



50.5 ACRES – THE WOODLANDS

INDIAN HILL DR. | THE WOODLANDS AREA

±50.5 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | JEFF HAYES | 281.477.4300

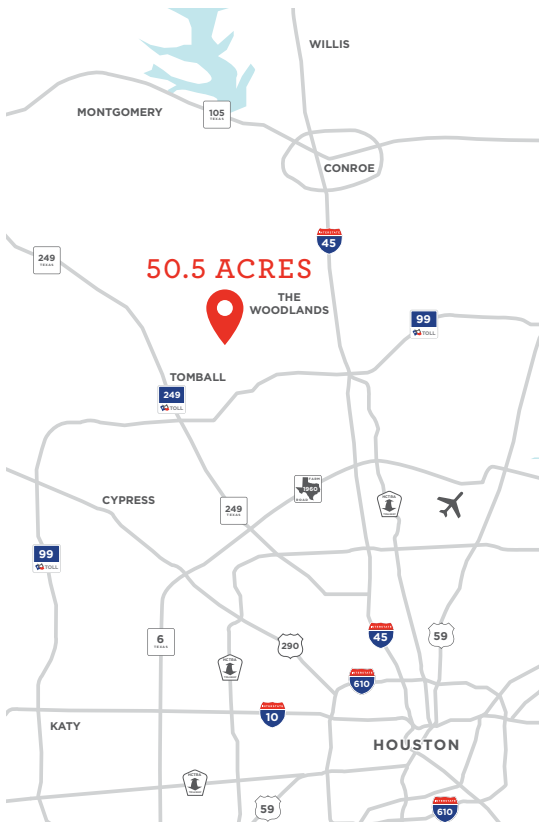
PRIME 50.5 ACRE DEVELOPMENT SITE IN THE WOODLANDS

Completely unrestricted, this 50.5 acre property is in the City of Houston ETJ and Harris County. The property is adjacent to **The Club at Carlton Woods**, which is home to the nationally acclaimed Tom Fazio Championship Course. The site is adjacent to or in close proximity to some of the more exclusive housing enclaves in the region to include Indian Springs and Carlton Woods at Creek side where

homes can range up to **\$5,000,000.00+**. The location features **five grocery anchored shopping centers** within a 2 mile radius as well as a 10 minute drive time to the Woodlands Mall, Woodlands Town Center, and the open air Market Street, featuring **upscale shops, dining, a Central Park, and the Cynthia Woods Mitchell Pavilion.**

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PROPERTY HIGHLIGHTS

- ▶ ACREAGE: 50.5518 Acres
- ▶ PRICE: \$12.00 PSF
- ▶ DETENTION: On-site detention required
- ▶ SCHOOL DISTRICT: Tomball ISD
- ▶ FRONTAGE: 2069.17 ft. on Indian Hill Rd.
- ▶ Signage easement on Kuykendahl



MAJOR AREA EMPLOYERS

- ▶ Conroe Independent School District 3,759
- ▶ Anadarko Petroleum Corporation 3,309
- ▶ Memorial Hermann - The Woodlands 2,454
- ▶ Alight Solutions 1,850
- ▶ ExxonMobil 1,800
- ▶ CHI St. Luke's Health - The Woodlands 1,650
- ▶ Lone Star College 1,098
- ▶ Huntsman Corporation 1,018
- ▶ Houston Methodist - The Woodlands 925
- ▶ Woodforest National Bank 901



UTILITIES

- ▶ Available via Harris Montgomery County MUD 386



165,326
 Active Population
 Within 5-Mile Radius



\$137,786
 Average HHI Within
 5-Mile Radius



45.64%
 Population Growth
 Within 5-Mile Radius



AERIALS + ACREAGE

ABOUT THE WOODLANDS AREA

50.5 ACRES

INDIAN HILL DR. | THE WOODLANDS

THE WOODLANDS MALL

- 1.3 million square feet of shopping and dining
- More than 160 stores including Aldo, Anthropologie, Apple, Athleta, Banana Republic, Bath & Body Works, Buckle, Brookstone, Clarks, Coach, Express, Finish Line, Gap, GNC, Kiehl's, Loft, Microsoft, Oakley, Sephora, Urban Outfitters, Victoria's Secret, and more
- Restaurants include Fleming's, The Cheesecake Factory, and P.F. Chang's

BANANA REPUBLIC



Bath&BodyWorks

Dillard's

JCPenney

MARKET STREET

- Over 70 high-end retail shops including Tiffany & Co., Brooks Brothers, and Michael Kors
- 17 dining establishments including 1252 Tapas Bar, La Madeleine, and Uni Sushi
- Hyatt Centric (70 keys)
- Market Street Cinemark movie theatre
- WiFi-enabled central park

