

RESEARCH FOREST LAKESIDE RETAIL

Research Forest Dr &
Lakeside Blvd,
The Woodlands, TX 77381



frankel

DEVELOPMENT GROUP

Bruce W. Frankel
713-661-0440
bfrankel@frankeldev.com

LEASING OPPORTUNITIES AVAILABLE

PROJECT HIGHLIGHTS

- 33,000 square foot retail center w/strong national/ regional co-tenancy
- Retail component of 77-acre office complex comprised of 1.8 million square feet of office space with high occupancy
- Centrally located within The Woodlands
- Minutes from major shopping and Entertainment destinations
- Frontage along Research Forest Drive;
 - Second highest trafficked east/west artery through The Woodlands
- Signalized intersection at both points of ingress/ egress into the shopping center
- 222 surface parking spaces & structured parking available for retail patrons
- Strong workforce: 2,000 +/- employees within walking distance/ 6,000 +/- within 2-minute drive time
- Surrounded by dense residential
- Strong traffic generators
- Steller demographics
- Available monument signage
- Dedicated employee parking

TRAFFIC COUNTS

- Research Forest Dr: 42,488 VPD (TXDOT 2023)

AREA BUSINESSES



DEMOGRAPHIC SNAPSHOT

2024 POPULATION

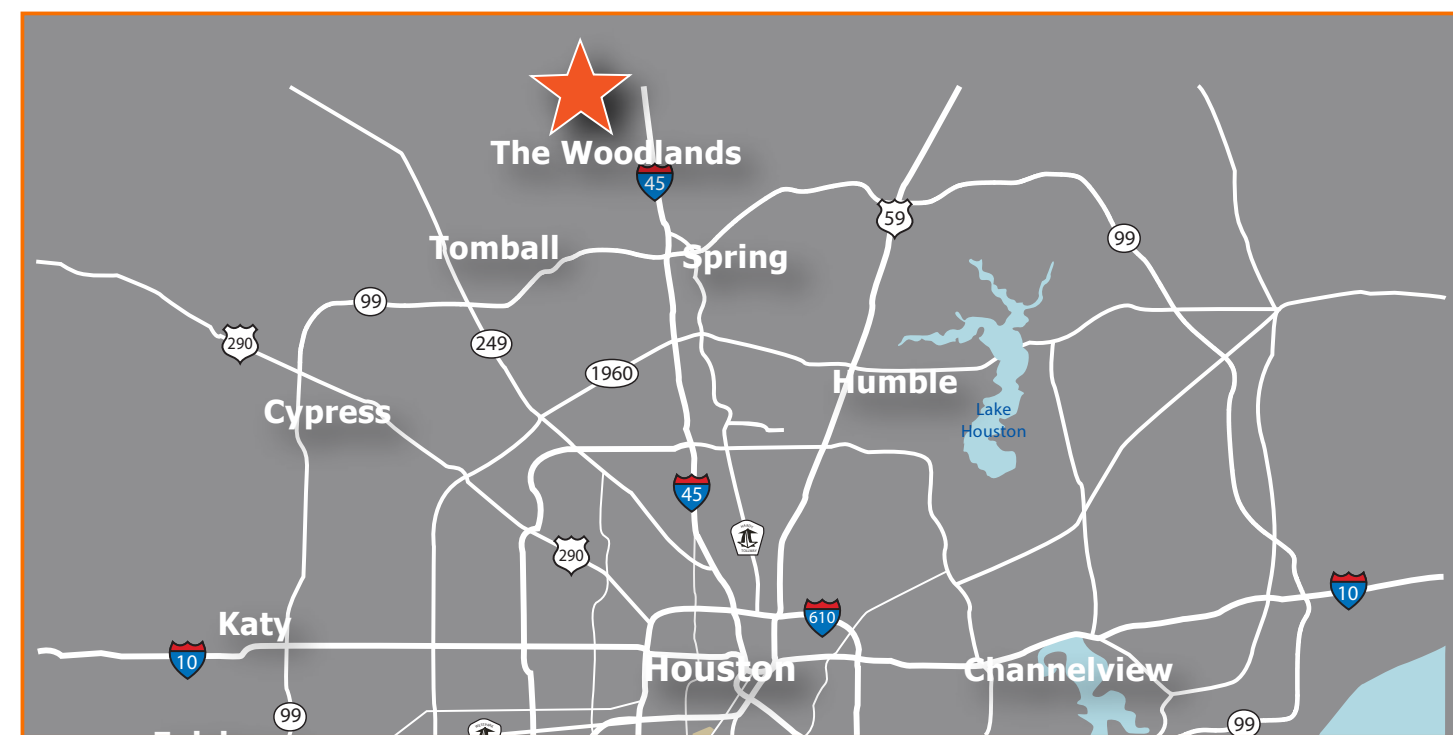
1-mi: 4,165
 3-mi: 54,484
 5-mi: 127,015

DAYTIME POP.

