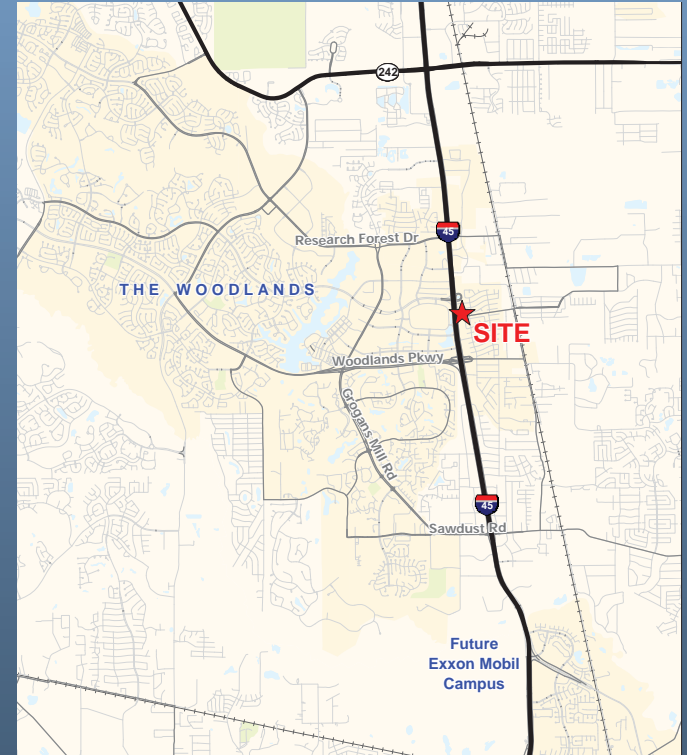


FOR LEASE - WOOD RIDGE PLAZA

IH-45 N between Woodlands Pkwy and Lake Woodlands Dr



PROPERTY DATA

- Unmatched visibility to I-45; directly across from The Woodlands Mall
- Located about 4 miles from new Exxon Mobil campus
- Pylon sign panels available
- Ideal center for retailers and restaurants wanting to serve this dynamic trade area

