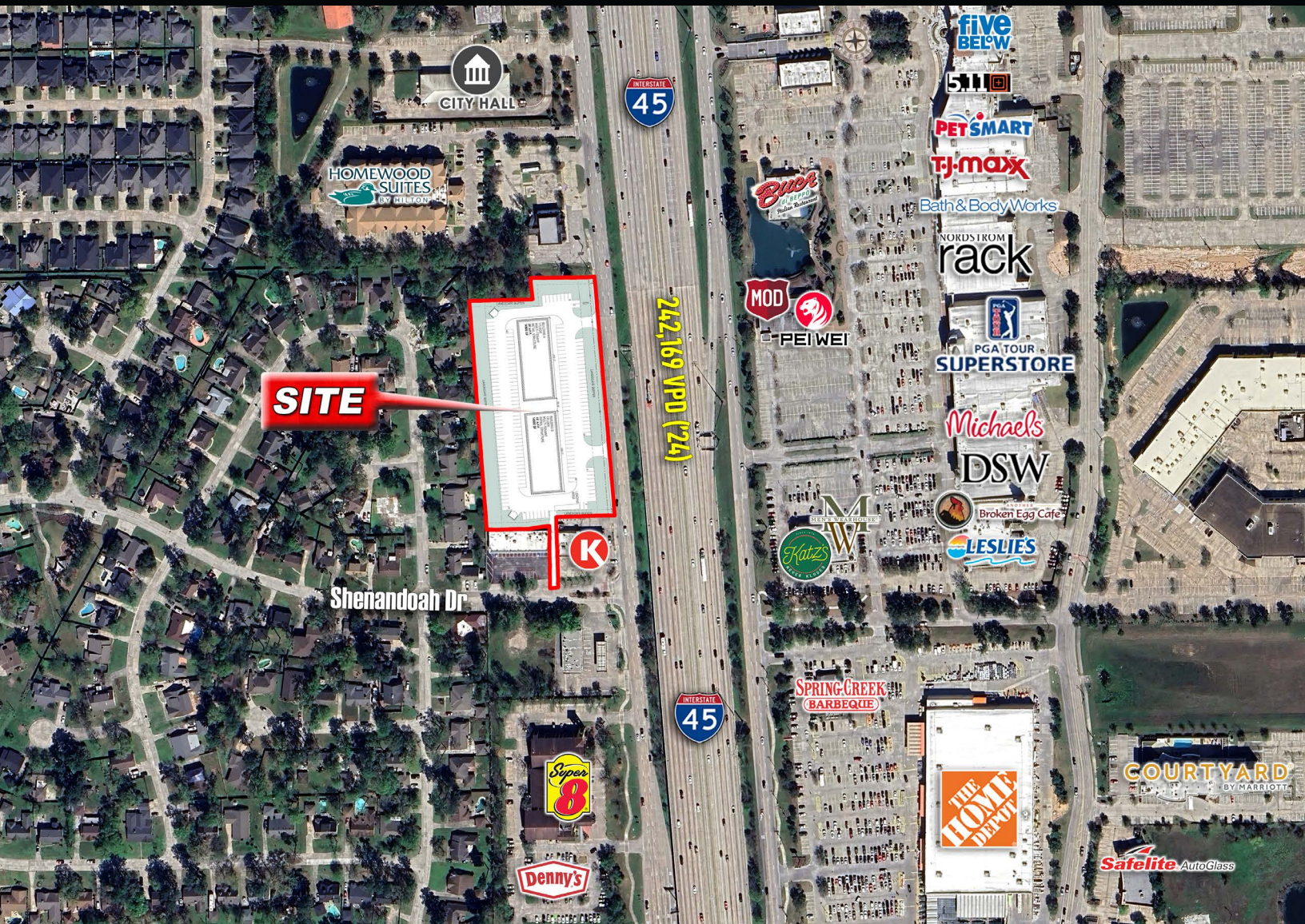




CAPITAL RETAIL P R O P E R T I E S



DAYLIGHT DISTRICT

29007 Interstate 45 | Shenandoah, TX

