

Project Highlights

Pad sites for lease at the SWC of Woodland Hills Drive and Greens Road, in the in Humble/Atascocita near the new Market at Groves H-E-B.

Location Highlights:

- New 117,000 SF H-E-B now open at Woodland Hills & Madera Run Parkway
- New West Lake Church campus coming up at the NEC of Woodland Hills & Madera Run Parkway
- Rising Residential with The Grove, a 1,000 acre master-planned development with 1,700 homes, and Balmoral with 2,600 homes.
- **Future Multifamily developments:** 9-acre multifamily development at the NWC Woodland Hills and Greens Road

Traffic and Demographic Insights:

- Woodland Hills sees 27,000+ cars daily, positioned on the AM side towards Beltway 8.
- The primary area has 94,507 residents in 3 miles with median incomes surpassing \$134,148
- Within a 3-mile radius, over 30,398 homes contribute to the community's vibrancy

Retail Performance Evidence:

- **Shell Gas Station:** Top 11% performer in Texas with 55,700 annual visitors

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39%
 POPULATION
 GROWTH
 WITHIN 2 MILES
 FROM 2020 TO 2024



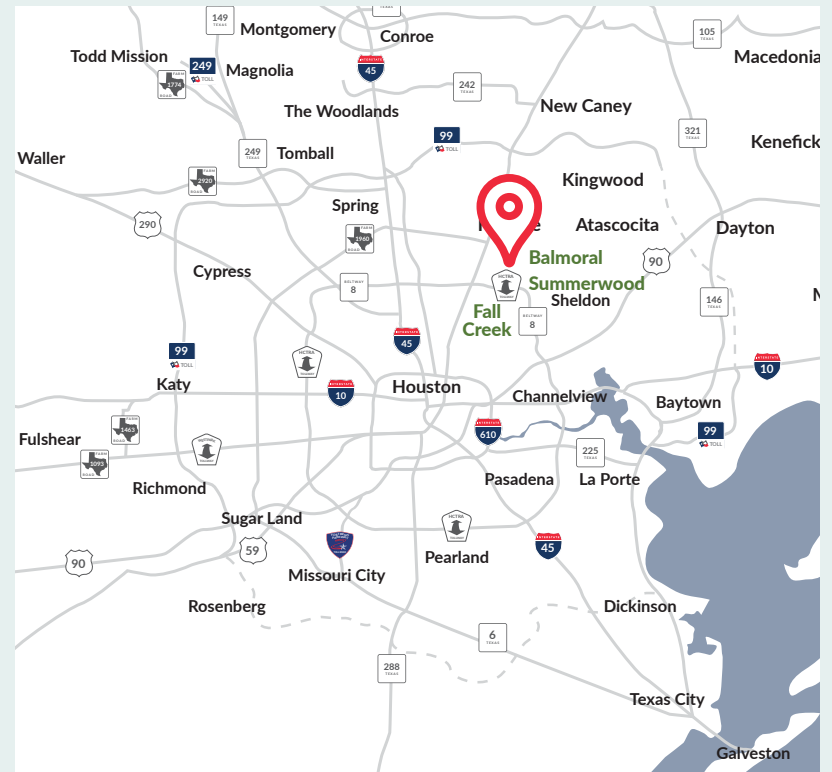
\$134K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 3 MILES

