

# END-CAP FOR LEASE

1620 Research Forest Drive  
The Woodlands, TX 77381

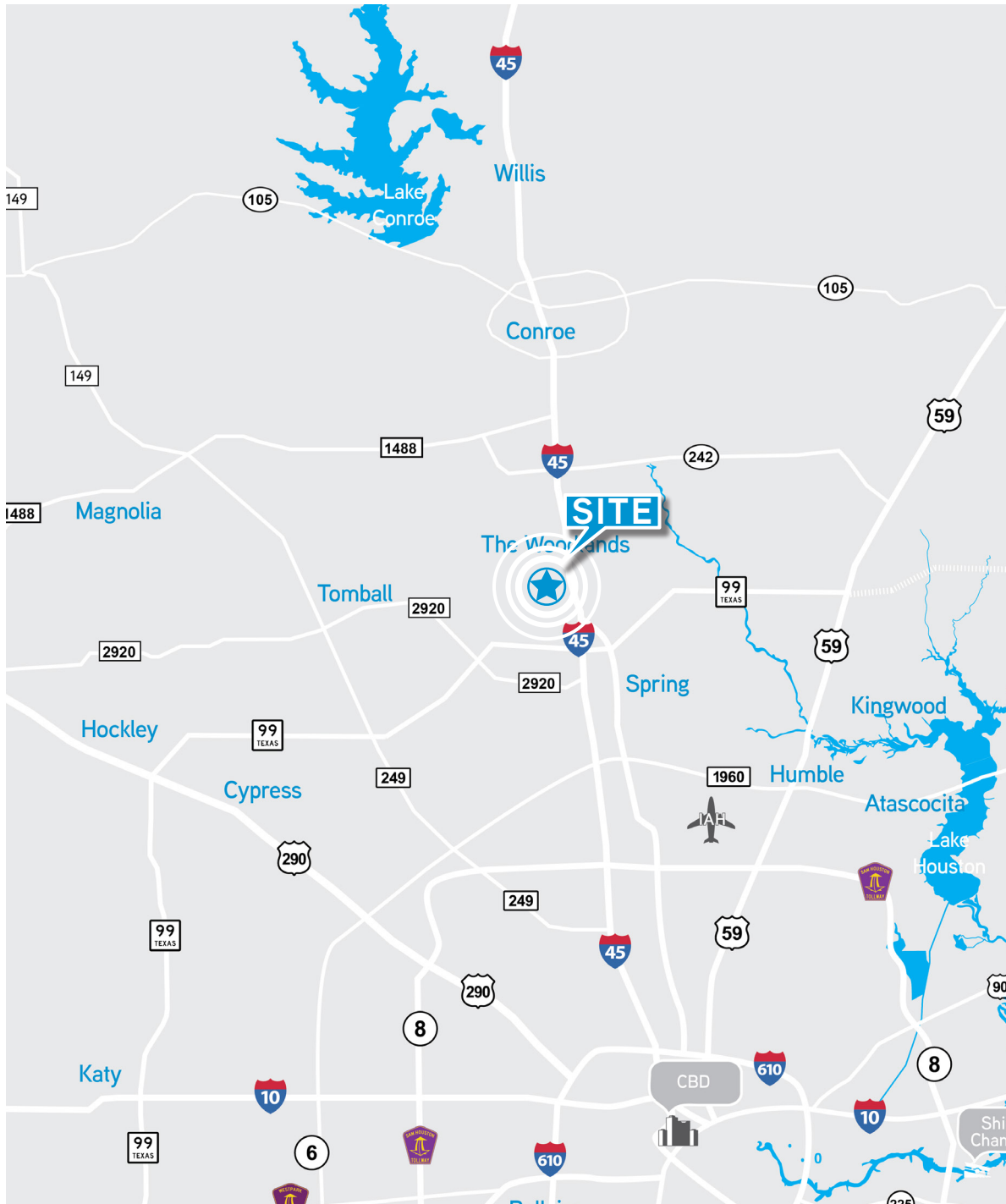


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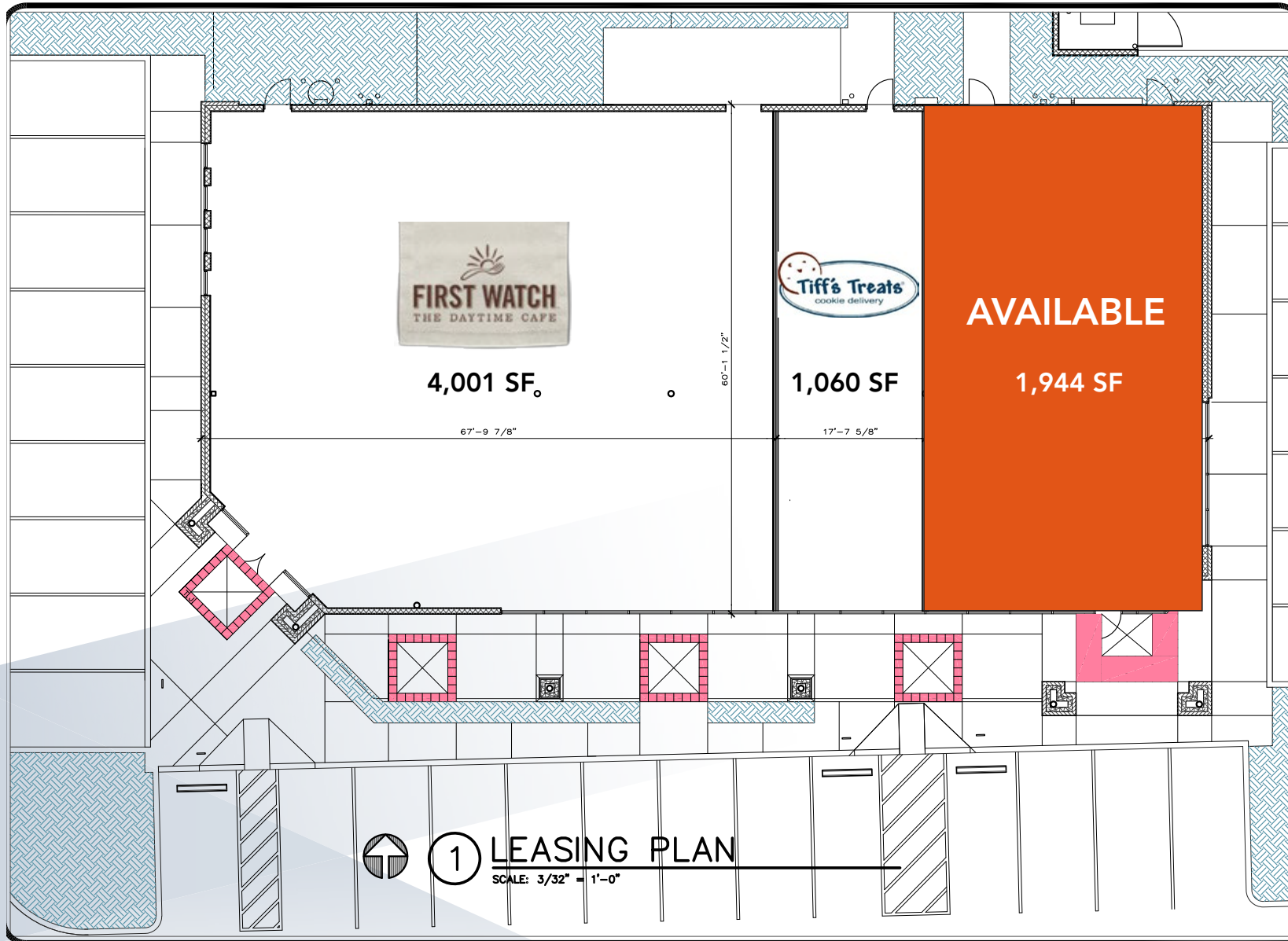


## PROPERTY FEATURES

- 1,944 SF end-cap space available with 285 SF patio on Research Forest Drive at Six Pines Drive - The Woodlands, TX 77381
- 9.9/1K SF Parking Ratio
- Area Tenants Include: Killen's Steakhouse, First Watch, Tiff's Treats, Lama Mediterranean, Kolache Factory, Comerica Bank, Ploy Thai Cuisine, Lenny's Grill & Subs, Goode Company Kitchen & Cantina, H&H Music, Avenida Brazil Churrascaria Steakhouse, Fielding's Wood Grill, Raising Cane's, Mary's Mediterranean, Jimmy John's, Veritex Bank, Prosperity Bank, TDECU and Woodforest National Bank

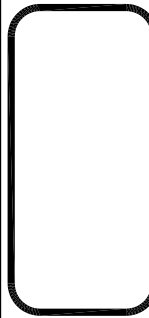


# LEASING PLAN



NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION.  
RAY A. DUERER  
Date: 08/20/2015