DEMOGRAPHICS

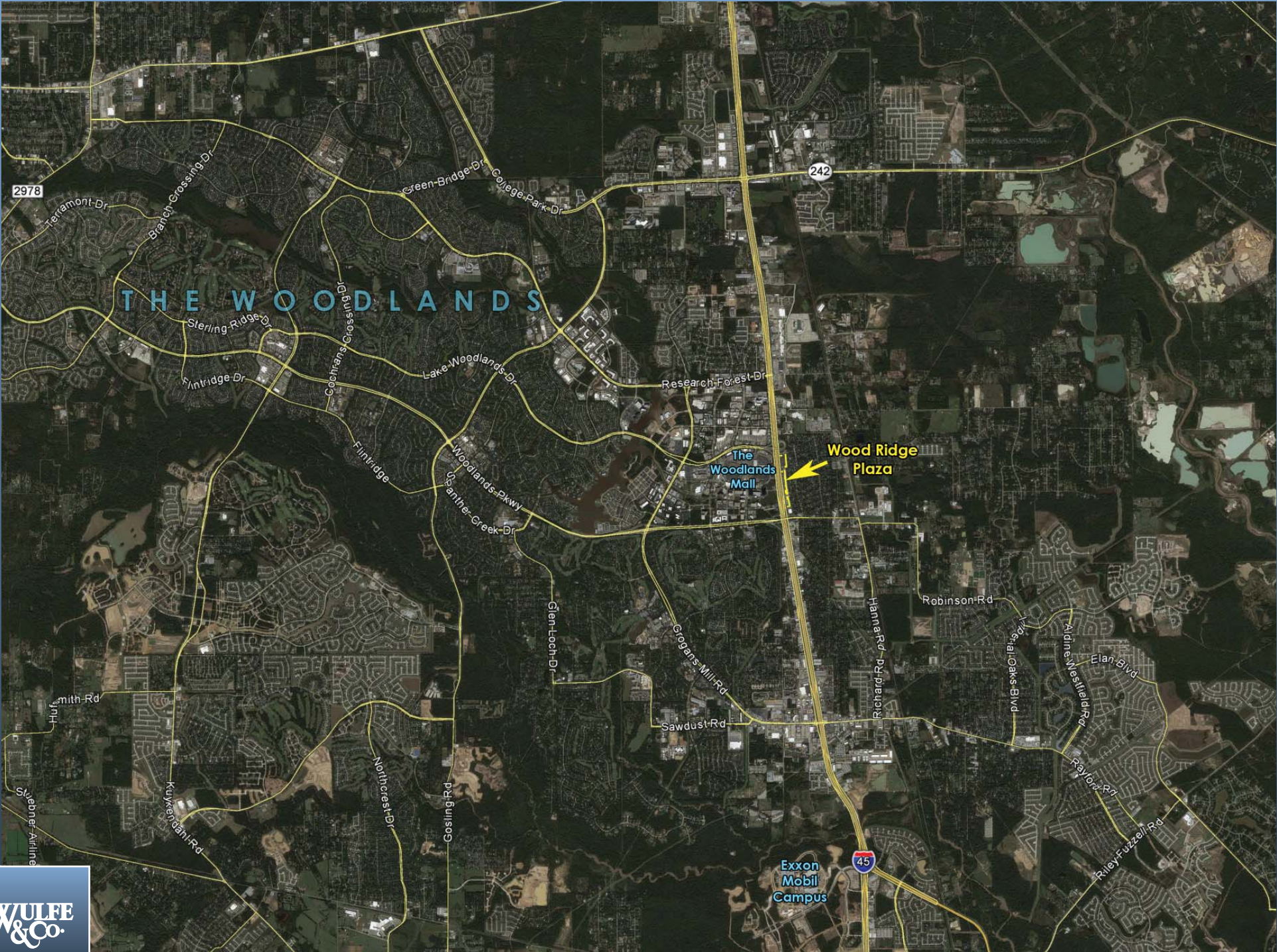
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2015 Estimate	4,969	54,190	135,236
Ave HH Income			
2015 Estimate	\$98,961	\$97,707	\$103,663
Traffic Counts			
Interstate 45	218,660 cars per day		
Lake Woodlands	18,120 cars per day		
Woodlands Pkwy	33,366 cars per day		