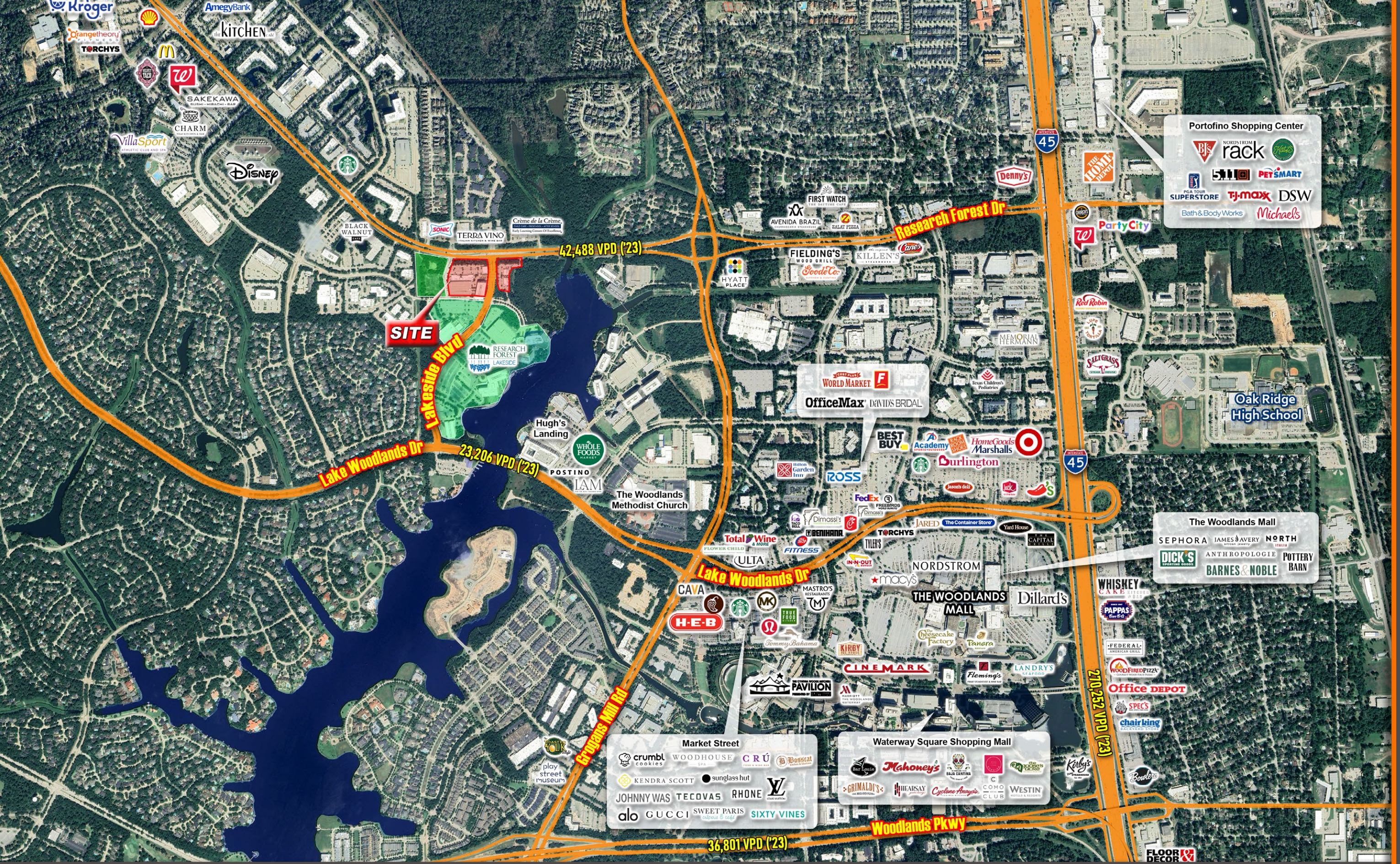
1-mi: 20,386
 3-mi: 108,305
 5-mi: 203,889

