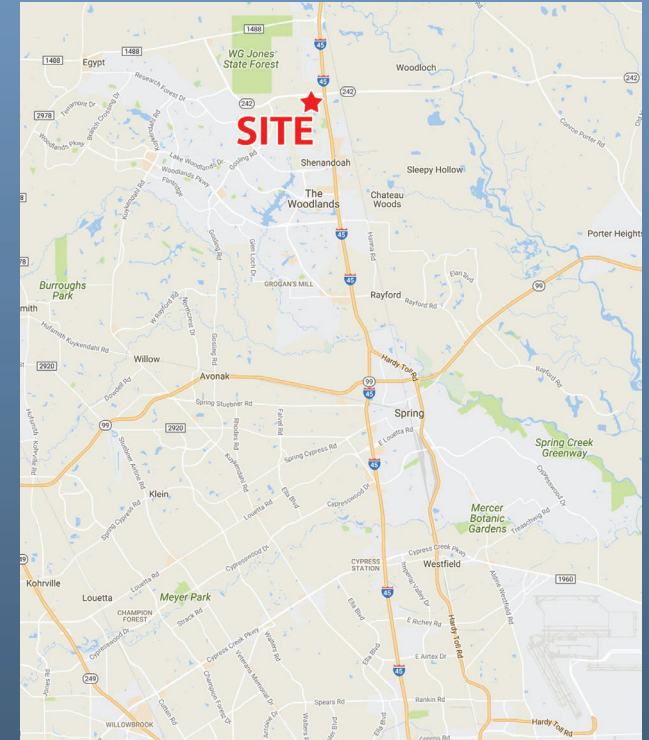


COLLEGE PARK PLAZA

3091 College Park Dr, The Woodlands, TX 77384



PROPERTY DATA

- 3091 College Park Dr (Hwy 242), The Woodlands, TX 77384
- 1,600 SF - 6,400 SF available
- 3,200 SF second generation restaurant potentially available
- Adjacent to Saint Lukes Hospital, Texas Children's Hospital, and area hospitals
- Close proximity to College Park High School, Lone Star College, and Sam Houston State University satellite campus

2025 DEMOGRAPHICS

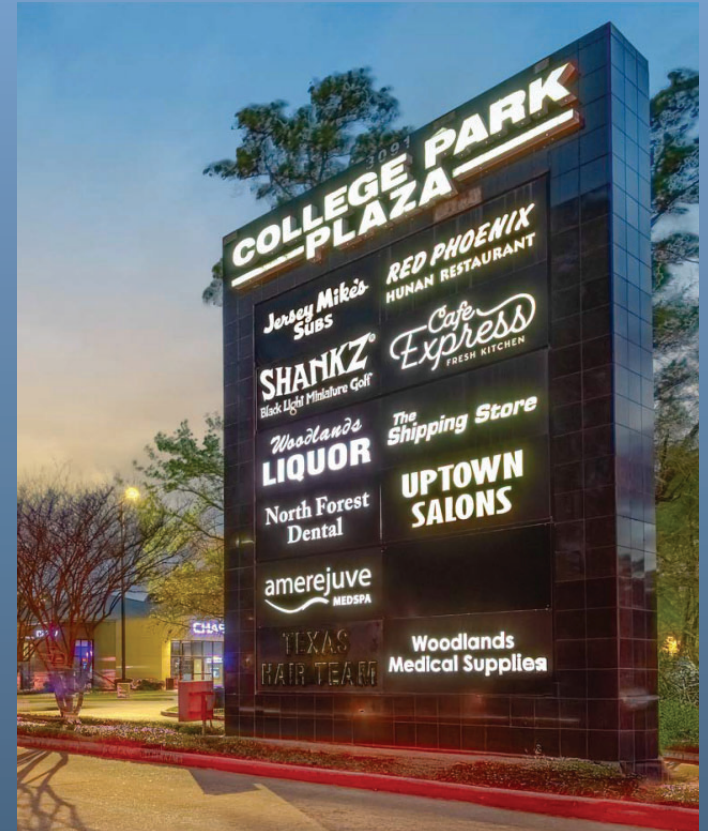
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,531	50,096	136,331
Avg HH Income	\$120,104	\$166,095	\$173,368
Daytime Pop	8,304	60,903	125,351
Traffic Count			
College Park Dr	52,570 cars per day		
St Lukes Way	7,146 cars per day		