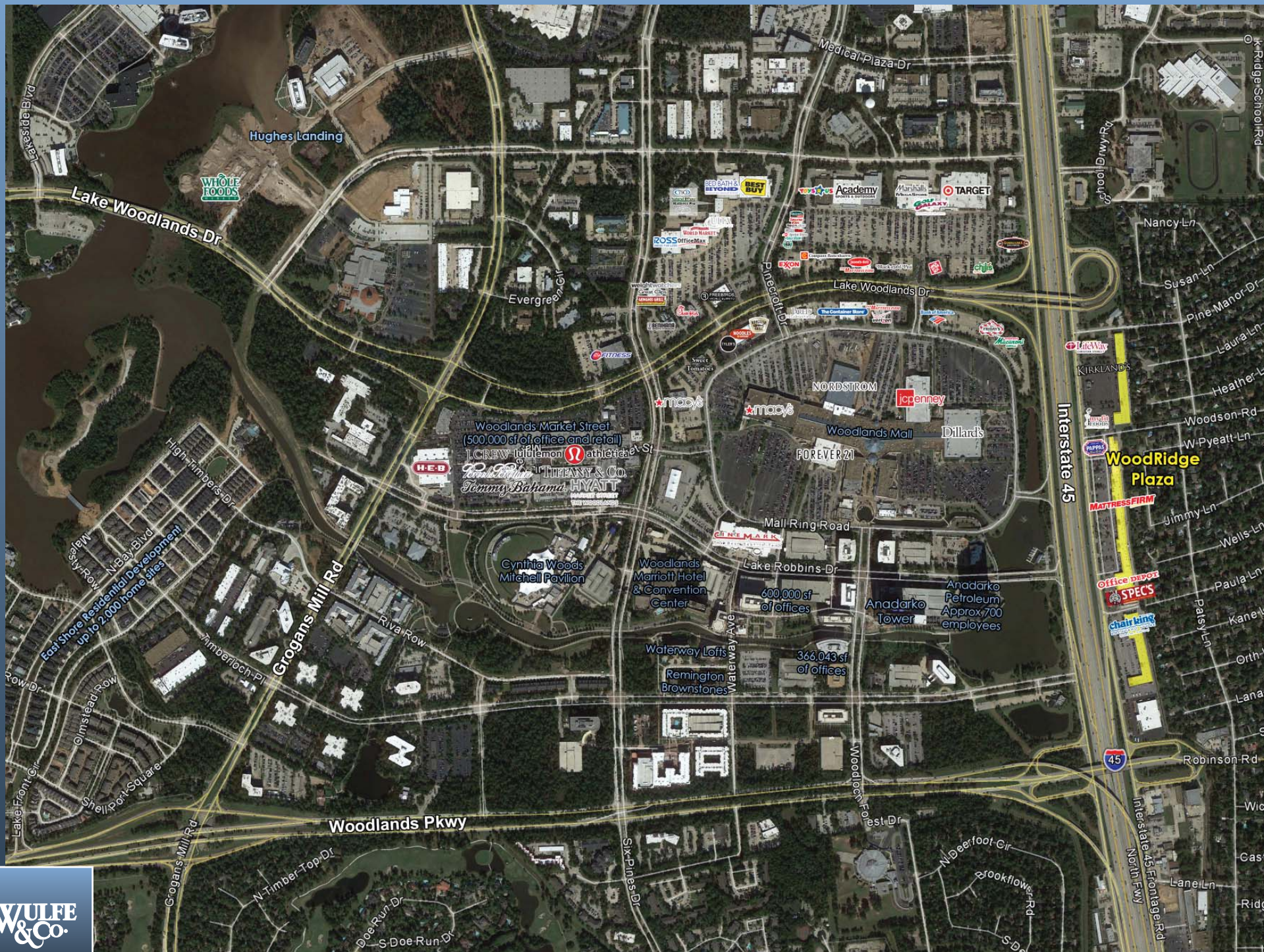
CONTACT

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Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700