Jacob Weersing

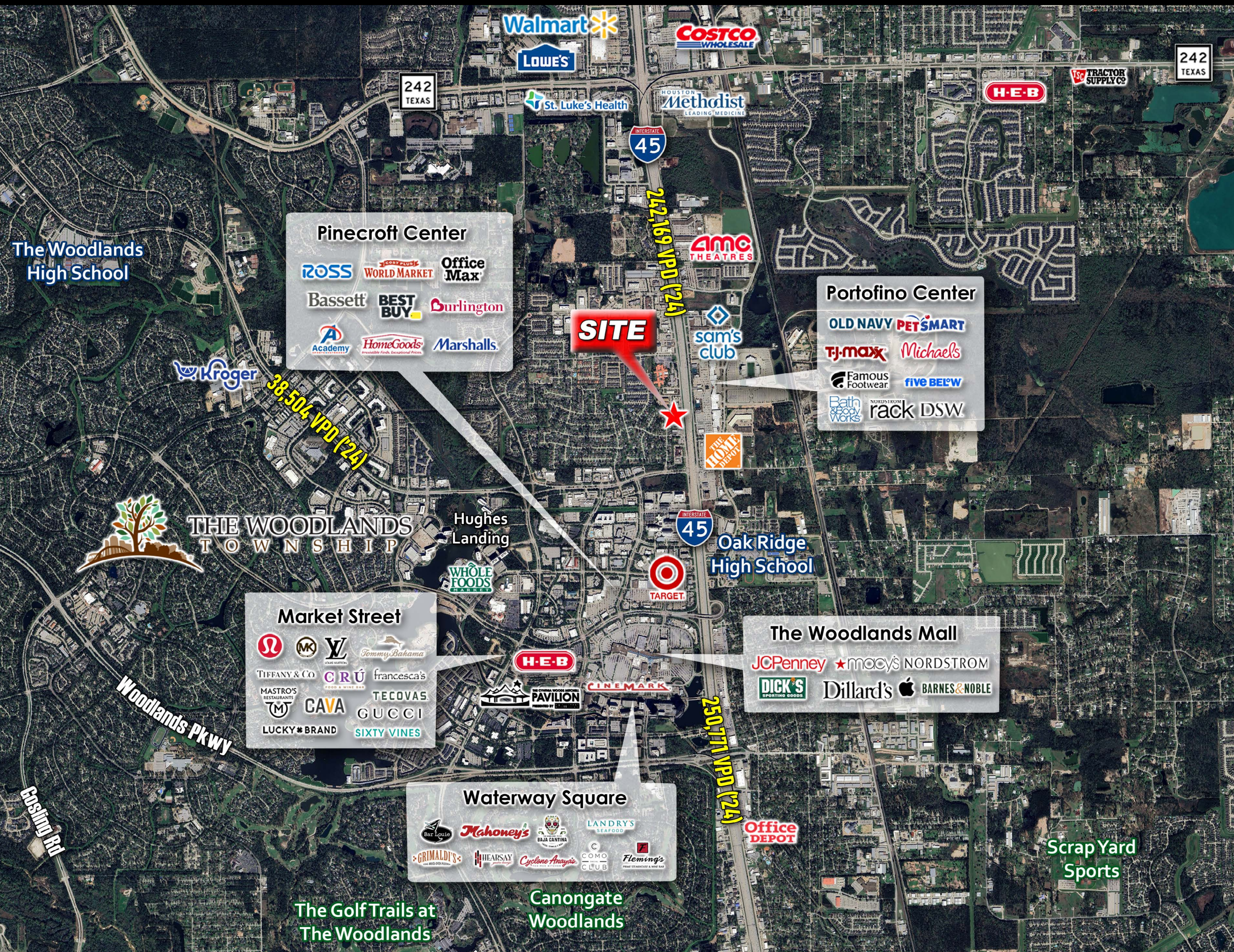
281-816-6550 | www.capitalretailproperties.com

