

For Lease

3068 College Park Dr.
The Woodlands, TX 77384

PHONE
REPAIR

MEDICAL
SERVICES

REALTOR

DENTAL CLINIC

STARBUCKS
COFFEE

SEEKER
COMMERCIAL REAL ESTATE

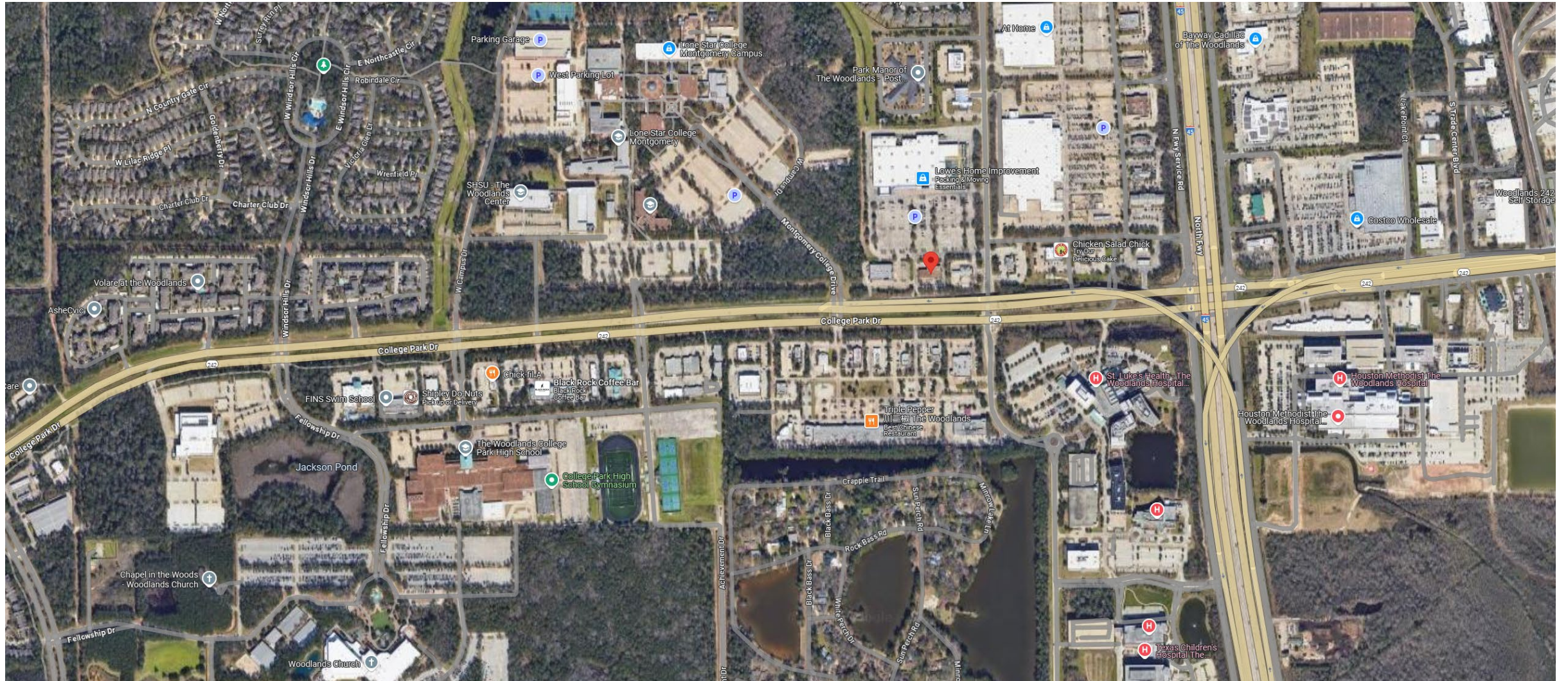
HIGHLIGHTS

- +/- 1600 to 3,500 SF for immediate delivery.
- Drive Thru opportunity.
- Professional, Medical, Retail Use
- Property is located less than .5 mile from I-45.
- Adjacent to the main medical corridor of The Woodlands. Methodist Hospital, CHI-St. Lukes, Texas Children's Hospital, MD Anderson Cancer Center.
- Next to Lone Star College of Montgomery and close to The Woodlands College Park High School.



*Picture is rendering image of the future of the center.