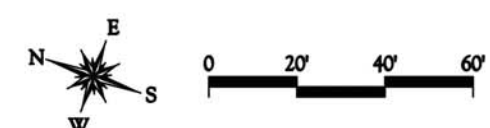


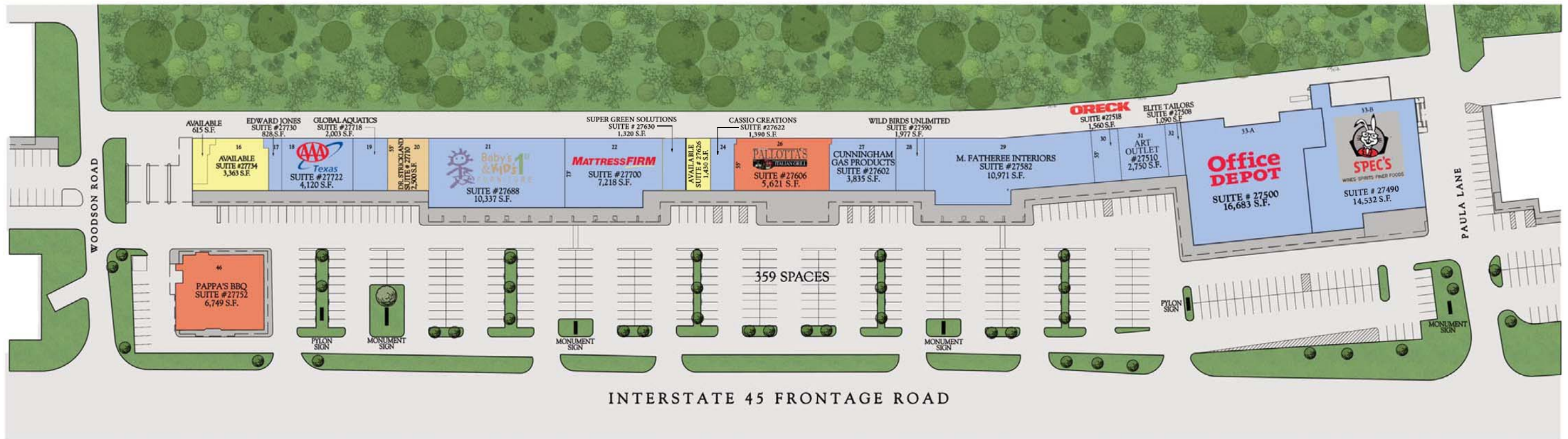






WOOD RIDGE PLAZA - SOUTH
 INTERSTATE 45 & PAULA LANE
 OAK RIDGE NORTH (THE WOODLANDS)

