

WESTGATE CROSSING

60,000 *sf*
MIXED-USE
DEVELOPMENT

Research Forest Dr.
& Egypt Ln.
The Woodlands, TX

Opening
Summer
2020

The Woodlands



Honea-Egypt

Egypt Ln
Research Forest Dr

6,339 SF
AVAILABLE



ZANTI

WESTGATE CROSSING

60,000 of MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.

The Woodlands, TX



6,339 SF
AVAILABLE

FUTURE POTENTIAL THROUGH-ACCESS TO RESEARCH FOREST DRIVE AND THE WOODLANDS VIA KATY LEE LANE

ZADCO
CUCINA ITALIANA
RESTAURANT

The Woodlands

6,339 of Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.
The Woodlands, TX

Area Development

APPROX. 6 1/4 MILES →

45

1488

2978

WESTWOOD VILLAGE SHOPPING CENTER

ROSS DRESS FOR LESS

TARGET **PETSMART**

T.J. MAXX

OfficeMax

Famous Footwear

AT&T

chili's **Freddy's**

Massage Envy SPA

Chick-fil & FIVE GUYS

WOODFOREST NATIONAL BANK

LA QUINTA INNS & SUITES

McDonald's **Walgreens**

HONEA-EGPYT

THE MARKET AT 1488 SHOPPING CENTER

Kroger

Marketplace

Bank of America **PROSPERITY BANK**

Edward Jones

WOODFOREST
by Johnson Development
3,000 Acre Master-Planned Community Under Construction
5,500 Homes - Johnson Dev

THE HOME DEPOT **goodwill**

enterprise

MATTRESS FIRM

NORTH

EGYPT LN

TOM R. ELLISOR ELEMENTARY

MAGNOLIA INDEPENDENT SCHOOL DISTRICT

GRACEPOINT HOMES

ZANTI CUCINA ITALIANA RESTAURANT

RESEARCH FOREST DR

WESTGATE CROSSING

THE Woodlands

60,000 SF +/- Mixed-Use Development at the NEC of Research Forest Dr. & Egypt Ln. with retail, restaurant, professional office and other commercial space available.

Direct access to The Woodlands via Research Forest Drive and Egypt Lane. Situated at a main ingress/egress point for The Woodlands.

Adjacent to Target anchored power center with national retailers including: Ross Dress for Less, OfficeMax, PetSmart, Famous Footwear and Gold's Gym, Walgreen's, T.J. Maxx. Also, nearby are Kroger, Home Depot, Wells Fargo and Bank of America.

Future Potential Through-Access to Research Forest Drive and Egypt Lane

Honea-Egypt Rd expansion from 2 to 4 lanes with middle turn lane complete.
 Egypt Ln expansion from 2 to 4 lanes with middle turn lane and drainage ditches completed.
 Dedicated right turn lane on Research Forest Drive to Egypt Ln northbound approved for construction.

Westgate Crossing

- ▶ **60,000 SF +/- Mixed-Use Development** at the NEC of Research Forest Dr. & Egypt Ln. with retail, restaurant, professional office and other commercial space available.
- ▶ **Direct access to The Woodlands** via Research Forest Drive and Egypt Lane. Situated at a main ingress/egress point for The Woodlands.
- ▶ **Adjacent to Target anchored power center** with national retailers including: Ross Dress for Less, OfficeMax, PetSmart, Famous Footwear and Gold's Gym, Walgreen's, T.J. Maxx. Also, nearby are Kroger, Home Depot, Wells Fargo and Bank of America.

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6,339 of Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.
The Woodlands, TX

▶ Site Plan

- ✓ Strategically located at lighted intersection of Egypt Ln and Research Forest Dr.
- ✓ Egypt Ln expansion from 2 to 4 lanes with middle turn lane and drainage ditches to be completed.



