

26211 INTERSTATE 45
THE WOODLANDS, TX 77380



THE
JBEARD
REAL ESTATE COMPANY

PRICE REDUCED!



6,736 SF COMMERCIAL BUILDING

FOR SALE/LEASE

FOR INFORMATION CONTACT:

LISA HUGHES | PAMELA SPROUSE | JEFF BEARD, CCIM | 281.367.2220 | JBEARDCOMPANY.COM

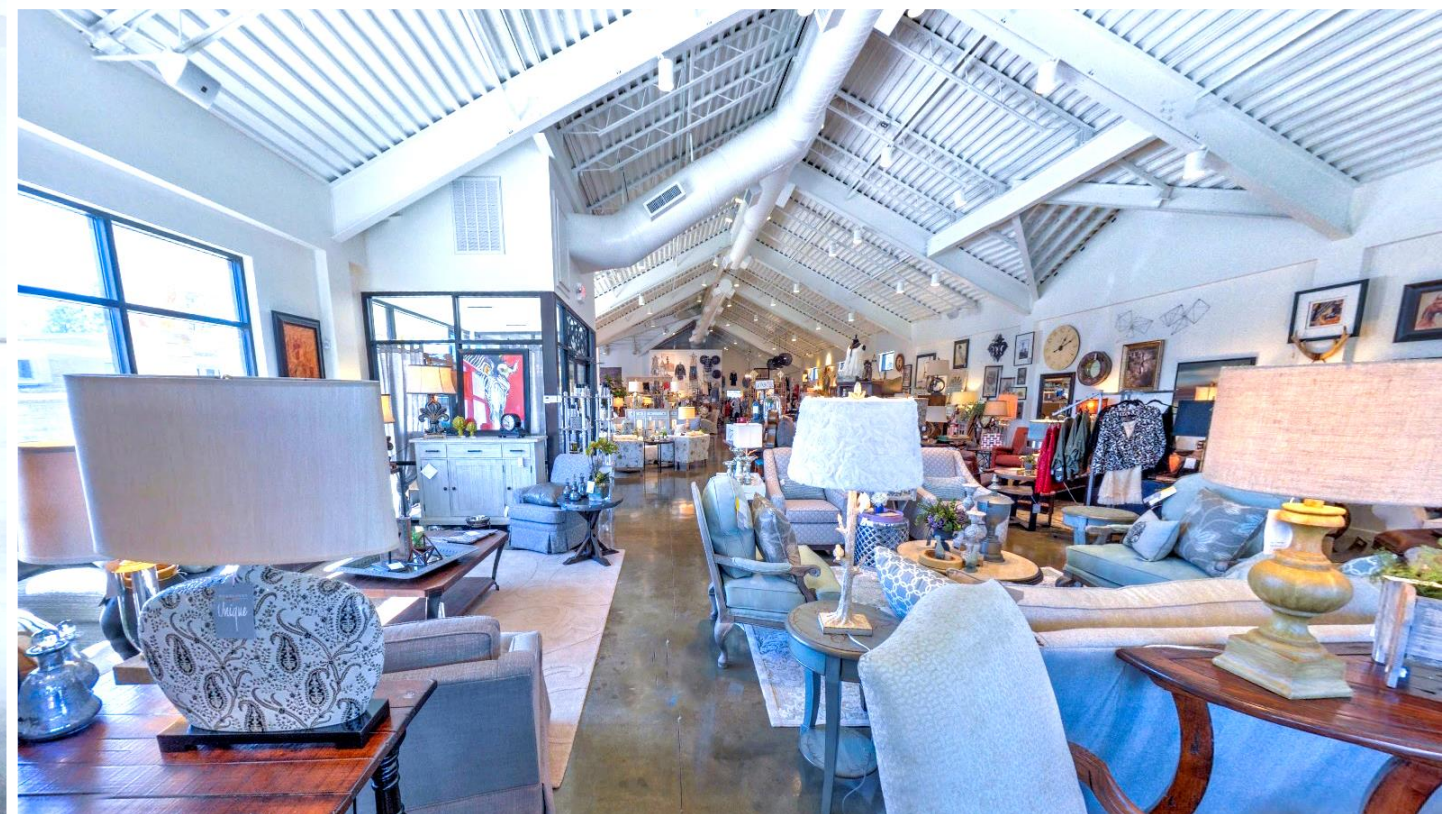
HIGHLIGHTS

- Retail showroom located on I-45 South with frontage and storefront visibility
- 6,736 SF commercial building on .43 acres
- Underground detention system in place
- Located less than 2 miles south of The Woodlands major upscale retail hubs, Hughes Landing, The Woodlands Mall, The Woodlands Waterway and Market Street
- Located less than 3 miles north of the new Exxon Mobil Corporate Campus.
- Visibility and exposure to 265,024 cars per day on Interstate 45 south of the site and 190,601 cars per day on Interstate 45 north of the site (per 2017 TxDOT)



2018 DEMOGRAPHICS (STDB)	1 Mile	3 Miles	5 Miles
Population	9,158	63,841	157,955
Daytime Population	20,126	92,884	171,928
Median Household Income	\$86,075	\$81,798	\$87,519

