

# FOR LEASE: PINECROFT CENTER I & II

## Lake Woodlands Dr at Pinecroft Dr, The Woodlands, Texas 77380



### PROPERTY DATA

- Up to 15,041 SF available on a prime end cap plus 5,170 SF on Woodlands Mall ring road
- Pinecroft I & II is an 8-anchor power center located in The Woodlands Town Center, directly across from The Woodlands Mall
- Just north of the 385 acre, 10,000 + employee Exxon Mobil campus
- Retailers include Academy Sports & Outdoors, Best Buy, Bed Bath & Beyond, Target, Ross Dress for Less, Mega Marshalls and others

### 2018 DEMOGRAPHICS

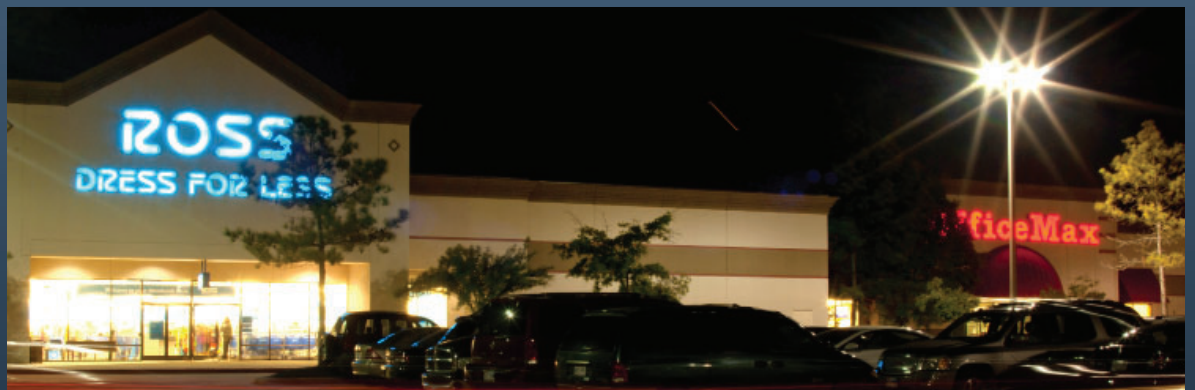
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	6,052	59,544	153,907
<b>Daytime Population</b>	34,620	83,283	134,984
<b>Avg HH Income</b>	\$165,883	\$125,260	\$132,334
<b>Traffic Counts</b>			
Lake Woodlands Dr	28,000 cars per day		
Pinecroft Dr	9,000 cars per day		
Six Pines	10,000 cars per day		

