

±1,600 - ±12,115 SF  
AVAILABLE



# COLLEGE PARK PLAZA

3091 COLLEGE PARK DR  
THE WOODLANDS, TX 77384



**FOR MORE INFORMATION CONTACT:**

Jeff Tinsley | Jeff Beard, CCIM

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

1,600 - 12,115 SF±  
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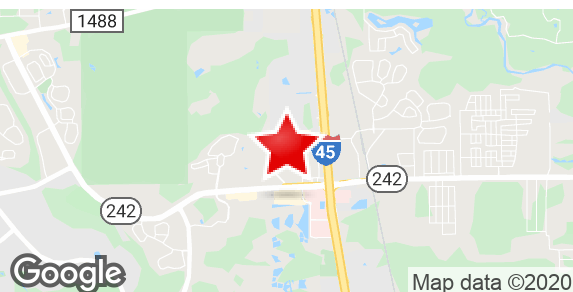
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## PROPERTY HIGHLIGHTS

- Up to 12,115 contiguous sf available;
- 3,343 sf 2nd generation restaurant in great condition, end cap with patio;
- 2,500 sf 2nd generation dental office;
- 1,880 2nd generation medical office;
- 1,600 sf vanilla box, ready for immediate occupancy;
- Site is adjacent to St. Luke's Hospital, Texas Children's Hospital, The Woodlands College Park High School and across from Sam Houston State University and Lone Star College;
- Super Walmart, Lowe's, At Home, Burlington and Kohl's are in the immediate trade area;
- College Park Plaza is located at one of the only regional intersections in The Woodlands.



DEMOGRAPHICS 2020	1 MILE	3 MILES	5 MILES
Total Daytime Population	6,355	59,827	41,502
Total Population	3,089	45,305	111,305
Average HH Income	\$100,931	\$116,061	\$103,542