6,736 SF
Exceptional
INTERIOR
RETAIL SPACE



► **SITE
ANALYSIS**

ENTIRE SITE
0.4310 ACRES
6,736 SF
BLDG



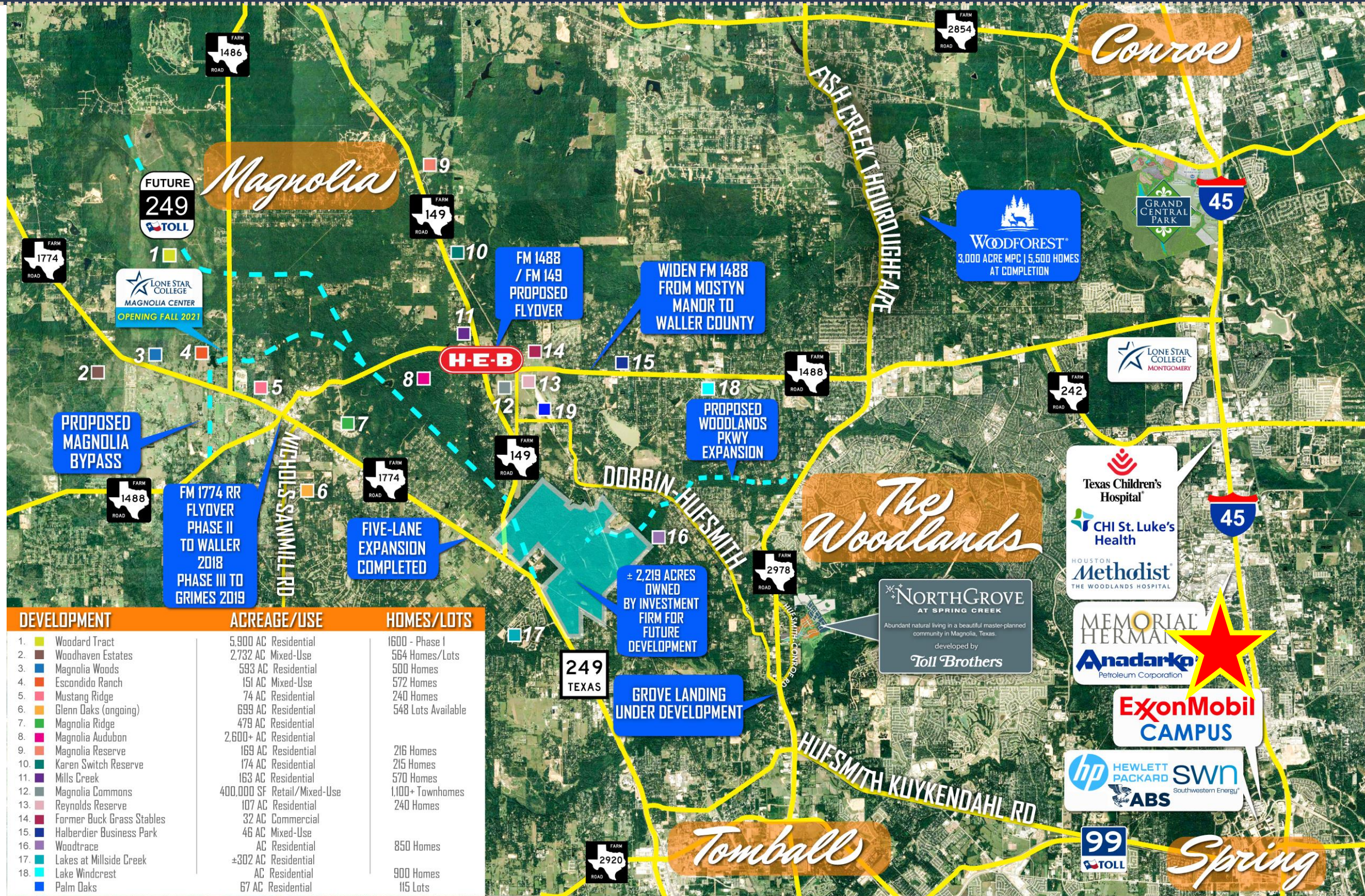
I-45 SERVICE RD

SOUTHBOUND

INTERSTATE 45

NORTHBOUND

▼ AREA DEVELOPMENT



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
	67 AC Residential	

This information contained herein has been obtained from reliable sources; however, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice

▶ MARKET AREA OVERVIEW

- **The Woodlands is a 28,000-acre master-planned community**, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best selling, master planned communities in the nation.
- **Currently 49,000 employees work in the Woodlands area** with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA.
- **The Woodlands has emerged as a major healthcare hub in the Houston area**, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.
- **Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development.** Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.
- **There are nine distinct villages that make up The Woodlands:** Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley.
- **The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990**, and benefits from its outstanding amenities including retail, hotel, entertainment, recreation and conference center facilities.



Woodlands *Unique*

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SPRING, TX 77380



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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:
 - 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.

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