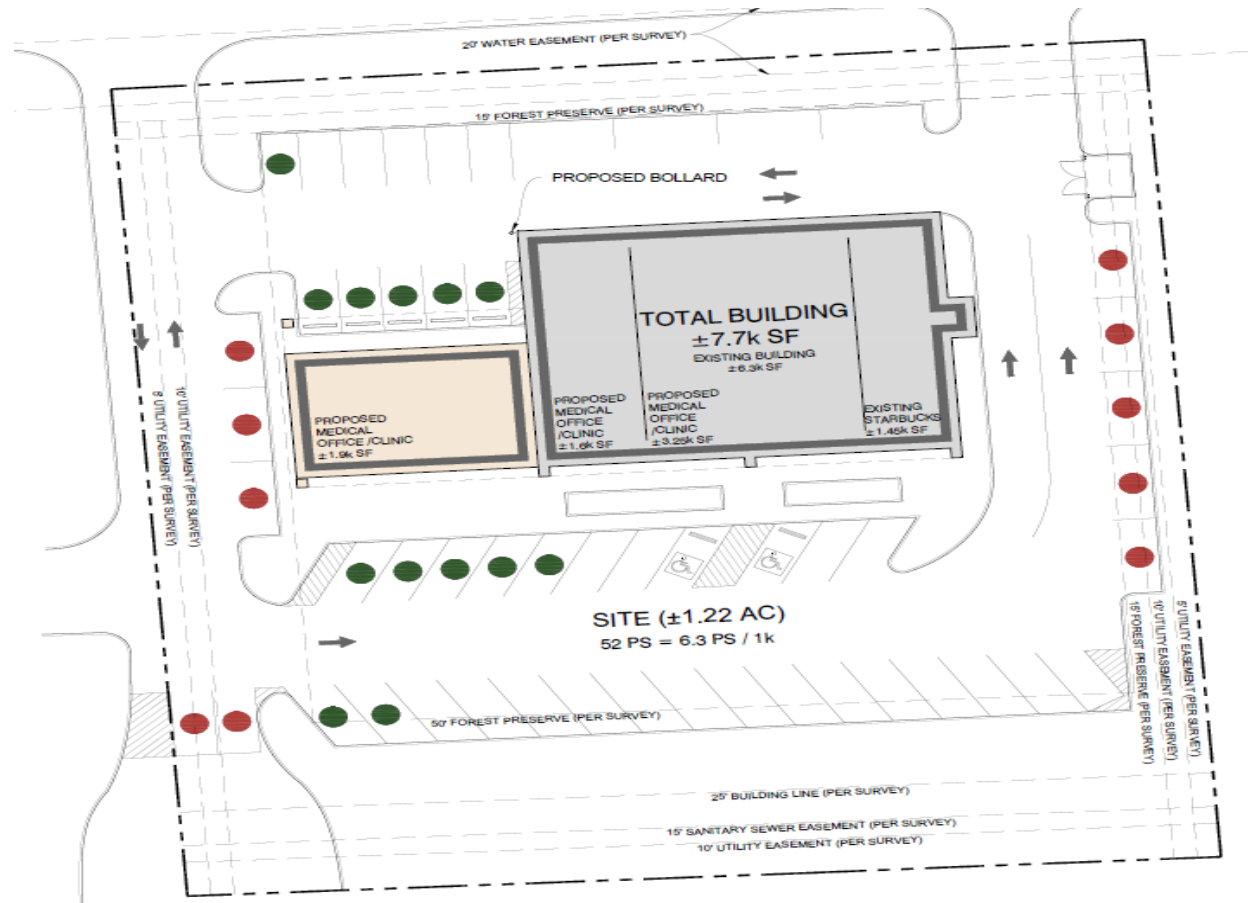
AERIAL VIEW



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Site Plan



DEMOGRAPHIC

Population	2 miles	5 miles	10 miles
2020 Population	22,346	121,969	439,708
2024 Population	25,497	133,639	483,636
2029 Population Projection	31,362	163,568	571,956
Annual Growth 2020-2024	3.5%	2.4%	2.5%
Annual Growth 2024-2029	4.6%	4.5%	3.7%
Median Age	39.3	41.2	37.1
Bachelor's Degree or Higher	43%	50%	42%
U.S. Armed Forces	0	95	702

Population By Race	2 miles	5 miles	10 miles
White	17,121	95,369	303,751
Black	2,038	7,738	41,752
American Indian/Alaskan Native	54	281	2,505
Asian	1,798	8,094	26,443
Hawaiian & Pacific Islander	31	148	641
Two or More Races	4,455	22,009	108,544
Hispanic Origin	5,083	24,792	127,355

Housing	2 miles	5 miles	10 miles
Median Home Value	\$329,427	\$348,261	\$309,164
Median Year Built	2008	1999	2005

Households	2 miles	5 miles	10 miles
2020 Households	9,102	47,121	155,737
2024 Households	10,443	52,217	171,607
2029 Household Projection	12,872	64,086	203,695
Annual Growth 2020-2024	3.8%	2.7%	2.9%
Annual Growth 2024-2029	4.7%	4.5%	3.7%
Owner Occupied Households	7,380	42,419	135,598
Renter Occupied Households	5,492	21,667	68,097
Avg Household Size	2.4	2.5	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$363.8M	\$2B	\$6.4B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$120,789	\$136,877	\$127,220
Median Household Income	\$90,221	\$104,359	\$98,230
< \$25,000	1,438	5,686	20,051
\$25,000 - 50,000	1,359	6,182	23,084
\$50,000 - 75,000	1,572	6,996	23,025
\$75,000 - 100,000	1,401	6,416	21,140
\$100,000 - 125,000	767	4,754	18,625
\$125,000 - 150,000	762	4,201	14,226
\$150,000 - 200,000	1,456	6,297	19,170
\$200,000+	1,689	11,686	32,287

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