AVG HH INCOME

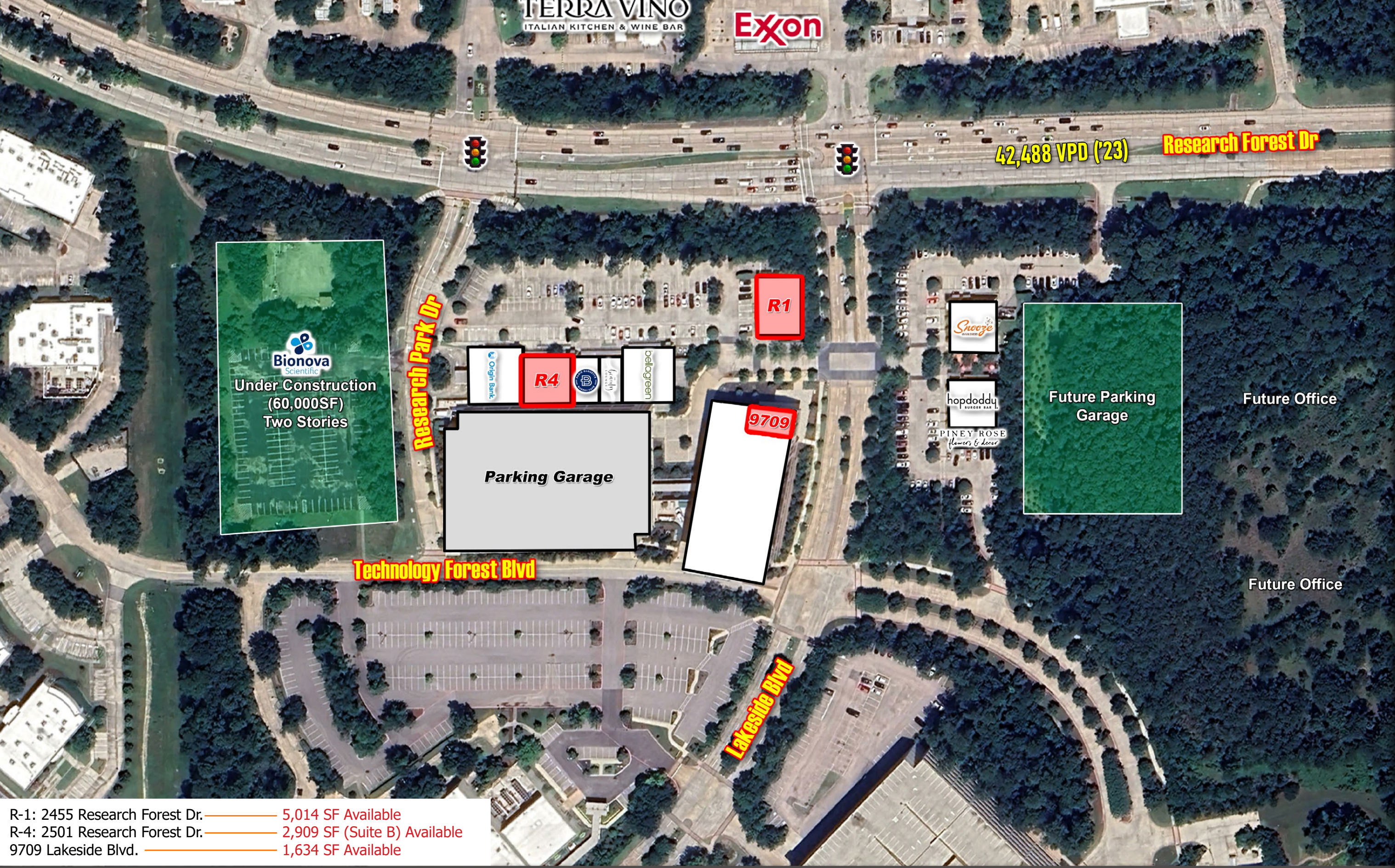
1-mi: \$217,626
 3-mi: \$168,619
 5-mi: \$162,708



PROPERTY HIGHLIGHTS



MARKET AERIAL



SITE PLAN

R-1: 2455 Research Forest Dr. ——— 5,014 SF Available
 R-4: 2501 Research Forest Dr. ——— 2,909 SF (Suite B) Available
 9709 Lakeside Blvd. ——— 1,634 SF Available