6,339 sq Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT



Research Forest Dr. & Egypt Ln.
The Woodlands, TX



Architectural Rendering



6,339 of Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.
The Woodlands, TX

THE
JBEARD
REAL ESTATE COMPANY

▶ *Architectural Rendering*



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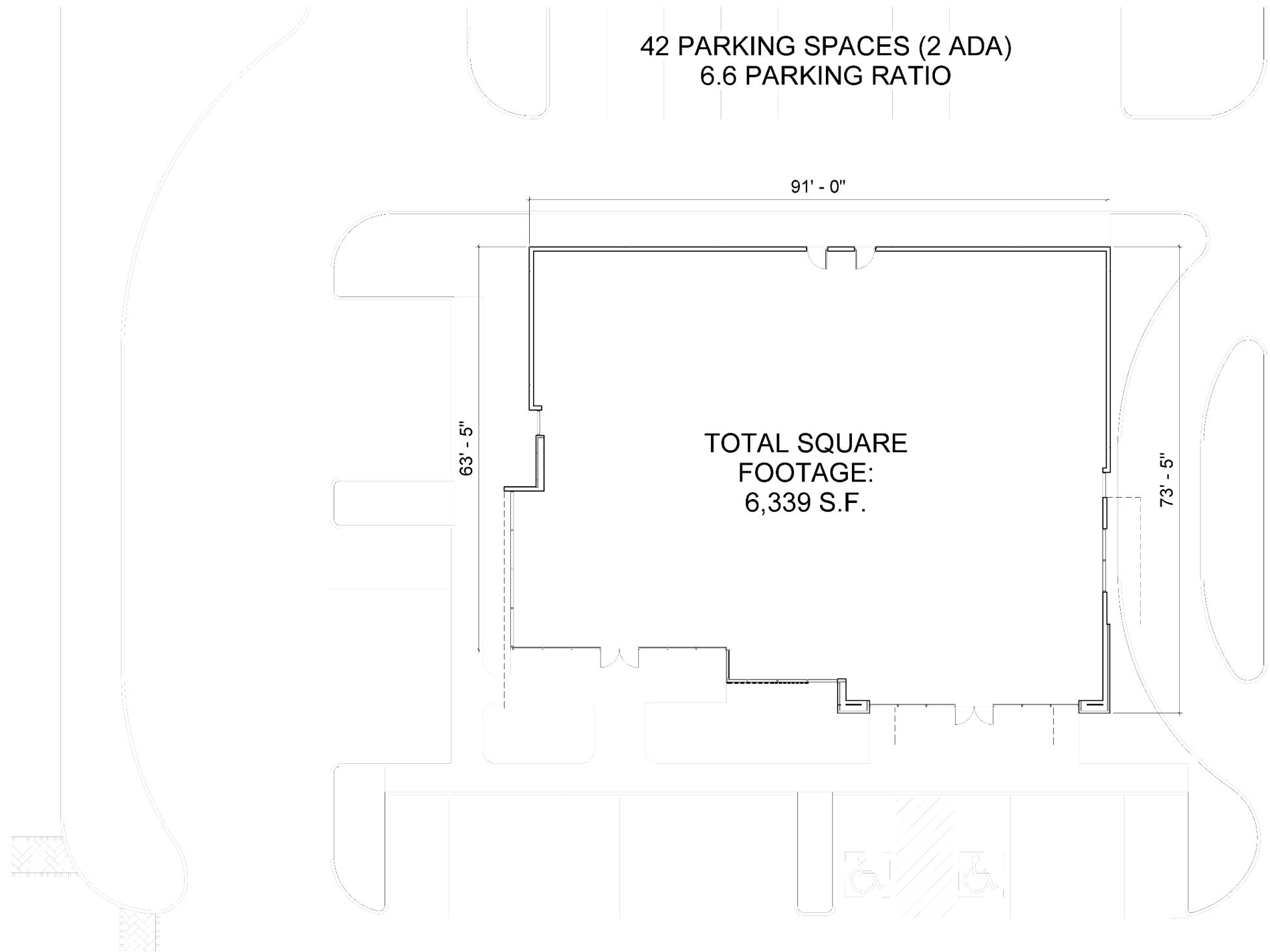
10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380
LINDSEY MCKEAN | JEFF BEARD, CCIM | 281-367-2220 | JBEARDCOMPANY.COM