HUGHES LANDING

- 66-acre mixed-use development on Lake Woodlands
- Retailers include: 1818 Fine Men's Salon, Beauty Statement, Blo Blow Dry Bar, Cadence Bank, Fleet Feet Sports, Focus Optical, Fed Astaire Dance Studio, ivivva, KB Kasuals, Kriser's Natural Pet, Norton Ditto, Pure Barre, RIDE Indoor Cycling, Venetian Nail Spa, vom FASS Oils Vinegars Spirits, Willa Boutique, and Woodlands Laser
- Restaurants include: The Blue Fish, Broken Barrel, California Pizza Kitchen, CUPS Frozen Yogurt, Del Frisco's Grille, Escalante's Fine Tex-Mex, Fogo de Chao, Local Pour, Macaron by Patisse, Starbucks, Truluck's Seafood, Steak, & Crab House, and Whole Foods Market
- Amenities include: Lakes Edge water sport rentals, boardwalk, band/entertainment area, dog park, connection to hike and bike trails, Overlook Park, and Wetlands Park

MEMORIAL HERMANN THE WOODLANDS

THIS 294-PRIVATE BED, FULL-SERVICE, ACUTE CARE FACILITY HOUSES OVER 780 MEDICAL STAFF PHYSICIANS, 1,300 OVERALL EMPLOYEES, AND 250 VOLUNTEERS. THIS CAMPUS FEATURES A DIABETES SELF-MANAGEMENT PROGRAM, A CERTIFIED PRIMARY STROKE CENTER, SPORTS MEDICINE, REHABILITATION, AND PHYSICAL THERAPY, OCCUPATIONAL THERAPY, SPEECH THERAPY, REGISTERED DIETITIANS, AND AN EMERGENCY CENTER.

CHI ST. LUKE'S HEALTH - THE WOODLANDS HOSPITAL

This 62-acre non-profit hospital features 242-private beds and offers a full range of family healthcare, from pediatrics to geriatrics, emergency services to birthing centers, and from diagnostics to surgery.

TEXAS CHILDREN'S HOSPITAL - THE WOODLANDS

Featuring 548k square feet on 22 acres, this hospital houses 24 emergency center rooms, 74 outpatient rooms, and five radiology rooms.

ABOUT THE WOODLANDS

Located just 27 miles north of Houston, The Woodlands, a master-planned community of 28K acres, has more than 5K dedicated to commercial development. Having enjoyed unprecedented commercial growth in the last several years, the area's economic base is well diversified with over 7,500 employees, including all sectors ranging from owner-operated establishments to global corporate headquarters.

The area also includes the cities of Oak Ridge North and Shenandoah—both growing in population and experiencing commercial and retail development.

DEMOGRAPHICS

2010 Census, 2017 Estimates with Delivery Statistics as of 12/17

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,169	21,767	59,107
Current Population	6,883	60,490	165,326
2010 Census Average Persons per Household	3.17	2.78	2.80
2010 Census Population	1,437	38,114	113,882
Population Growth 2010 to 2017	378.82%	59.52%	45.64%

CENSUS HOUSEHOLDS

1 Person Household	9.27%	19.52%	18.94%
2 Person Households	33.63%	31.55%	32.04%
3+ Person Households	57.10%	48.94%	49.03%
Owner-Occupied Housing Units	90.01%	79.92%	79.02%
Renter-Occupied Housing Units	9.99%	20.08%	20.98%

RACE AND ETHNICITY

2017 Estimated White	79.62%	82.38%	81.98%
2017 Estimated Black or African American	6.36%	5.18%	4.87%
2017 Estimated Asian or Pacific Islander	4.39%	4.92%	5.69%
2017 Estimated Other Races	9.13%	7.09%	7.03%
2017 Estimated Hispanic	22.06%	18.36%	18.32%

INCOME

2017 Estimated Average Household Income	\$113,768	\$130,692	\$137,786
2017 Estimated Median Household Income	\$124,306	\$114,145	\$116,830
2017 Estimated Per Capita Income	\$38,557	\$46,714	\$49,687

EDUCATION (AGE 25+)

2017 Estimated High School Graduate	16.74%	16.02%	15.82%
2017 Estimated Bachelors Degree	35.45%	35.79%	34.76%
2017 Estimated Graduate Degree	17.98%	17.55%	18.51%

AGE

2017 Median Age	35.4	38.1	37.9
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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 (TREC) | Information available at <http://www.trec.texas.gov>



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