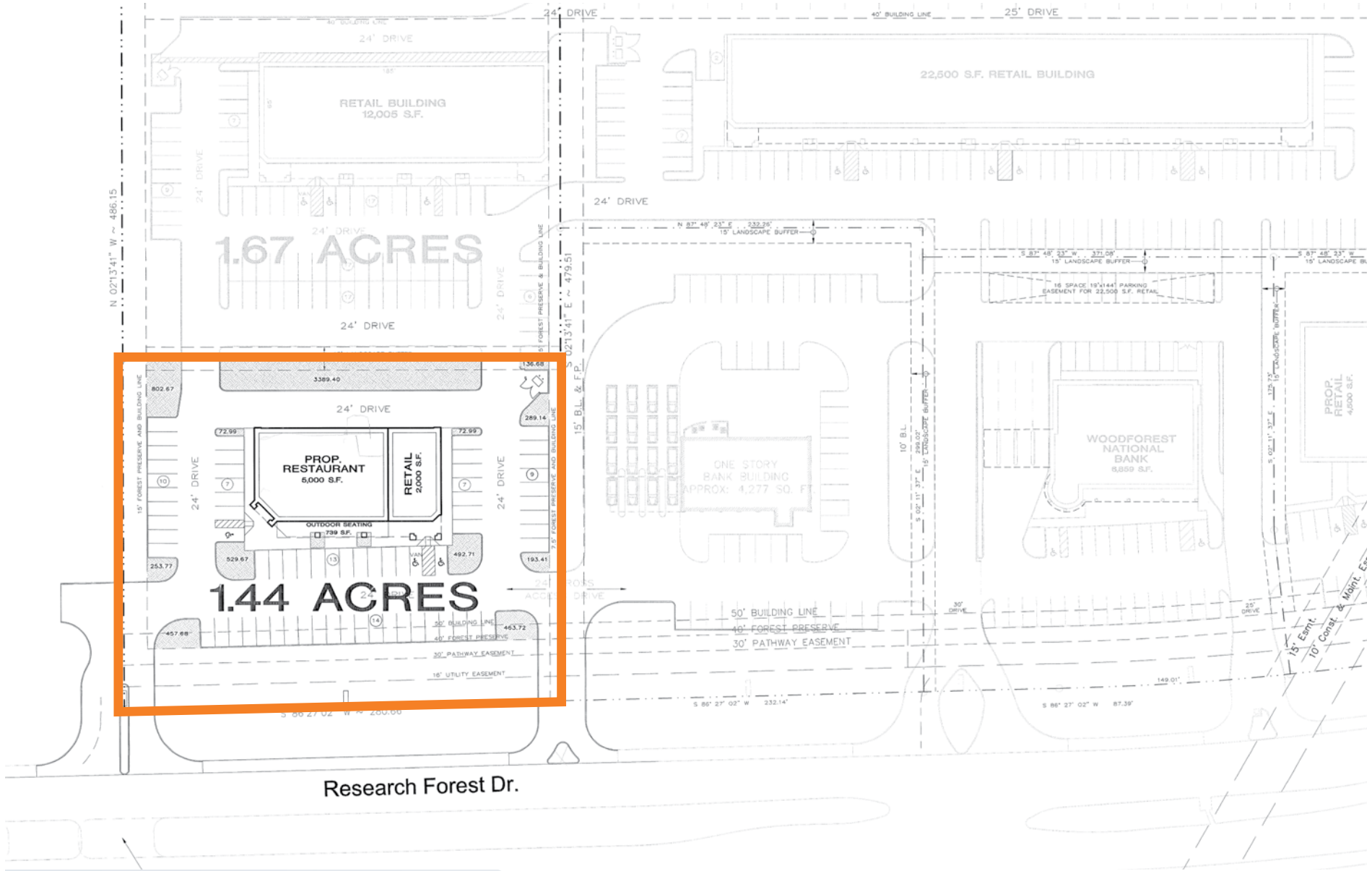
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17200 State Hwy 249, Suite 230  
Houston, Texas 77064  
894/698-9938 Fax 894/698-9940