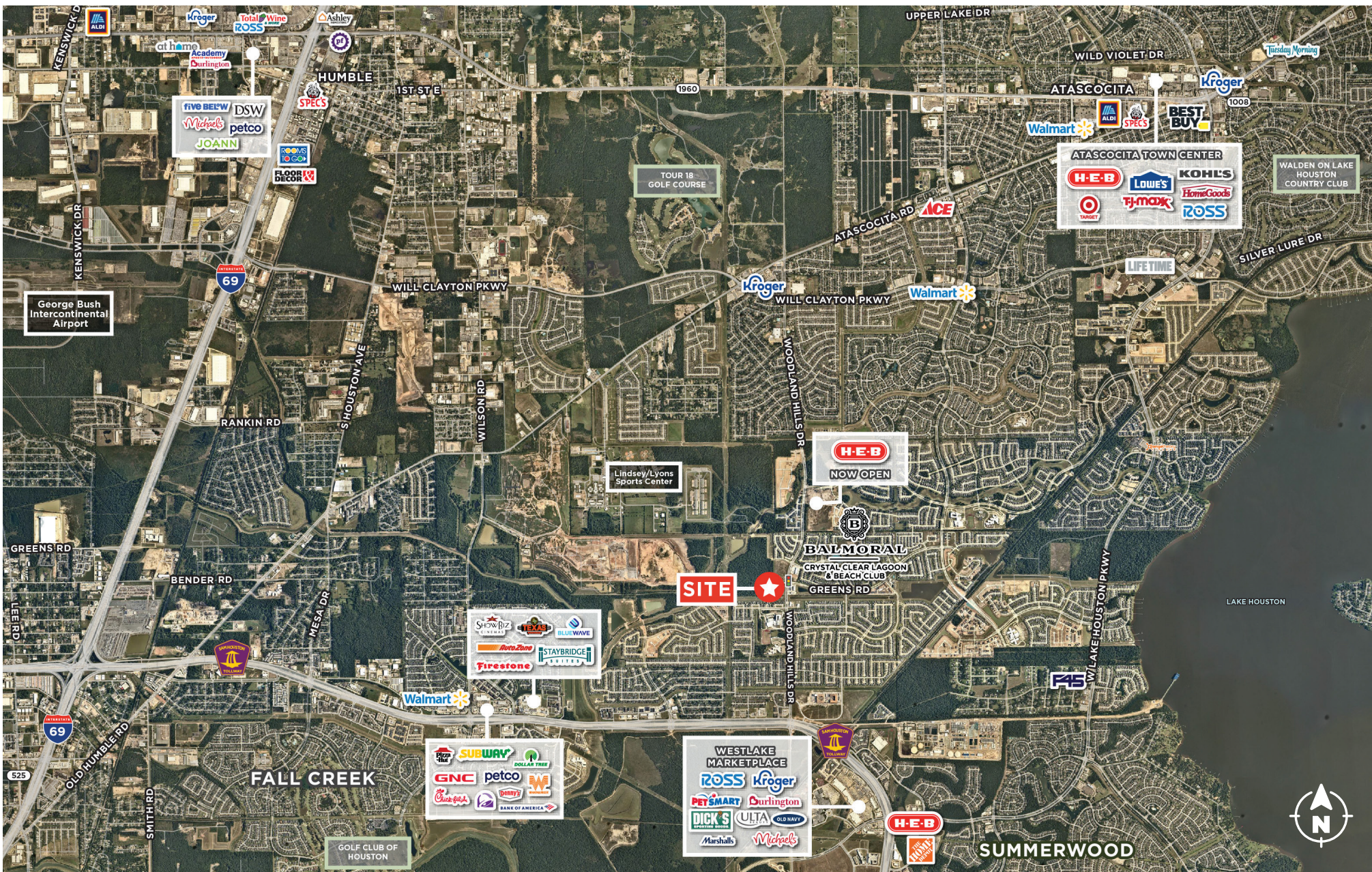


182K
 CURRENT
 POPULATION
 WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