6,339 of Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.
The Woodlands, TX

▶ Site Plan



6,339 of Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.
The Woodlands, TX

Area Development

APPROX. 6 1/4 MILES →

45 (Highway 45)

1488 (Farm Road)

2978 (Farm Road)

WESTWOOD VILLAGE SHOPPING CENTER

- ROSS DRESS FOR LESS
- TARGET PET SMART
- TJ-MAXX
- OfficeMax
- Famous Footwear
- AT&T
- chili's
- Freddy's RESTAURANT
- Massage Envy SPA
- Chick-fil-A
- FIVE GUYS
- STARBUCKS COFFEE
- PIZZA EXPRESS
- WELLS FARGO
- TACO BELL

WOODFOREST NATIONAL BANK

- McDonald's
- LA QUINTA INNS & SUITES
- Wendy's

THE MARKET AT 1488 SHOPPING CENTER

- Kroger
- Marketplace
- Bank of America
- PROSPERITY BANK
- Edward Jones

WOODFOREST
by Johnson Development
3,000 Acre Master-Planned Community Under Construction
5,500 Homes - Johnson Dev

THE HOME DEPOT

- goodwill
- enterprise
- MATTRESS FIRM
- Denny's
- PAPA JOHN'S
- WHATABURGER
- Schlitzky's

HONEA-EGPYT

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GRACEPOINT HOMES

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KATY LEE LN

NORTH

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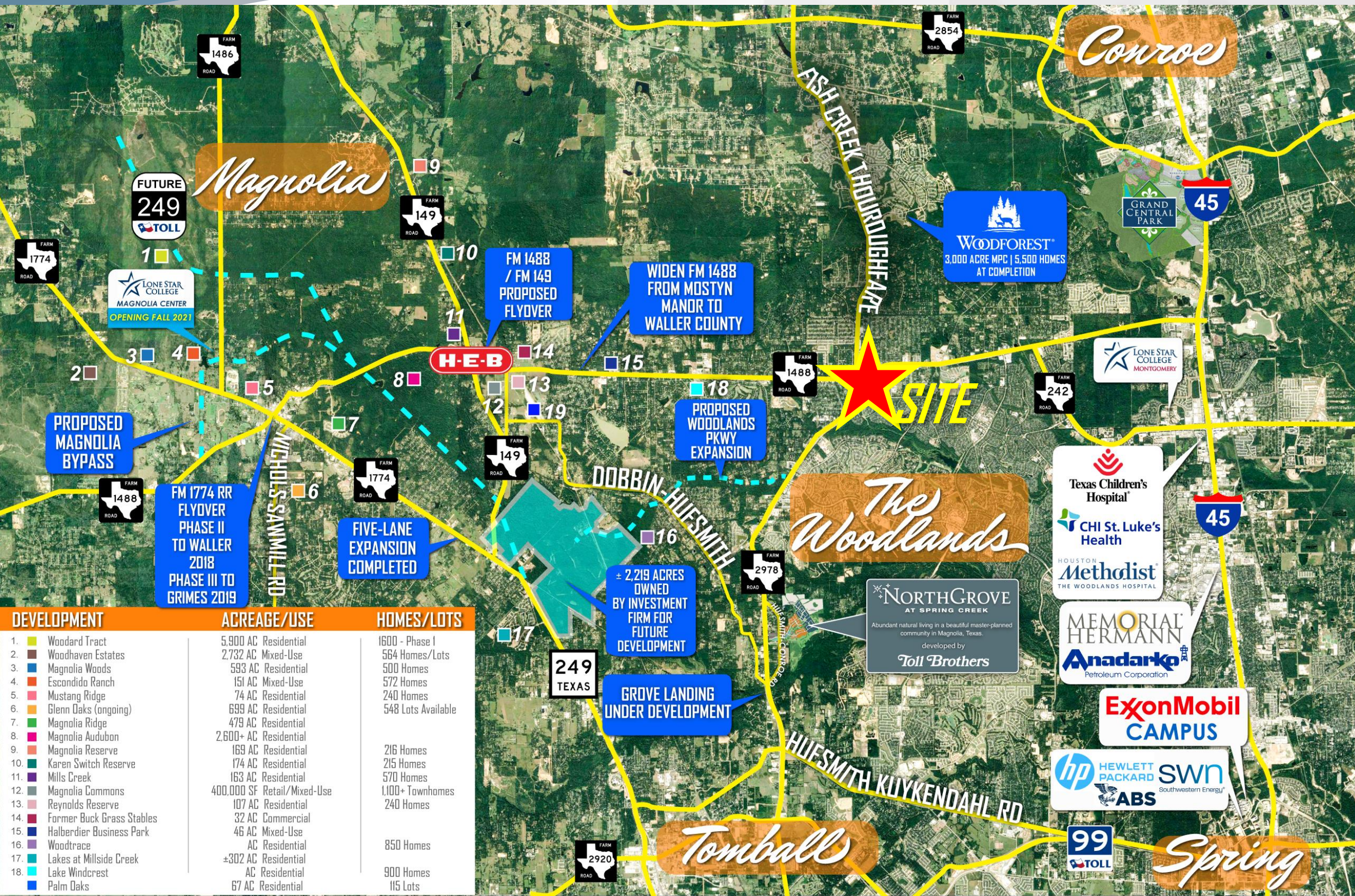
The Woodlands