CR

CAPITAL RETAIL
PROPERTIES

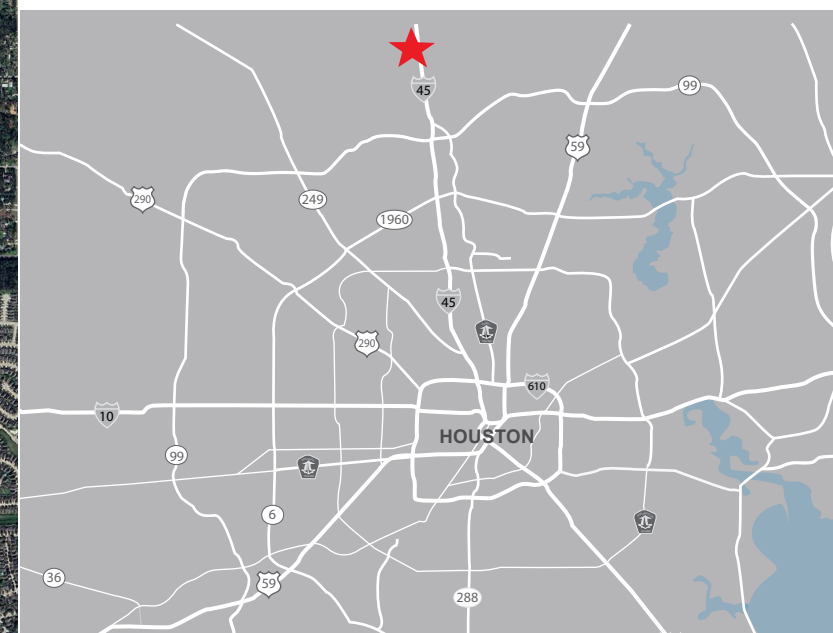
DAYLIGHT DISTRICT

29007 Interstate 45, Shenandoah, Texas