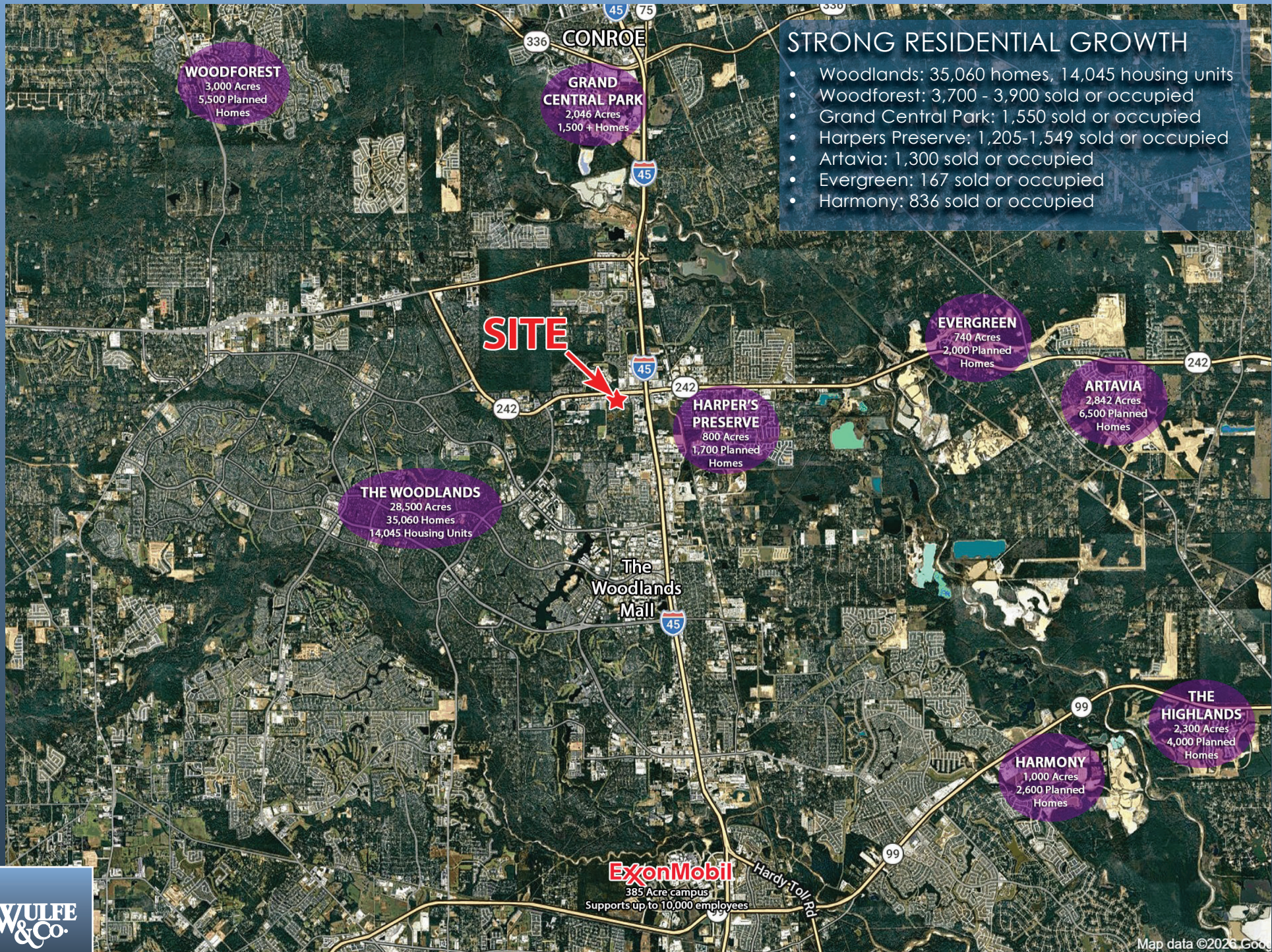
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STRONG RESIDENTIAL GROWTH

- Woodlands: 35,060 homes, 14,045 housing units
- Woodforest: 3,700 - 3,900 sold or occupied
- Grand Central Park: 1,550 sold or occupied
- Harpers Preserve: 1,205-1,549 sold or occupied
- Artavia: 1,300 sold or occupied
- Evergreen: 167 sold or occupied
- Harmony: 836 sold or occupied