Future Office

9709 Lakeside Blvd

Lakeside Blvd

R1

R4

Research Forest Dr



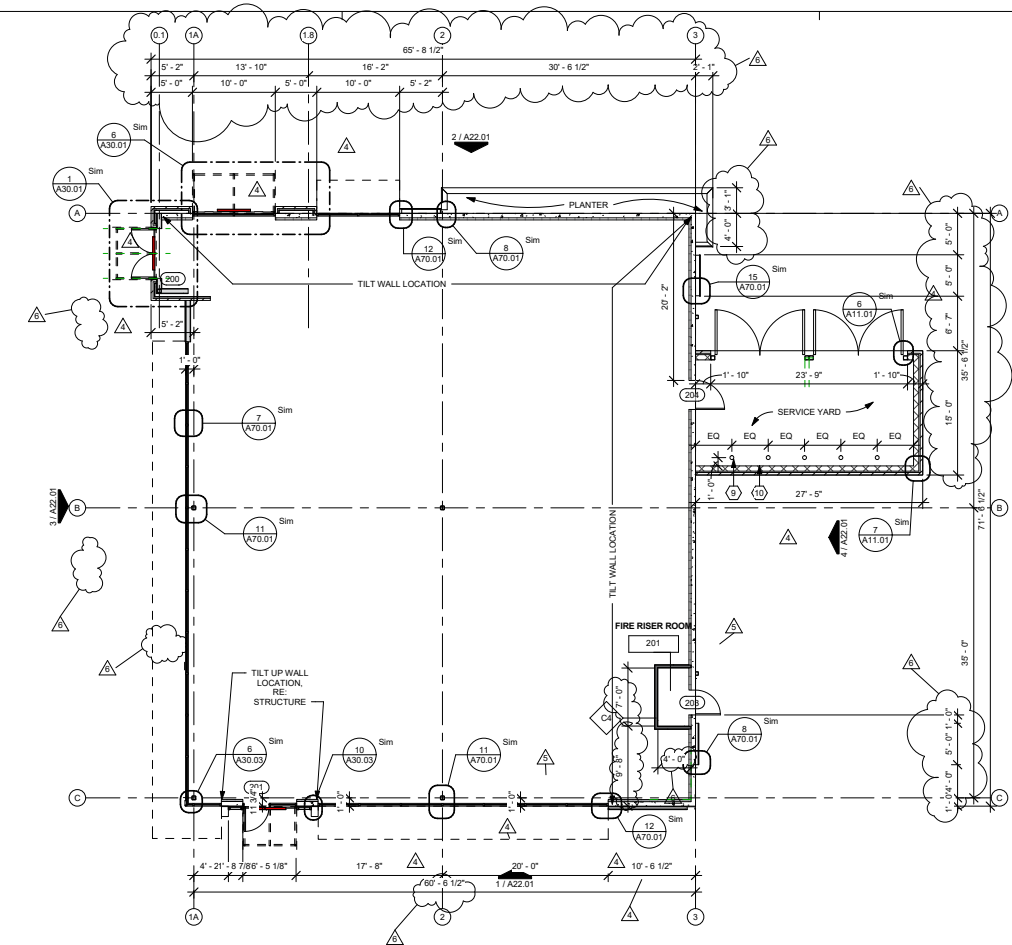
OVERALL PROJECT



SPACE DETAILS

2555 Research Forest Dr Suite B | R-1 | The Woodlands, TX

- 5,017 square feet (60' W x 80' D)
- Freestanding building prominently positioned
- First-generation space
- 17' Ceiling Height
- 400amp Electrical service
- Dedicated 3,500sf grease trap
- Dedicated trash enclosure
- Exclusive patio ±600sf
- Monument Signage available along frontage rd