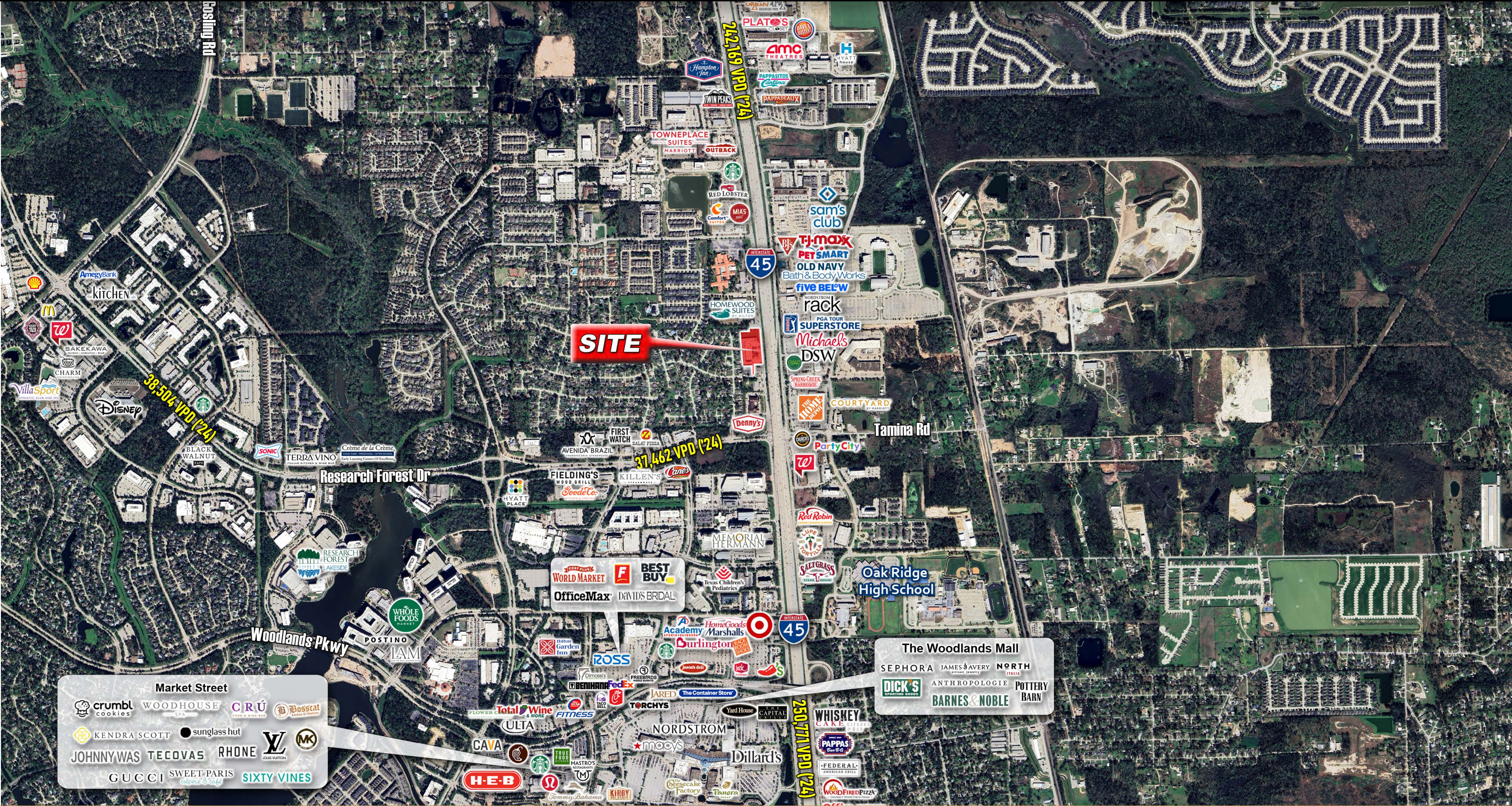


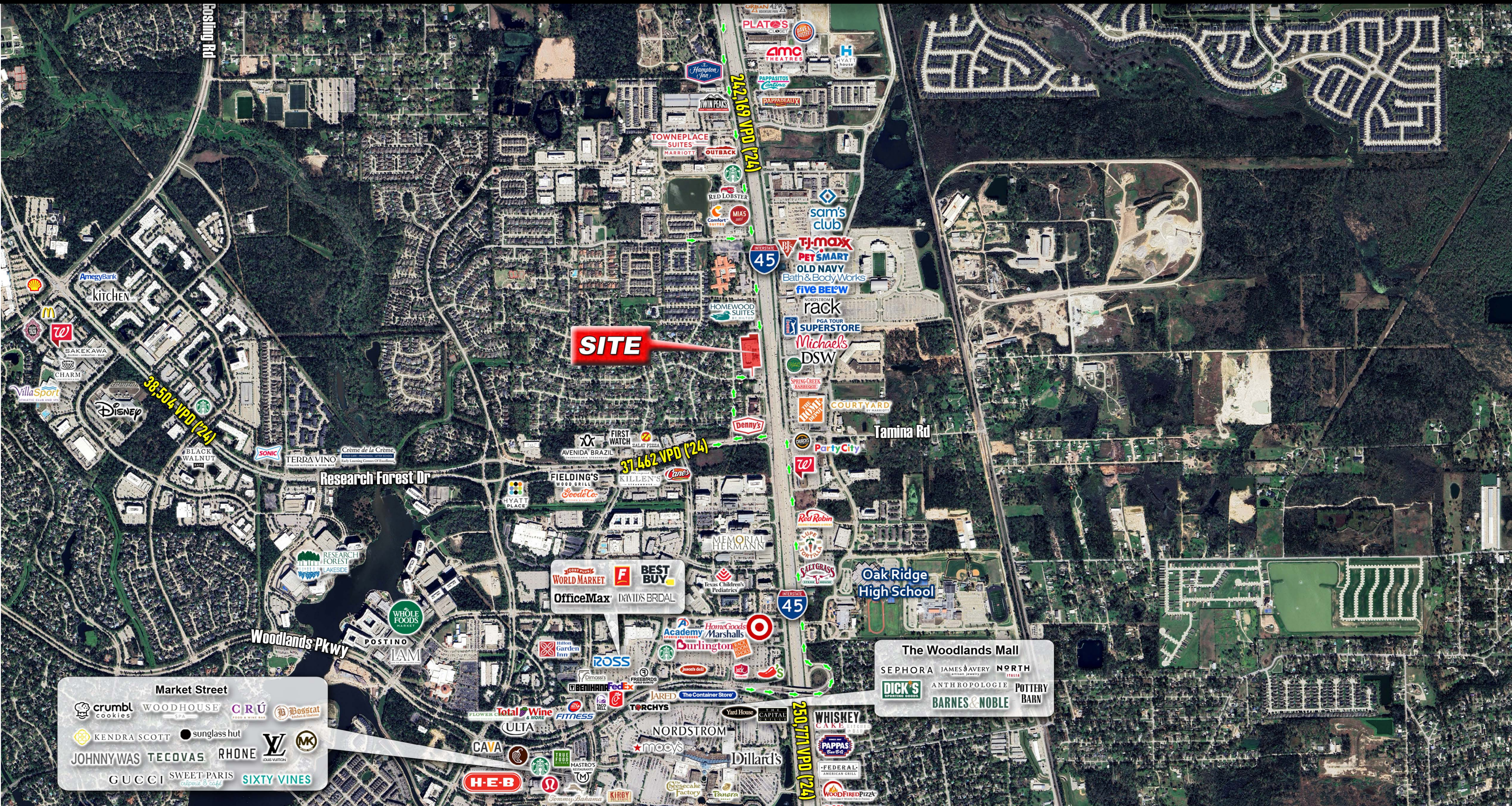
PROPERTY DESCRIPTION:

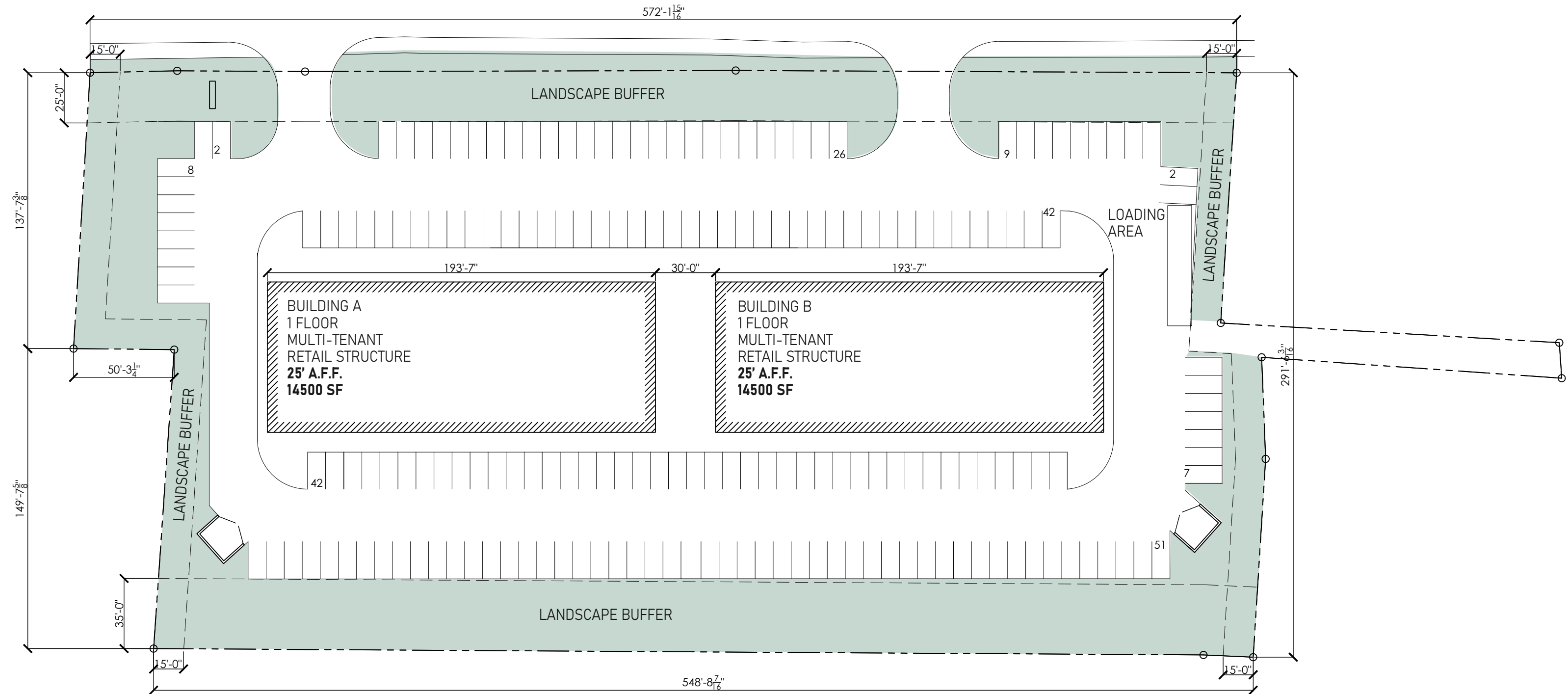
- Prime Interstate 45 frontage with excellent visibility and direct access to one of the region's most heavily traveled corridors, serving commuters between Houston and North Montgomery County.
- Located within The Woodlands trade area, benefiting from strong household incomes, dense residential growth, and a highly desirable demographic profile.
- High traffic counts and strong ingress/egress, making the site well-suited for daily-needs retail, food & beverage, medical, and service-oriented users.
- Proximity to major employment centers, including The Woodlands office submarkets, healthcare facilities, and corporate campuses, driving consistent daytime traffic.
- Limited nearby retail supply along I-45, creating an opportunity for a well-designed center to capture unmet demand and serve both local residents and pass-through traffic.
- Strong growth fundamentals in Montgomery County, with continued population growth, residential development, and infrastructure investment supporting long-term retail demand.