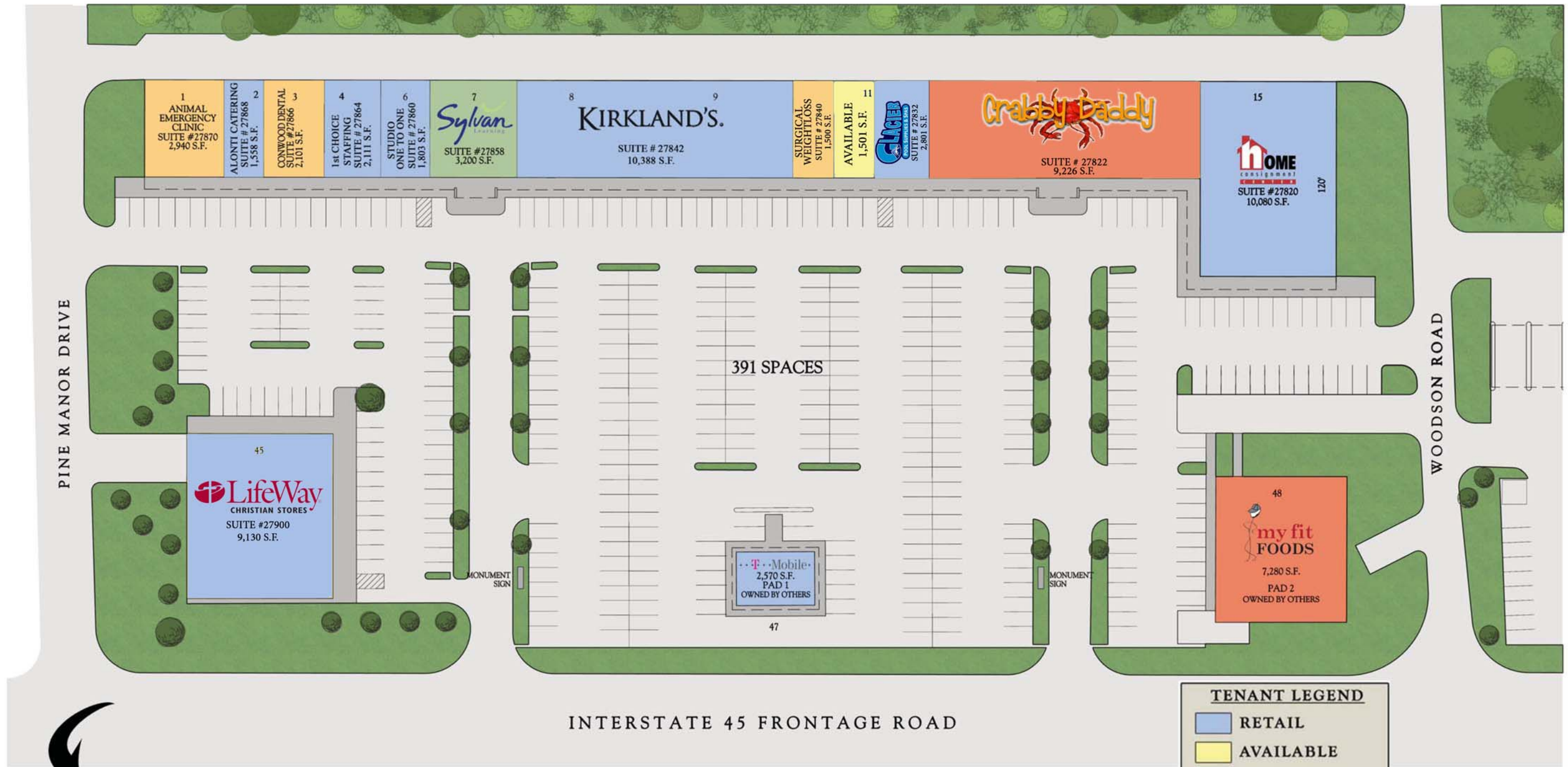




TENANT LEGEND	
	RETAIL
	AVAILABLE
	RESTAURANT
	BANK
	MEDICAL
	NOT A PART

WOOD RIDGE PLAZA - CENTRAL
 INTERSTATE 45 & PAULA LANE
 OAK RIDGE NORTH (THE WOODLANDS)





PINE MANOR DRIVE

WOODSON ROAD

INTERSTATE 45 FRONTAGE ROAD

391 SPACES

45
LifeWay
 CHRISTIAN STORES
 SUITE #27900
 9,130 S.F.

MONUMENT SIGN

47
 T-Mobile
 2,570 S.F.
 PAD 1
 OWNED BY OTHERS

MONUMENT SIGN

48
my fit FOODS
 7,280 S.F.
 PAD 2
 OWNED BY OTHERS

15
HOME
 SUITE #27820
 10,080 S.F.

Crabby Daddy
 SUITE # 27822
 9,226 S.F.

11
GLACIER
 SUITE # 27832
 2,801 S.F.

AVAILABLE
 1,501 S.F.

8
KIRKLAND'S.
 SUITE # 27842
 10,388 S.F.

7
Sylvan
 SUITE #27858
 3,200 S.F.

6
 STUDIO ONE TO ONE
 SUITE # 27860
 1,803 S.F.

4
 1st CHOICE STAFFING
 SUITE # 27864
 2,111 S.F.

3
 CONWOOD DENTAL
 SUITE # 27866
 2,101 S.F.

2
 ALONTI CATERING
 SUITE # 27868
 1,558 S.F.

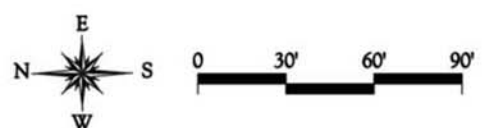
1
 ANIMAL EMERGENCY CLINIC
 SUITE #27870
 2,940 S.F.

TENANT LEGEND

Blue	RETAIL
Yellow	AVAILABLE
Orange	RESTAURANT
Green	BANK
Light Orange	MEDICAL
Light Green	NOT A PART



WOOD RIDGE PLAZA - NORTH
 INTERSTATE 45 & PINE MANOR DRIVE
 OAK RIDGE NORTH (THE WOODLANDS)



LEVINSON • ALCOSER ASSOCIATES, L.P.
 1177 W. Loop South, Suite 900 Houston, Texas 77027
 tel 713.787.0000 fax 713.850.8250
 Architecture • Planning • Engineering
 Interior Design • Landscape Architecture