\* Demographic data derived from 2020 STDB



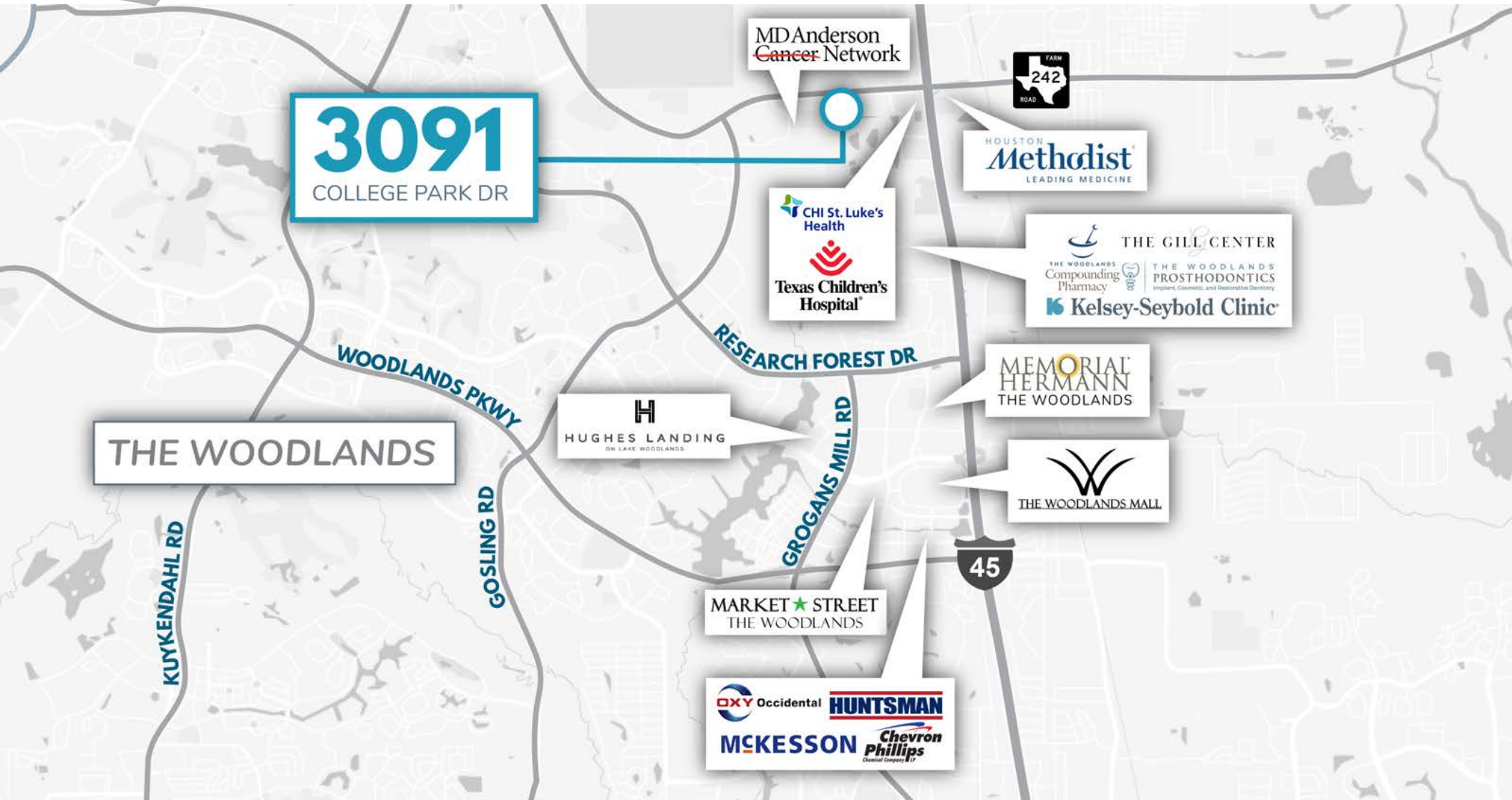
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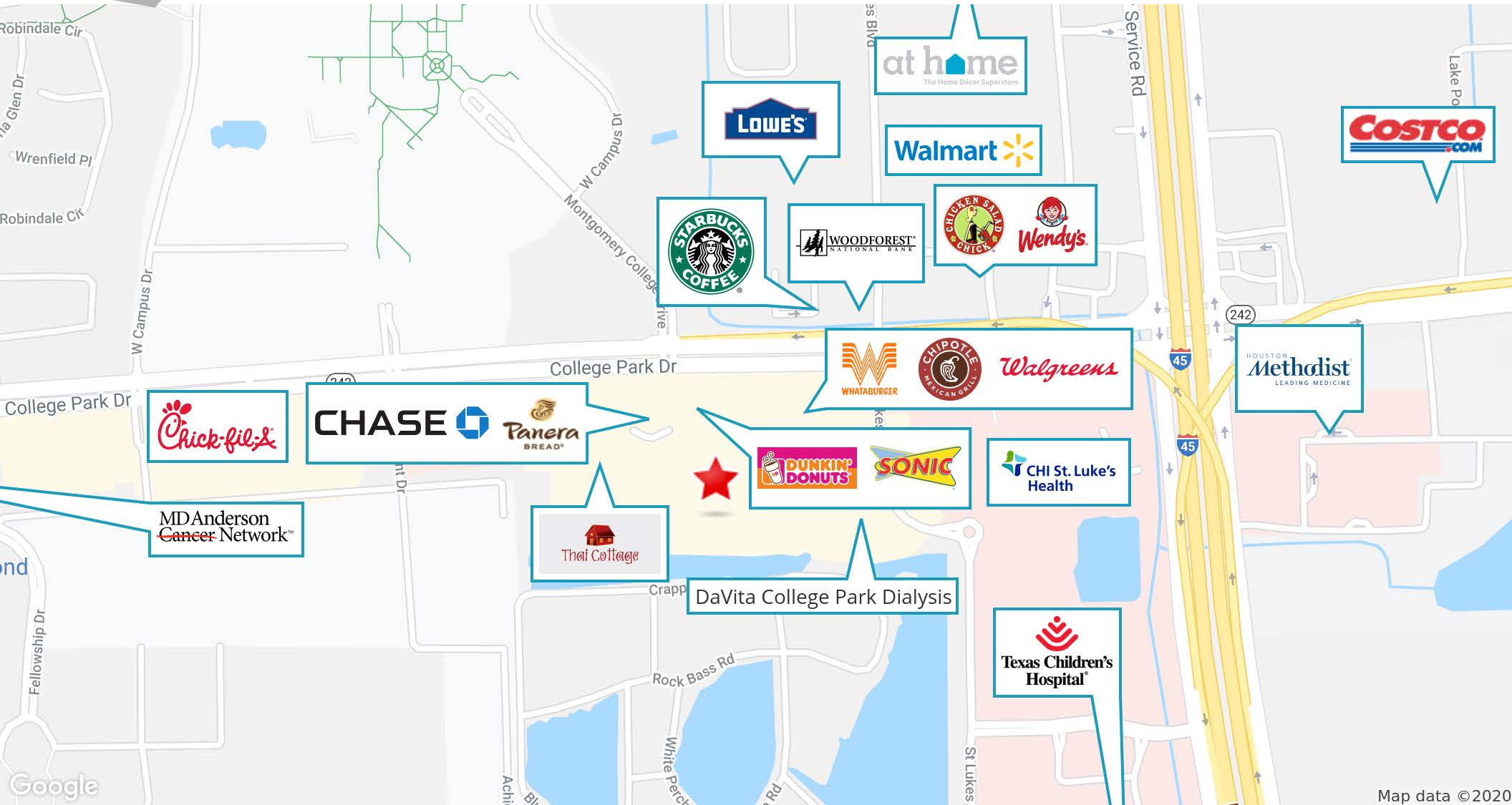
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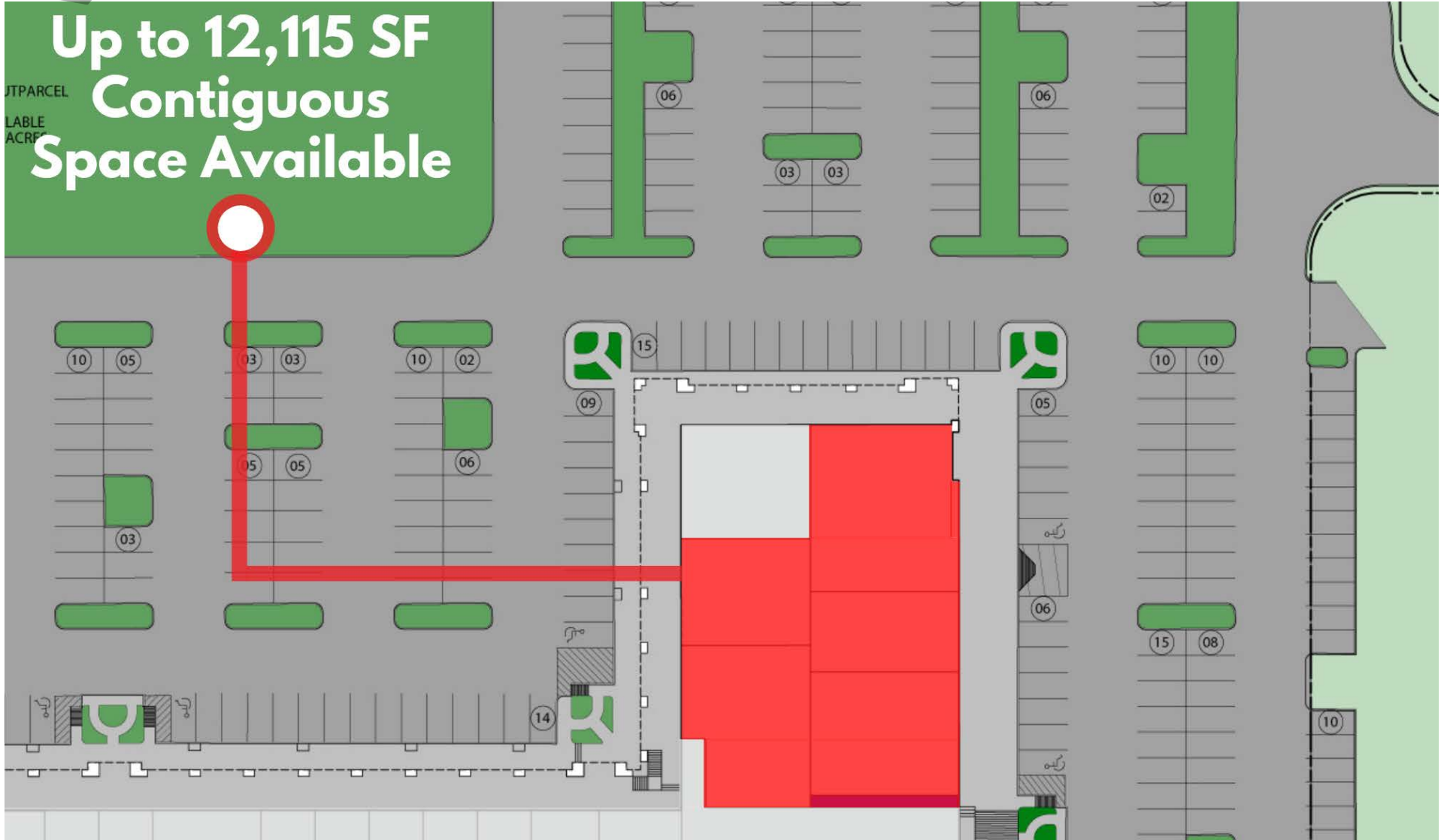
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SUITE	TENANT	SIZE	RATE
100	Woodlands Uptown Salons	4,800 SF	-
120	Available	1,600 SF	\$28.00 SF/yr
123	Action Wear Plus	1,200 SF	-
125	North Forest Family Dental Care	2,000 SF	-
130	The Blood Center	4,000 SF	-
140	Soccer 4 All	2,400 SF	-
150	Jersey Mike's Subs	1,600 SF	-
160	F45 Fitness	2,400 SF	-