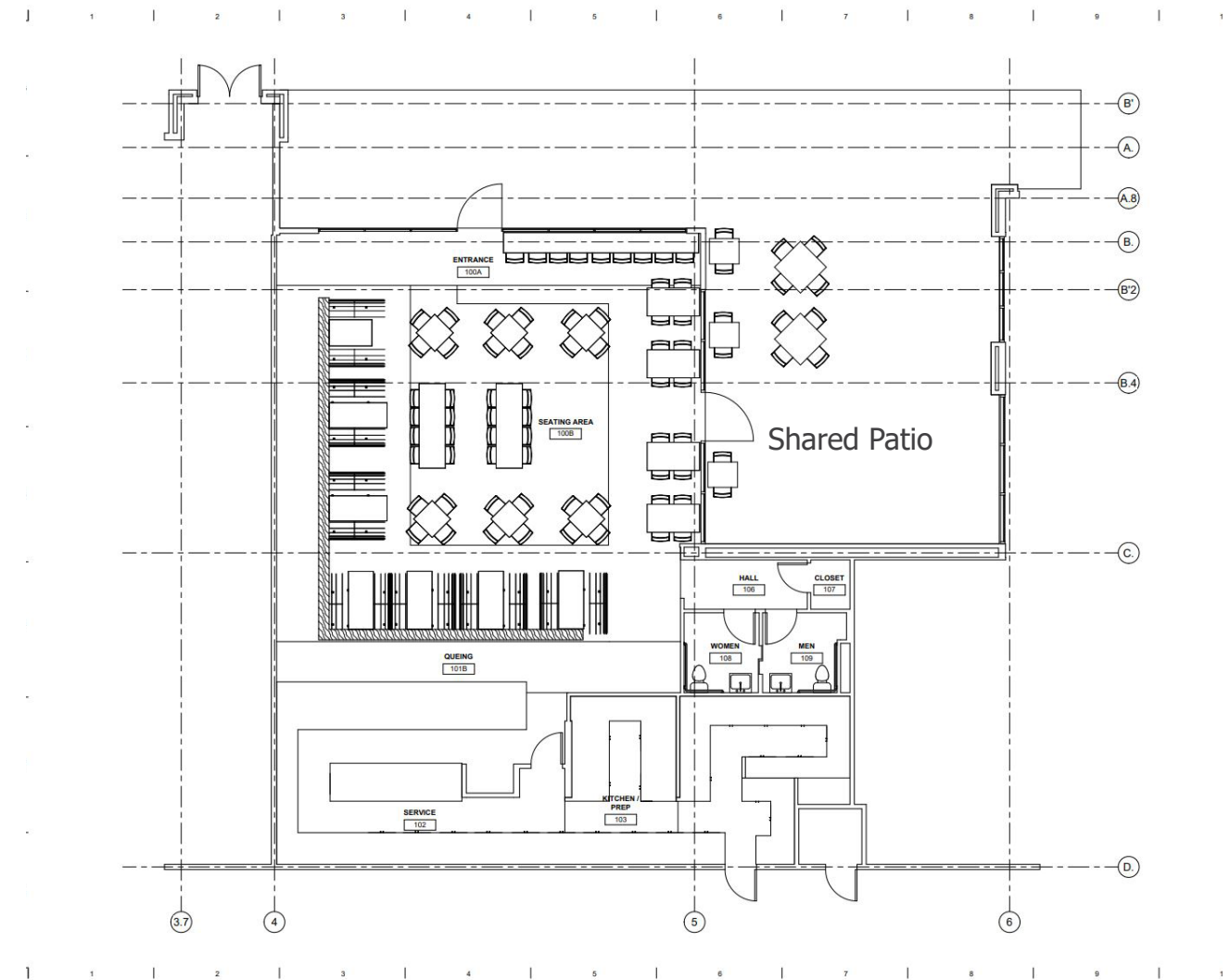
SPACE R-1



SPACE DETAILS

2501 Research Forest Dr. Suite B | R-4 | The Woodlands, TX

- 2,909 square feet (40' W x 60' D)
- Second-generation restaurant
- 16' Ceiling Heights
- Grease trap + walk-in cooler/freezer
- 200amp electrical service
- Monument Signage available along frontage rd
- Outdoor patio