Contact: Jacob Weersing







USE/GFA
FLOOR 1 RETAIL / 22500 SF

REQUIREMENT
1 SPACE PER 150 SF UP TO 5000 SF
1 SPACE PER 200 SF 5001 SF TO 12000 SF
1 SPACE PER 225 SF 12001 SF TO 30000 SF

TOTAL
= 33.33 SPOTS
= 35 SPOTS
= 40 SPOTS

Summary Profile

POPULATION
(3 mi Radius, 2025)

55,480

HOUSEHOLDS
(3 mi Radius, 2025)

22,388

INCOME
(3 mi Radius)
2025 Average:

\$148,115

TOTAL DAYTIME
POPULATION
(3 mi Radius, 2025)

100,463

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
Population Summary				
2010 Total Population	2,705	10,933	38,589	118,564
2020 Total Population	3,781	15,954	49,358	150,425
2020 Group Quarters	39	306	426	683
2025 Total Population	4,517	19,114	55,480	161,045
2025 Group Quarters	52	324	433	701
2030 Total Population	4,916	20,937	59,870	174,296
2025-2030 Annual Rate	1.71%	1.84%	1.53%	1.59%
2025 Total Daytime Population	18,078	64,687	100,463	194,302
Workers	15,260	54,493	70,663	109,999
Residents	2,818	10,194	29,800	84,303
Household Summary				
2025 Total Households	1,962	8,510	22,388	62,951
2025 Average Household Size	2.28	2.21	2.46	2.55
2030 Total Households	2,175	9,523	24,630	69,281
2030 Average Household Size	2.24	2.16	2.41	2.51
2025-2030 Annual Rate	2.08%	2.27%	1.93%	1.93%
2025 Families	1,246	5,125	14,802	42,936
2025 Average Family Size	2.78	2.88	3.07	3.14
2030 Families	1,366	5,656	16,091	46,806
2030 Average Family Size	2.77	2.85	3.04	3.11
2025-2030 Growth Rate	1.9%	2.0%	1.7%	1.7%
Median Household Income				
2025	\$84,603	\$101,779	\$104,536	\$104,045
2030	\$94,321	\$109,047	\$113,414	\$112,974
2025 Pop 25+ by Educational Attainment				
Total	3,442	14,319	39,789	110,427
Less than 9th Grade	2.6%	3.0%	2.3%	1.7%
9th - 12th Grade, No Diploma	3.0%	3.1%	2.4%	2.0%
High School Graduate	13.9%	11.2%	11.0%	11.1%
GED/Alternative Credential	2.4%	2.4%	3.3%	2.8%
Some College, No Degree	15.1%	14.7%	15.8%	17.1%
Associate Degree	8.4%	9.0%	9.6%	9.3%
Bachelor's Degree	30.5%	32.9%	33.9%	35.2%
Graduate/Professional Degree	24.1%	23.6%	21.8%	20.9%





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.

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