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WESTGATE CROSSING | MIXED-USE DEVELOPMENT

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The Woodlands, TX



DEVELOPMENT	ACREAGE/USE	HOMES/LOTS
1. Woodard Tract	5,900 AC Residential	1600 - Phase I
2. Woodhaven Estates	2,732 AC Mixed-Use	564 Homes/Lots
3. Magnolia Woods	593 AC Residential	500 Homes
4. Escondido Ranch	151 AC Mixed-Use	572 Homes
5. Mustang Ridge	74 AC Residential	240 Homes
6. Glenn Oaks (ongoing)	699 AC Residential	548 Lots Available
7. Magnolia Ridge	479 AC Residential	
8. Magnolia Audubon	2,600+ AC Residential	
9. Magnolia Reserve	169 AC Residential	216 Homes
10. Karen Switch Reserve	174 AC Residential	215 Homes
11. Mills Creek	163 AC Residential	570 Homes
12. Magnolia Commons	400,000 SF Retail/Mixed-Use	1,100+ Townhomes
13. Reynolds Reserve	107 AC Residential	240 Homes
14. Former Buck Grass Stables	32 AC Commercial	
15. Halberdier Business Park	46 AC Mixed-Use	
16. Woodtrace	AC Residential	850 Homes
17. Lakes at Millside Creek	±302 AC Residential	900 Homes
18. Lake Windcrest	AC Residential	115 Lots
19. Palm Oaks	67 AC Residential	