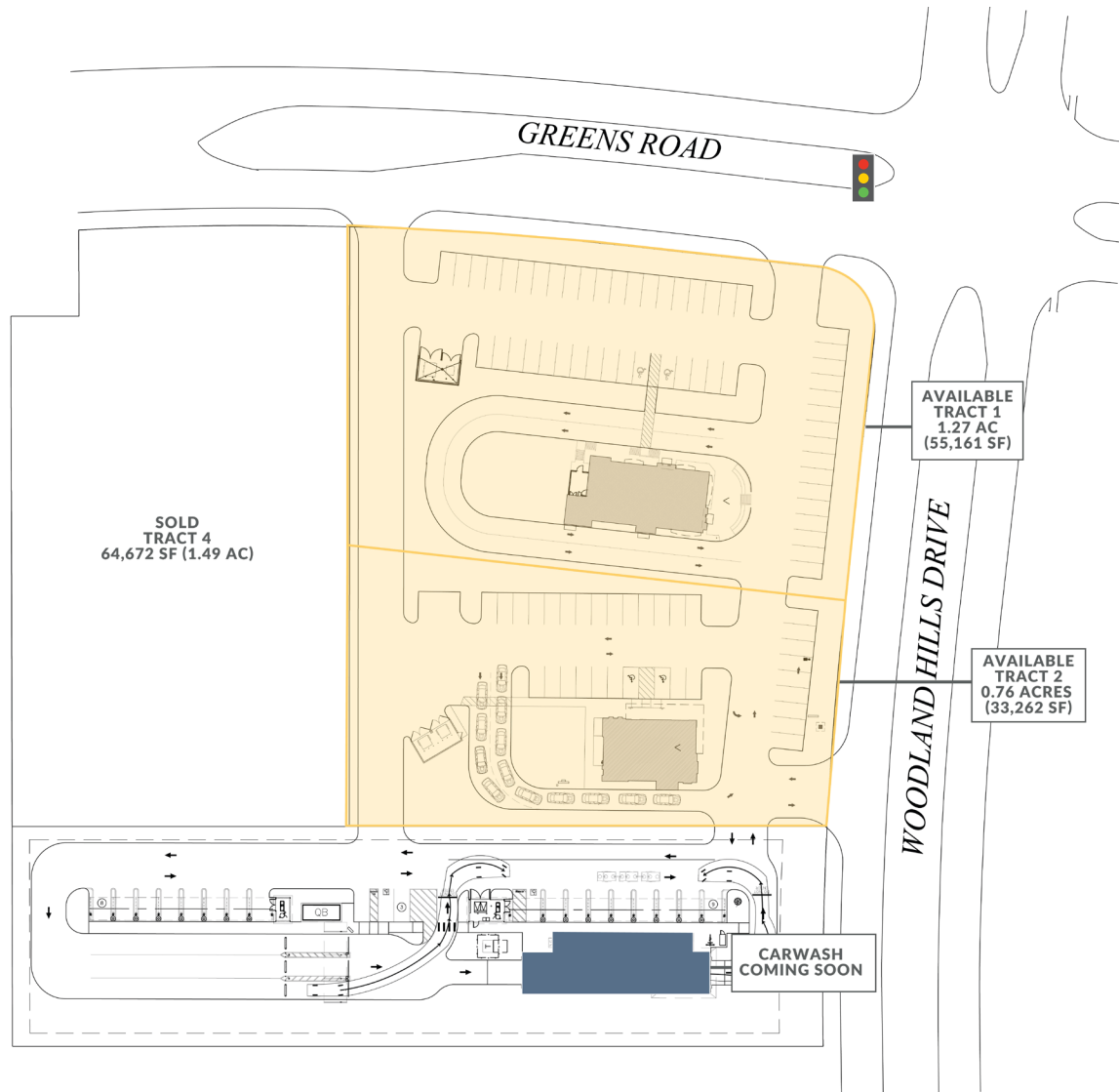
MAJOR AREA RETAILERS





03.24 | 11.23

Site Plan



SP.09 | 01.25 | 01.25

Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	15,662	30,398	59,580
Current Population	50,030	94,507	182,111
2020 Census Population	36,031	78,465	155,158
Population Growth 2020 to 2024	38.85%	20.44%	17.37%
2024 Median Age	31.7	32.2	33.0

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	33.26%	33.93%	36.70%
Black or African American	34.04%	32.35%	29.73%
Asian or Pacific Islander	4.73%	5.04%	5.02%
Hispanic	35.02%	36.04%	36.14%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$130,837	\$134,148	\$128,027
Median Household Income	\$112,122	\$111,338	\$102,593
Per Capita Income	\$41,822	\$43,851	\$42,525

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	15.48%	16.66%	17.11%
2 Person Households	32.97%	31.35%	31.71%
3+ Person Households	51.55%	51.99%	51.18%
Owner-Occupied Housing Units	76.84%	72.50%	69.76%
Renter-Occupied Housing Units	23.16%	27.50%	30.24%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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