

# CREEKSIDE PARK MEDICAL PLAZA PHASE II

The Woodlands®

Howard Hughes

# The Woodlands, an Award-Winning Master Planned Community

## THE WOODLANDS AT CURRENT

**123,000+**

RESIDENTS

**71,500**

EMPLOYEES

**2,668**

EMPLOYERS

**\$29.8B**

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%)



# 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%**  
Healthcare

**18.8%**  
Education

**11.3%**  
Professional & Business Services

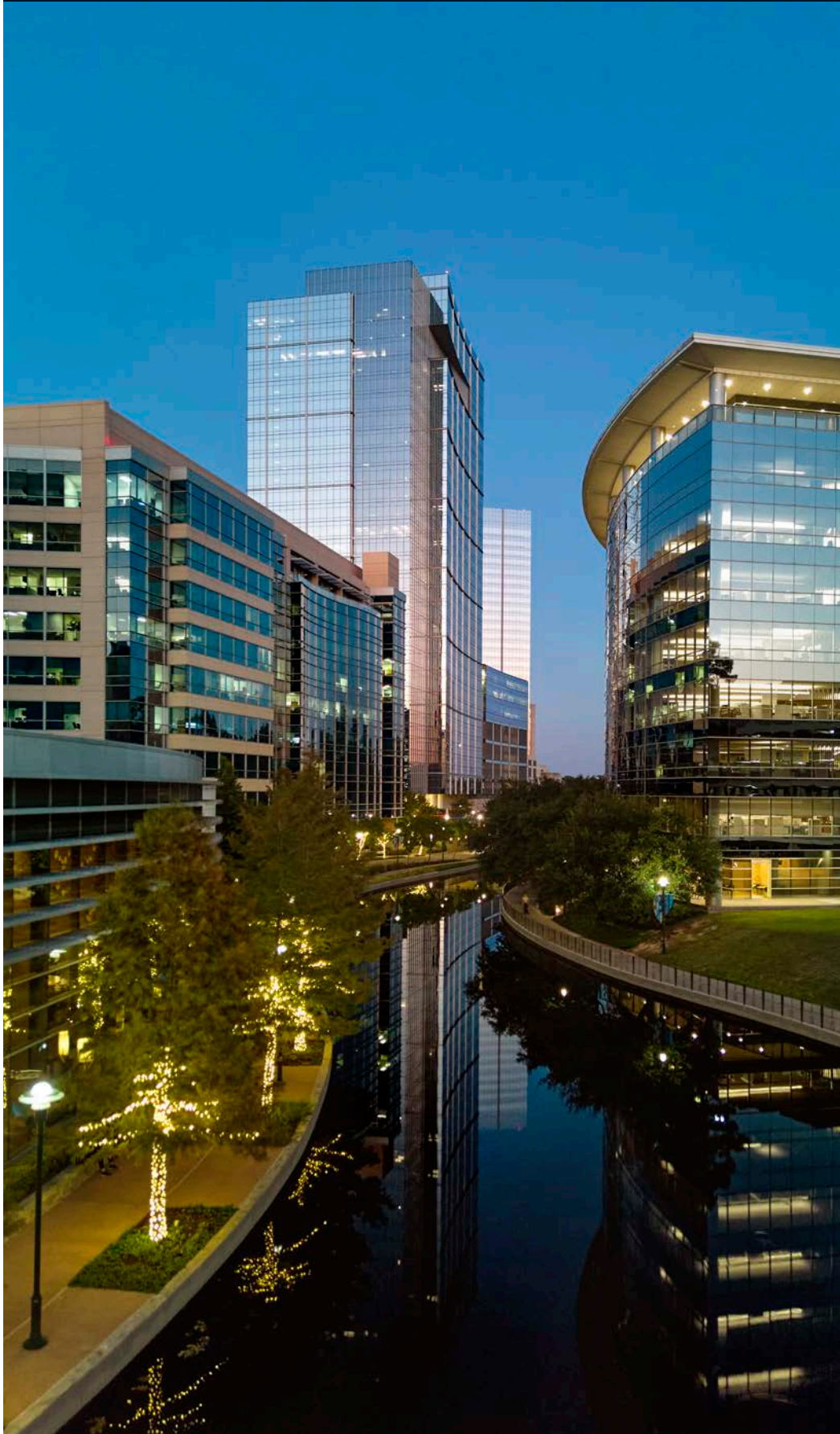
**8.8%**  
Energy

**7.6%**  
Chemical

**7.3%**  
Transportation, Warehousing & Utilities

**5.0%**  
Hospitality & Entertainment

**3.7%**  
Financial Services



\*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**

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



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



# Community Engagement

World-Class Sporting Events,  
Arts + Entertainment



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 Insignity Invitational, IRONMAN Texas North American Championship, The Woodlands Marathon and The Woodlands Triathlon.