170	Red Phoenix	4,000 SF	-
180	Kung Fu Tea	1,600 SF	-
185	Nona's Italian	3,200 SF	-
190	Woodlands Medical Supplies	1,600 SF	-
193	Mainstream Boutique	1,600 SF	-
195	Walking Tots	1,600 SF	-
200	Texas National Guard	1,600 SF	-
210	D'Luxe Spa	1,600 SF	-
220	Pizza Hut	1,600 SF	-
230	Available	1,600 SF	\$28.00 SF/yr
240	The Shipping Store	1,600 SF	-



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SUITE	TENANT	SIZE	RATE
245	Forest Cafe & Bakery	1,600 SF	-
250	Texas Hair Team	2,000 SF	-
270	Shankz	8,742 SF	-
272	Available	2,759 - 12,115 SF	\$18.00 SF/yr
275	Available	1,880 SF	\$28.00 SF/yr
280	Woofgang Bakery	2,000 SF	-
300	Available	3,343 SF	\$28.00 SF/yr
305	Available	1,633 SF	\$28.00 SF/yr
310	Available	2,500 SF	Negotiable
340	E+Pet Imaging	2,138 SF	-



## THE WOODLANDS MARKET 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 area with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.

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 opened their 20,000 SF outpatient clinic 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.

**FOR MORE  
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CONTACT**

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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