOME
<b>3,173</b> TOTAL HOUSEHOLDS	<b>16,605</b> TOTAL HOUSEHOLDS	<b>18,923</b> TOTAL HOUSEHOLDS

(Source: ESRI)

# PHOTOS

## WOODSHORE MARKETPLACE

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# WOODSHORE MARKETPLACE

## RETAIL LEASING:

**KYLE KNIGHT**

KKNIGHT@WEITZMANGROUP.COM  
713.781.7111

**DYLAN MALS BURY**

DMALS BURY@WEITZMANGROUP.COM  
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**EMILY HOOD**

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