WULFE & CO.
 1800 Post Oak Boulevard Suite 400 Houston, TX 77056
 713.621.1700 713.621.3244 (fax)
 www.wulfe.com



Demographic Report
I-45 at Woodson Rd, Oak Ridge North, TX

Pop Facts: Demographic Quick Facts

Pop Facts: Demographic Quick Facts	I-45 @ Woodson 1 mile ring		I-45 @ Woodson 3 mile ring		I-45 @ Woodson 5 mile ring	
Population						
2020 Projection	5,181		57,876		147,247	
2015 Estimate	4,969		54,190		135,236	
2010 Census	4,701		50,003		120,322	
2000 Census	4,086		40,852		81,031	
Growth 2015-2020	4.27%		6.80%		8.88%	
Growth 2010-2015	5.70%		8.37%		12.39%	
Growth 2000-2010	15.06%		22.40%		48.49%	
Households						
2020 Projection	2,412		24,015		56,508	
2015 Estimate	2,283		22,262		51,841	
2010 Census	2,107		20,158		46,015	
2000 Census	1,584		15,248		28,946	
Growth 2015-2020	5.67%		7.87%		9.00%	
Growth 2010-2015	8.36%		10.44%		12.66%	
Growth 2000-2010	33.03%		32.20%		58.97%	
2015 Estimated Population by Single-Classification Race	4,969		54,190		135,236	
White Alone	4,465	89.86%	44,590	82.29%	110,471	81.69%
Black or African American Alone	114	2.29%	2,645	4.88%	7,731	5.72%
American Indian and Alaska Native Alone	14	0.28%	249	0.46%	654	0.48%
Asian Alone	146	2.95%	2,083	3.84%	5,636	4.17%
Native Hawaiian and Other Pacific Islander Alone	6	0.13%	71	0.13%	165	0.12%
Some Other Race Alone	112	2.25%	3,023	5.58%	6,619	4.89%
Two or More Races	111	2.23%	1,528	2.82%	3,960	2.93%
2015 Estimated Population by Ethnicity (Hispanic or Latino)	4,969		54,190		135,236	
Hispanic or Latino	563	11.33%	10,120	18.68%	24,308	17.97%
Not Hispanic or Latino	4,406	88.67%	44,070	81.32%	110,928	82.03%
2015 Occupied Housing Units by Tenure	2,283		22,262		51,841	
Owner-Occupied	1,384	60.62%	13,502	60.65%	36,250	69.93%
Renter-Occupied	899	39.38%	8,760	39.35%	15,590	30.07%
2015 Average Household Size	2.18		2.42		2.60	
2015 Est. Households by Household Income	2,283		22,262		51,841	



**Demographic Report
I-45 at Woodson Rd, Oak Ridge North, TX**

Pop Facts: Demographic Quick Facts	I-45 @ Woodson 1 mile ring		I-45 @ Woodson 3 mile ring		I-45 @ Woodson 5 mile ring	
Income Less than \$15,000	237	10.37%	2,034	9.14%	3,649	7.04%
Income \$15,000 to \$24,999	143	6.27%	1,640	7.37%	3,242	6.25%
Income \$25,000 to \$34,999	249	10.92%	1,767	7.94%	3,411	6.58%
Income \$35,000 to \$49,999	257	11.24%	2,657	11.93%	5,309	10.24%
Income \$50,000 to \$74,999	348	15.26%	4,025	18.08%	9,644	18.60%
Income \$75,000 to \$99,999	303	13.25%	2,831	12.72%	7,032	13.56%
Income \$100,000 to \$124,999	183	8.03%	1,872	8.41%	5,316	10.25%
Income \$125,000 to \$149,999	167	7.30%	1,486	6.68%	3,886	7.50%
Income \$150,000 to \$199,999	154	6.73%	1,782	8.00%	5,115	9.87%
Income \$200,000 to \$249,999	68	2.99%	659	2.96%	1,835	3.54%
Income \$250,000 to \$499,999	117	5.13%	1,042	4.68%	2,472	4.77%
Income \$500,000 or more	57	2.50%	467	2.10%	930	1.79%
2015 Est. Average Household Income	\$98,961		\$97,707		\$103,663	
2015 Est. Median Household Income	\$68,351		\$68,835		\$77,367	
2015 Median HH Inc. by Single-Classification Race						
White Alone	\$70,803		\$71,465		\$79,459	
Black or African American Alone	\$29,581		\$31,850		\$55,411	
American Indian and Alaska Native Alone	\$30,603		\$34,593		\$43,581	
Asian Alone	\$60,088		\$83,413		\$92,912	
Native Hawaiian and Other Pacific Islander Alone	\$39,271		\$44,246		\$44,164	
Some Other Race Alone	\$42,076		\$52,746		\$65,477	
Two or More Races	\$136,639		\$71,347		\$82,668	
Hispanic or Latino	\$39,782		\$54,870		\$64,525	
Not Hispanic or Latino	\$70,632		\$71,832		\$80,811	