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

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# Creekside Park Medical Plaza Phase II



Plans and renderings are artist's concepts and are subject to change. All information provided regarding this property is from sources deemed to be reliable; however, no warranty of representation is made to the accuracy thereof.

*Howard Hughes*

# Property Information

- Class A Medical Office Suites
- ±40,000 SF two-story medical office building
- Modern exterior construction
- Covered patient drop-off
- Gurney Elevators
- 5 : 1,000 parking ratio
- Located within Creekside Park Village Center off Kuykendahl Rd.



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# Trade Area

## TRADE AREA ANALYSIS (10-MILE)

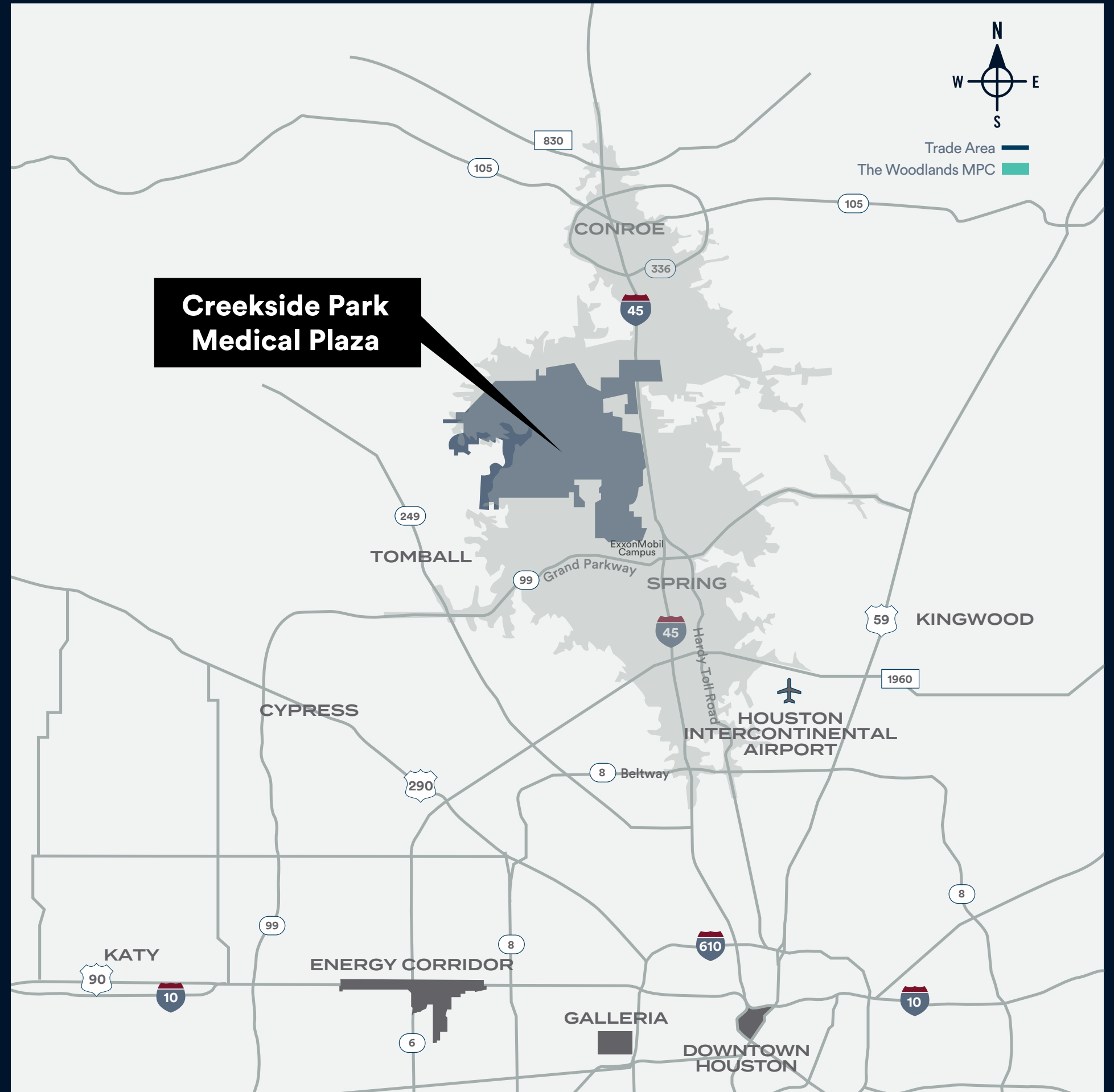
Population:	566,486
Avg Household Income:	\$142,771
Daytime Population:	510,076
% with Bachelors Degree or Greater:	48.6%
% of Households earning greater than \$75k:	64%

## 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



# Creekside Park Retail





Thriving Retail Scene

Over ±50 retailers within Creekside Park Village Center



Aerial



RESIDENTIAL

MULTIFAMILY RESIDENCES

RESIDENTIAL

RESIDENTIAL

DAYCARE



SHOPPING, DINING & ENTERTAINMENT

CREEKSIDE PARK MEDICAL CENTER

PHASE II

RESIDENTIAL

SCHOOL

DAYCARE

MULTIFAMILY RESIDENCES

CREEKSIDE GREEN DR.