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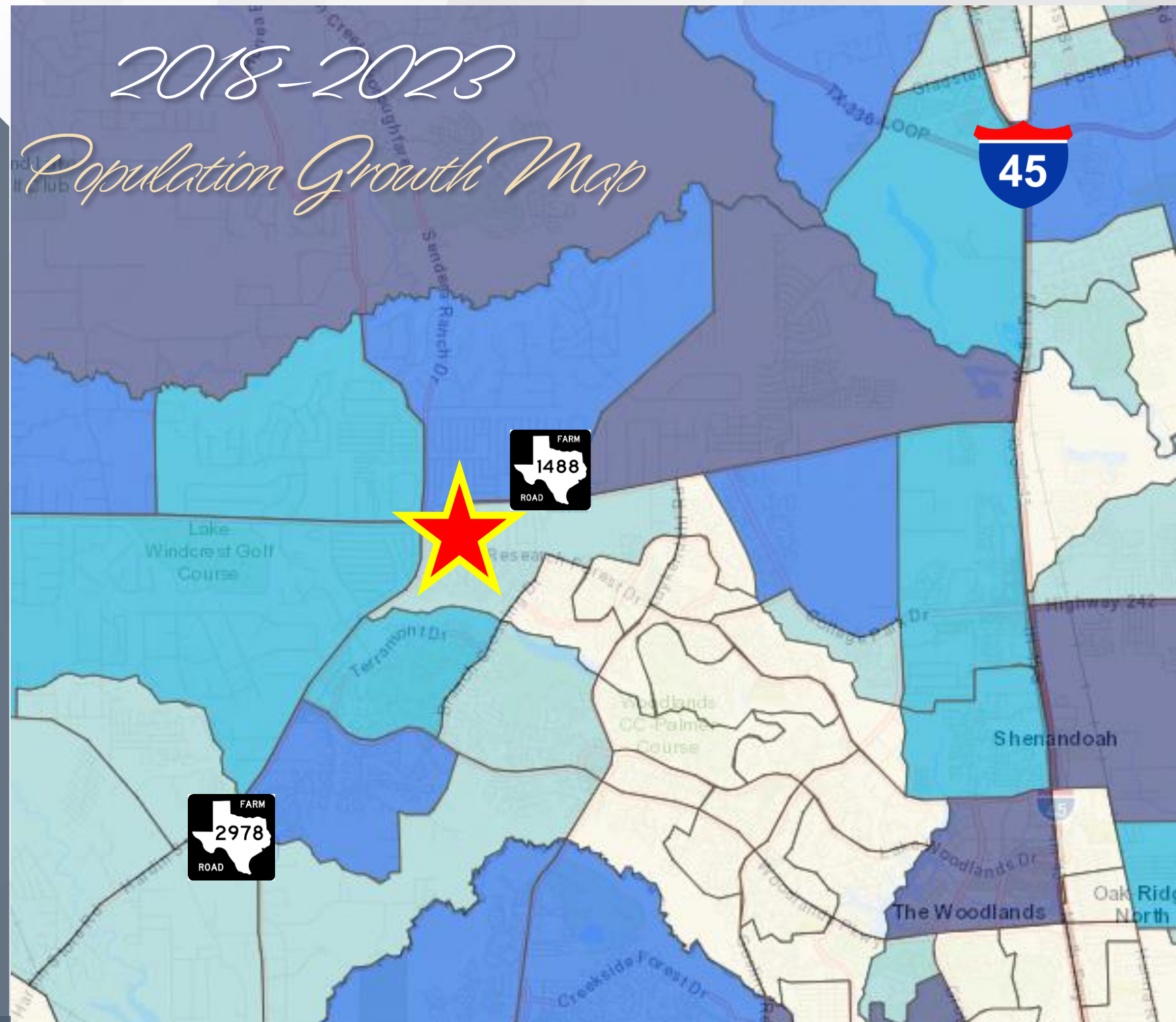
Research Forest Dr. & Egypt Ln.
The Woodlands, TX

Economic Drivers

The population growth potential at the site, due to many factors including location, traffic flow and future development plans is exceptional.

Legend

- 5% to 9.18%
- 4% to 4.99%
- 3% to 3.99%
- 2% to 2.99%
- 0.02% to 1.99%



6,339 of Available

WESTGATE CROSSING | MIXED-USE DEVELOPMENT

Research Forest Dr. & Egypt Ln.
The Woodlands, TX

Economic Drivers

Traffic Counts Increase

WESTGATE

2013-2017

122%
(RESEARCH FOREST DR)

- ✓ The traffic flow patterns at the site show exponential growth over the past four years.
- ✓ The site sits at a major lighted intersection less than two blocks from multiple major regional thoroughfares with traffic counts of over 40,000 cars per day.
- ✓ Recent road expansions on Research Forest Drive and Egypt Lane have led to a more than double increase in traffic counts on these thoroughfares.
- ✓ These increases in traffic at our site may be a factor in the 12% decrease in the traffic counts on Woodlands Parkway, the other main east-west thoroughfare in The Woodlands.