WOODFOREST
3,000 Acres
5,500 Planned Homes

GRAND CENTRAL PARK
2,046 Acres
1,500+ Homes

SITE

EVERGREEN
740 Acres
2,000 Planned Homes

ARTAVIA
2,842 Acres
6,500 Planned Homes

HARPER'S PRESERVE
800 Acres
1,700 Planned Homes

THE WOODLANDS
28,500 Acres
35,060 Homes
14,045 Housing Units

The Woodlands Mall

THE HIGHLANDS
2,300 Acres
4,000 Planned Homes

HARMONY
1,000 Acres
2,600 Planned Homes

ExxonMobil
385 Acre campus
Supports up to 10,000 employees

Map data ©2026 Google



DAYTIME POPULATION

- 60,903 within 3 miles
- Total hospital employees: 8,000
- Woodlands medical employment is 32% of the workforce

Sam Houston State University
720+ Students

LONE STAR COLLEGE MONTGOMERY
9,000+ Students

52,570 cars per day

College Park Plaza

St. Luke's Health
The Woodlands Hospital
400,000 SF
272 Beds

HOUSTON Methodist
LEADING MEDICINE
725,000 SF
277 Beds

Texas Children's Hospital
587,000 SF
32 Beds
14 NICU

MEMORIAL HERMANN
351,000 SF
500 Beds
(I-45 near Lake Woodlands Dr)

179,930 cars per day



SURROUNDED BY
NATIONAL RETAILERS

College Park Dr (Hwy 242)

52,570 cars per day

Windsor Lakes Blvd

St Lukes Way

7,146 cars per day

College Park Plaza



bie Trail

SUITE	TENANT	SIZE (SF)
100	Uptown Salons	6,400
123	Insomnia Cookies	1,200
125	North Forest Family Dental	2,000
130	Gulf Coast Blood Center	6,400
150	Jersey Mike's	1,600
160	Available	2,400
170	Triple Pepper	4,000
180	Kung Fu Tea	1,600
185	Nona's Restaurante Italiano	3,200
190	Available	1,600
193	Mainstream Boutique	1,600
195	Available	1,600
200	Texas Army National Guard	1,600
210	D'Luxe Spa	1,600
220	Pizza Hut	1,600
230	Available	1,600
240	Available	1,600
245	Forest Café & Bakery	1,600
250	Crafty Mania	2,000
270	Shankz	8,742
272	Available	2,759
275	Amerejuve MedSpa	1,903
280	Woof Gang Bakery & Groom	2,000
300	Café Express	3,343
305	HealthQuest Infusion	1,692
310	Orthodontic Nations	2,500
340	PET Imaging	2,138



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.2049/-95.463

3091 College Park Dr Conroe, TX 77384	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,531	50,096	136,331
2030 Projected Population	3,750	54,866	151,508
2020 Census Population	3,203	46,143	126,935
2010 Census Population	3,319	33,481	101,728
Projected Annual Growth 2025 to 2030	1.2%	1.9%	2.2%
Historical Annual Growth 2010 to 2025	0.4%	3.3%	2.3%
2025 Median Age	46.9	38.8	39.4
Households			
2025 Estimated Households	1,771	19,929	53,812
2030 Projected Households	1,959	22,661	61,883
2020 Census Households	1,717	18,083	48,939
2010 Census Households	1,856	13,329	39,217
Projected Annual Growth 2025 to 2030	2.1%	2.7%	3.0%
Historical Annual Growth 2010 to 2025	-0.3%	3.3%	2.5%
Race and Ethnicity			
2025 Estimated White	65.9%	63.2%	66.0%
2025 Estimated Black or African American	8.9%	10.5%	8.3%
2025 Estimated Asian or Pacific Islander	9.6%	7.7%	7.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	15.2%	18.1%	18.1%
2025 Estimated Hispanic	20.8%	23.4%	23.4%
Income			
2025 Estimated Average Household Income	\$120,104	\$166,095	\$173,368
2025 Estimated Median Household Income	\$81,658	\$121,680	\$126,721
2025 Estimated Per Capita Income	\$60,463	\$66,132	\$68,480
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.6%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.8%	2.1%
2025 Estimated High School Graduate	13.0%	12.6%	14.6%
2025 Estimated Some College	18.3%	18.2%	18.8%
2025 Estimated Associates Degree Only	11.0%	9.4%	8.9%
2025 Estimated Bachelors Degree Only	31.4%	32.8%	31.8%
2025 Estimated Graduate Degree	21.8%	21.6%	21.5%
Business			
2025 Estimated Total Businesses	535	3,593	8,028
2025 Estimated Total Employees	6,690	46,980	86,012
2025 Estimated Employee Population per Business	12.5	13.1	10.7
2025 Estimated Residential Population per Business	6.6	13.9	17.0



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Devon Irby	478511	dirby@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date