SCHOOL

SCHOOL

RESIDENTIAL

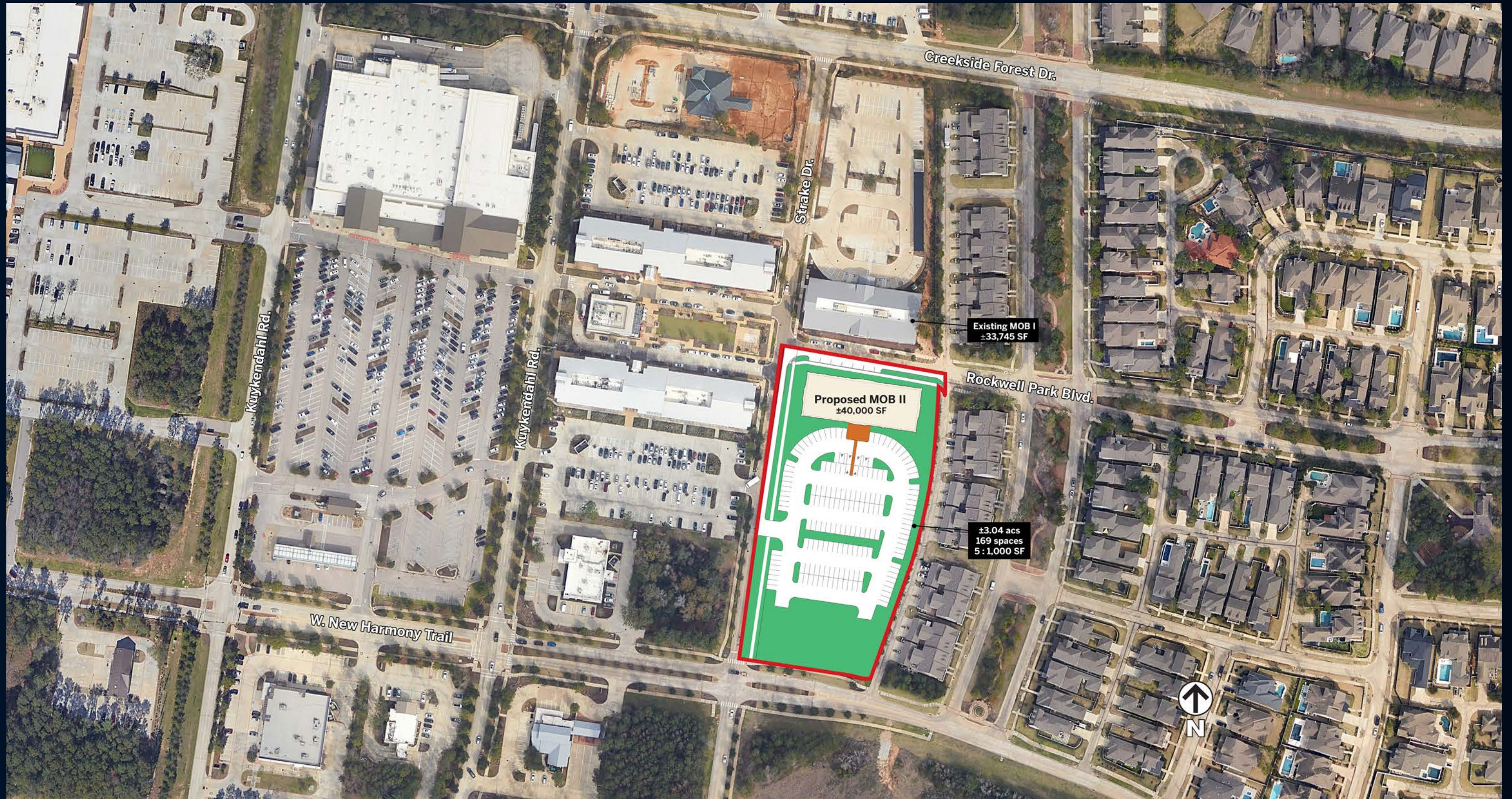
KUYKENDAHL

CREEKSIDE GREEN DR.

KUYKENDAHL

CREEKSIDE FOREST DRIVE

# Site Plan



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# Unlocking Value Through A Diversified Portfolio

- Highly diverse portfolio
- Master planned communities, mixed-use, retail, commercial and residential developments
- Long-term mindset



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** | **5.9K** | **\$341M**  
OFFICE AND RETAIL PORTFOLIO | MULTIFAMILY UNITS | MPC EBT

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

**474%**  
**INCREASE**  
FROM 2010

# CREEKSIDE PARK MEDICAL PLAZA PHASE II

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