6,339 of Available

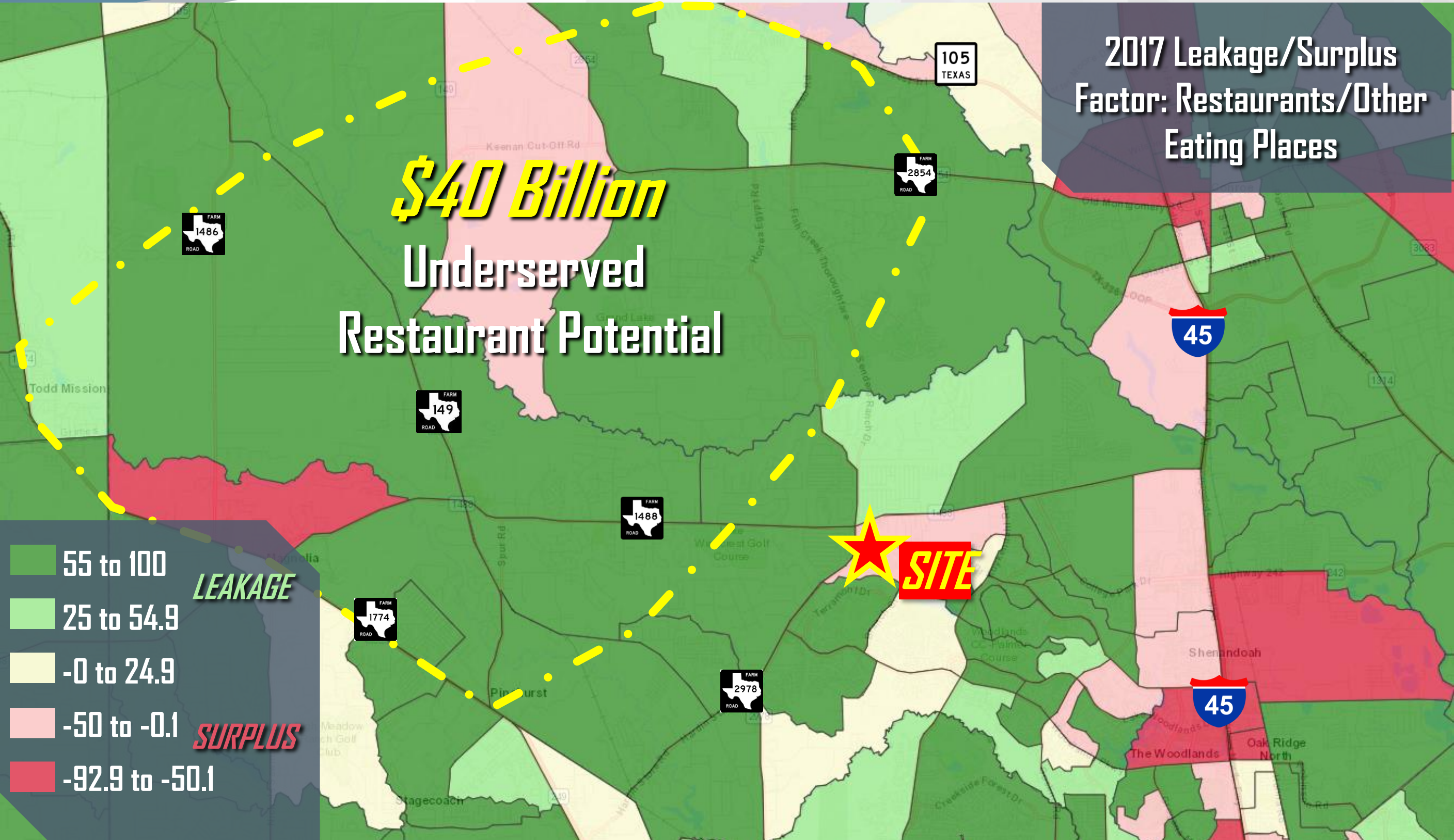
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Economic Drivers

2017 Leakage/Surplus
Factor: Restaurants/Other
Eating Places

\$40 Billion
Underserved
Restaurant Potential



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The J. Beard Company, LLC 0519836 jbeard@jbeardcompany.com 281-367-2220

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Steven Jeffrey Beard 0400693 jbeard@jbeardcompany.com 281-367-2220

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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