Demographic Report
I-45 at Woodson Rd, Oak Ridge North, TX
2015 Business Summary - Occupation

2015 Business Summary - Occupation	I-45 @ Woodson 1 mile ring			I-45 @ Woodson 3 mile ring			I-45 @ Woodson 5 mile ring		
	SOC Code	Employment	%	SOC Code	Employment	%	SOC Code	Employment	%
Total Employment by Occupation	All	18,193		All	58,956		All	80,738	
Management Occupations	11	1,473	8%	11	4,923	8%	11	6,712	8%
Business and Financial Operations Occupations	13	1,006	6%	13	3,473	6%	13	4,535	6%
Computer and Mathematical Occupations	15	295	2%	15	1,355	2%	15	1,654	2%
Architecture and Engineering Occupations	17	216	1%	17	741	1%	17	1,014	1%
Life, Physical, and Social Science Occupations	19	204	1%	19	664	1%	19	812	1%
Community and Social Service Occupations	21	186	1%	21	828	1%	21	1,164	1%
Legal Occupations	23	96	1%	23	347	1%	23	454	1%
Education, Training, and Library Occupations	25	293	2%	25	1,433	2%	25	2,817	3%
Arts, Design, Entertainment, Sports, and Media Occupations	27	300	2%	27	853	1%	27	1,114	1%
Healthcare Practitioners and Technical Occupations	29	1,409	8%	29	4,174	7%	29	5,697	7%
Healthcare Support Occupations	31	234	1%	31	779	1%	31	1,066	1%
Protective Service Occupations	33	161	1%	33	544	1%	33	687	1%
Food Preparation and Serving Related Occupations	35	544	3%	35	1,472	2%	35	1,992	2%
Building and Grounds Cleaning and Maintenance Occupations	37	933	5%	37	3,237	5%	37	4,414	5%
Personal Care and Service Occupations	39	590	3%	39	2,125	4%	39	2,949	4%
Sales and Related Occupations	41	2,031	11%	41	6,544	11%	41	8,939	11%
Office and Administrative Support Occupations	43	2,271	12%	43	7,466	13%	43	10,090	12%
Farming, Fishing, and Forestry Occupations	45	32	0%	45	256	0%	45	353	0%
Construction and Extraction Occupations	47	1,600	9%	47	4,601	8%	47	6,805	8%
Installation, Maintenance, and Repair Occupations	49	655	4%	49	2,118	4%	49	2,891	4%
Production Occupations	51	558	3%	51	1,580	3%	51	2,114	3%
Transportation and Material Moving Occupations	53	1,319	7%	53	3,795	6%	53	5,185	6%
Other Occupations	99	1,788	10%	99	5,649	10%	99	7,281	9%
<i>Prepared from Nielsen Business-Facts, this includes data from InfoGroup and Federal Standard Occupancy Classifications.</i>									



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K