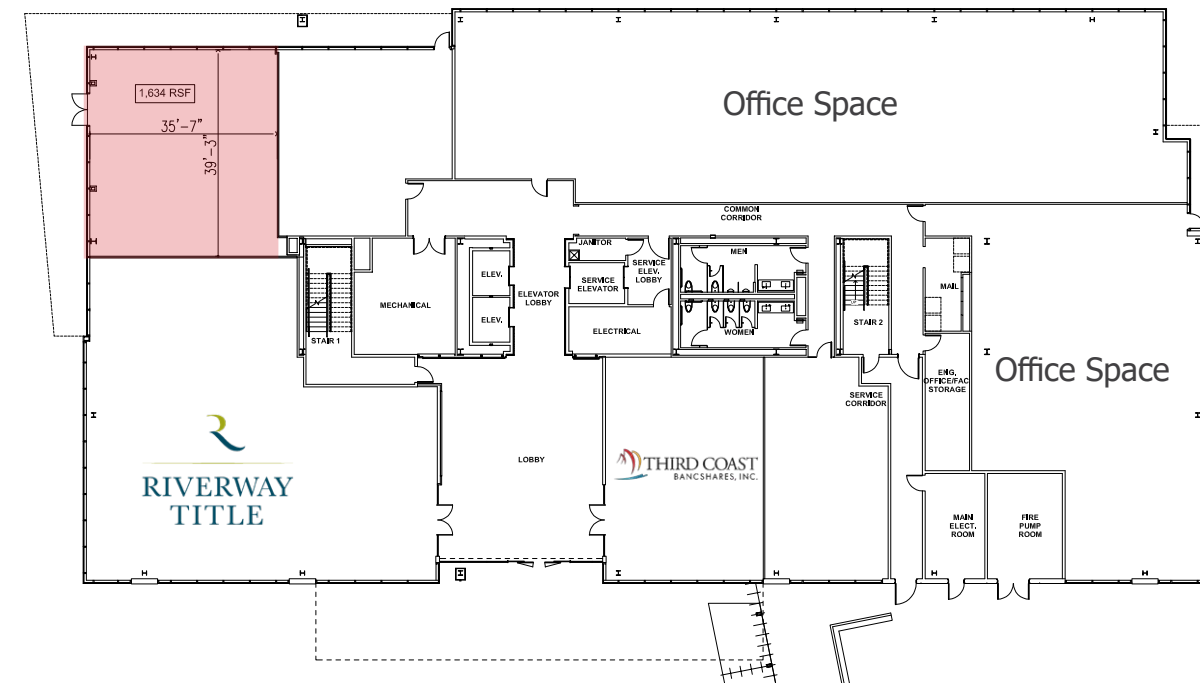
SPACE R-4



SPACE DETAILS

9709 Lakeside Blvd | The Woodlands, TX

- 1,634 square feet (39' W x 35.5' D)
- 14' Ceiling Height
- 1,000 gallon dedicated grease trap
- HVAC will be separate from building
- Double storefront - All glass
- Storefront Signage on Canopy
- Huge patio



9709 LAKESIDE BLVD



Lexicon Pharmaceuticals
Stewart Title
Excelerate Energy
Champion X

Chevron Phillips
World Headquarters

Target Hospitality
Woodlands Chamber of Commerce

RFL Green
Space / Park

Cellipoint
Bioservices

9709 Lakeside Blvd

Lakeside Blvd

R1

R4



PROJECT WORKFORCE

DEMOGRAPHIC HIGHLIGHTS

POPULATION
(3 mi Radius, 2023)

62,043

DAYTIME
POPULATION
(3 mi Radius, 2023)

108,305

HOUSEHOLDS
(3 mi Radius, 2023)

25,989

AVERAGE INCOME
(3 mi Radius)
2023 Average:

\$217,626



	1 mile	3 miles	5 miles
Population Summary			
2024 Total Population	6,354	62,043	174,438
2024 Group Quarters	120	586	735
2029 Total Population	6,346	60,467	173,279
2024-2029 Annual Rate	-0.03%	-0.51%	-0.13%
2024 Total Daytime Population	20,386	108,305	203,889
Workers	16,994	74,706	113,872
Residents	3,392	33,599	90,017
Median Household Income			
2024	\$156,505	\$111,343	\$115,054
2029	\$172,706	\$129,301	\$132,324
Median Home Value			
2024	\$573,872	\$422,822	\$400,986
2029	\$615,020	\$468,629	\$462,248
Per Capita Income			
2024	\$96,334	\$70,249	\$62,471
2029	\$108,339	\$80,191	\$71,342
Median Age			
2024	47.8	44.5	39.2
2029	48.6	45.6	39.9
2024 Households by Income			
Household Income Base	2,804	25,989	66,786
<\$15,000	6.7%	6.6%	4.9%
\$15,000 - \$24,999	1.4%	3.1%	3.1%
\$25,000 - \$34,999	4.1%	3.9%	3.4%
\$35,000 - \$49,999	7.5%	7.4%	7.0%
\$50,000 - \$74,999	8.6%	14.1%	13.9%
\$75,000 - \$99,999	6.2%	10.4%	11.0%
\$100,000 - \$149,999	13.6%	15.5%	17.5%
\$150,000 - \$199,999	11.3%	11.9%	13.6%
\$200,000+	40.5%	27.2%	25.7%
Average Household Income	\$217,626	\$168,619	\$162,708

DEMOGRAPHICS



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.

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.

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.

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.

Frankel Development Group	9000477	bfrankel@frankeldev.com	713.661.0440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date