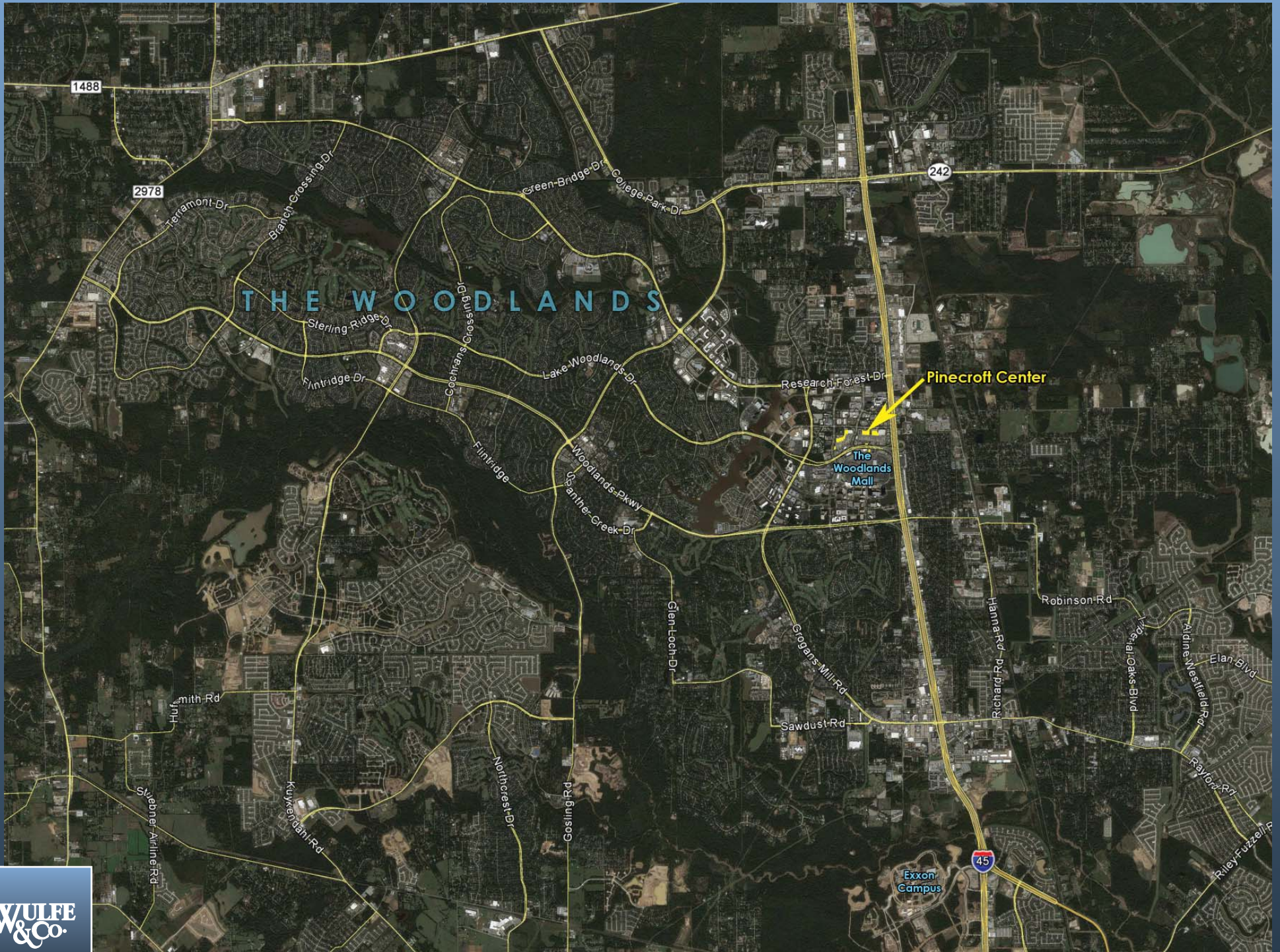
### CONTACT

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**Wulfe & Co.**  
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Potential Availability  
4,497 SF

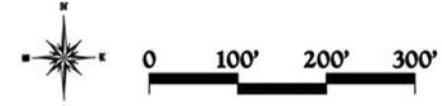
10,544 SF Available

5,170 SF Available

TENANT LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	AVAILABLE
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	RESTAURANT
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	BANK
<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span>	SERVICE STATION/ CONVENIENCE STORE
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	CINEMA

**PINECROFT I & II SHOPPING CENTERS**  
 LAKE WOODLANDS DRIVE & PINECROFT DRIVE  
 THE WOODLANDS, TEXAS

**LEVINSON · ALCOSER ASSOCIATES, L.P.**  
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 Architecture • Planning • Engineering  
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**Commercial · Retail Real Estate**  
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# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1681/-95.4577

RS1

1470 Lake Woodlands Dr		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77380				
<b>POPULATION</b>	2018 Estimated Population	6,052	59,544	153,907
	2023 Projected Population	7,142	70,242	179,678
	2010 Census Population	4,011	49,613	121,185
	2000 Census Population	2,852	41,683	85,776
	Projected Annual Growth 2018 to 2023	3.6%	3.6%	3.3%
	Historical Annual Growth 2000 to 2018	6.2%	2.4%	4.4%
	2018 Median Age	44.3	40.2	38.1
<b>HOUSEHOLDS</b>	2018 Estimated Households	3,100	25,241	59,401
	2023 Projected Households	3,532	28,768	67,344
	2010 Census Households	1,864	20,576	46,452
	2000 Census Households	1,063	15,666	30,285
	Projected Annual Growth 2018 to 2023	2.8%	2.8%	2.7%
	Historical Annual Growth 2000 to 2018	10.6%	3.4%	5.3%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	83.8%	81.5%	81.7%
	2018 Estimated Black or African American	4.7%	5.3%	5.3%
	2018 Estimated Asian or Pacific Islander	5.6%	5.2%	5.1%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.5%
	2018 Estimated Other Races	5.6%	7.6%	7.3%
	2018 Estimated Hispanic	16.0%	19.1%	18.6%
<b>INCOME</b>	2018 Estimated Average Household Income	\$165,883	\$125,260	\$132,334
	2018 Estimated Median Household Income	\$90,011	\$90,570	\$100,472
	2018 Estimated Per Capita Income	\$84,969	\$53,129	\$51,089
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.3%	2.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.2%	3.5%
	2018 Estimated High School Graduate	13.8%	16.2%	16.1%
	2018 Estimated Some College	22.3%	21.1%	20.3%
	2018 Estimated Associates Degree Only	8.1%	8.4%	9.5%
	2018 Estimated Bachelors Degree Only	27.9%	29.3%	31.1%
	2018 Estimated Graduate Degree	22.6%	18.5%	17.5%
<b>BUSINESS</b>	2018 Estimated Total Businesses	2,243	5,833	8,483
	2018 Estimated Total Employees	32,473	66,120	94,422
	2018 Estimated Employee Population per Business	14.5	11.3	11.1
	2018 Estimated Residential Population per Business	2.7	10.2	18.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# 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.

11-2-2015



## 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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Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date