LEASING PLAN  
RESEARCH FOREST PAD  
THE WOODLANDS, TX  
DATE: JUNE 23, 2015  
LP

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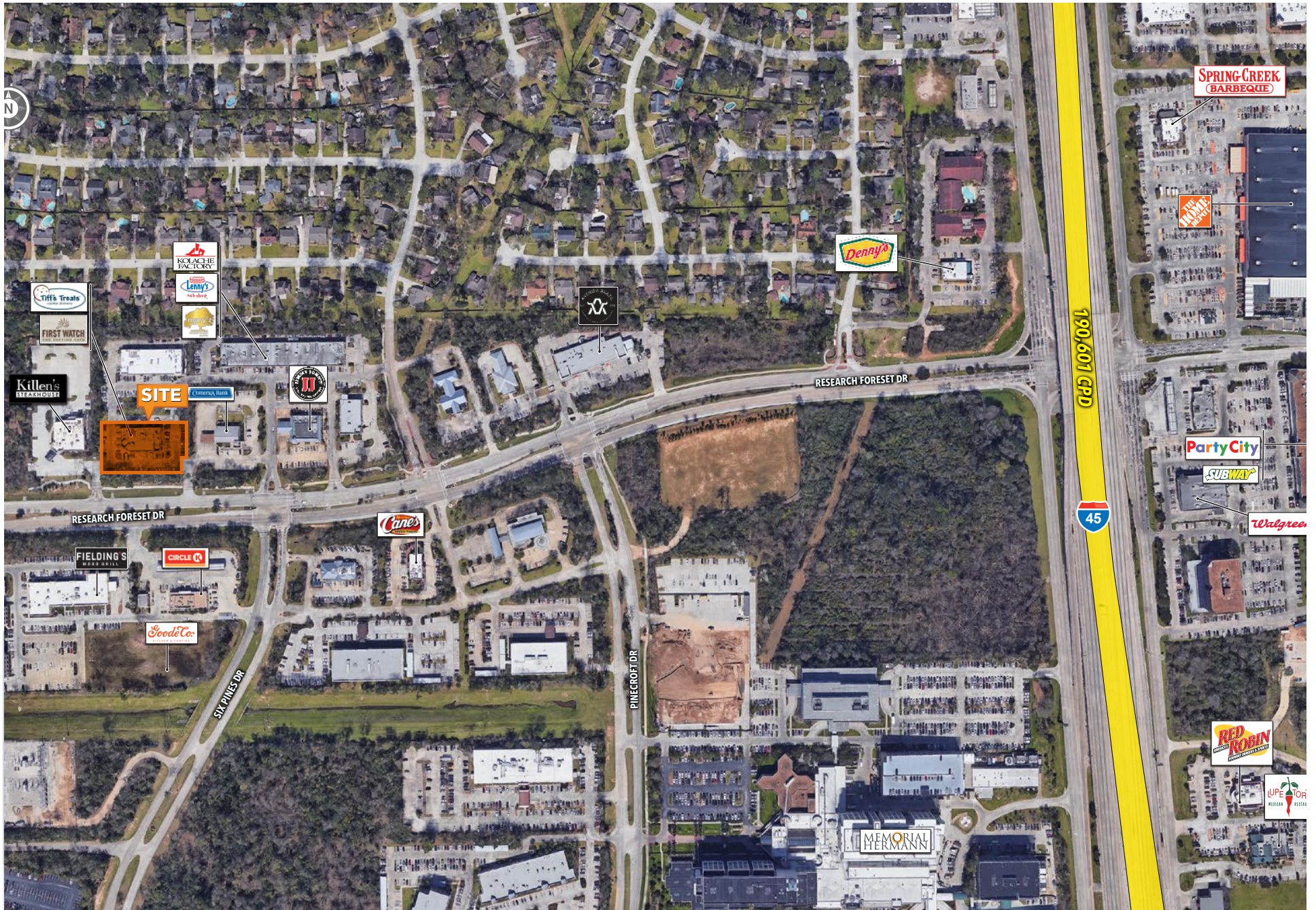
# SITE PLAN



Research Forest Dr.



## AREA RETAIL MAP





# AREA RETAIL MAP





# TAPESTRY DEMOGRAPHICS

## 3 MILE RADIUS

### Population Trend



38,372

2000 Total Population



44,531

2010 Total Population



58,228

Current Total Population



67,107

5 Yr Projected Total Population

### Median Household Income



\$94,392

Current Median HH Income



\$99,740

5 Yr Projected Median HH Income

### Average Household Income



134,339

Current Average HH Income



144,799

5 Yr Projected Avg HH Income

### Per Capita Income



\$56,891

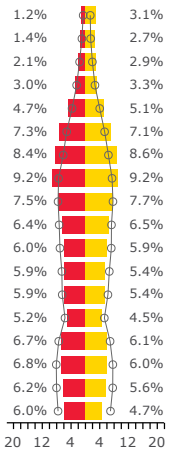
Current Per Capita Income



\$61,725

5 Year Projected Per Capita Income

### 2010 Age Pyramid

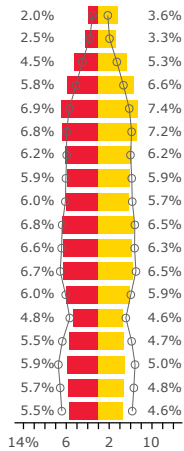


The largest group: **2010 Females Age 50-54 (U.S. Census)**

The smallest group: **2010 Males Age 85+ (U.S. Census)**

Dots show comparison to Montgomery County

### 2025 Age Pyramid

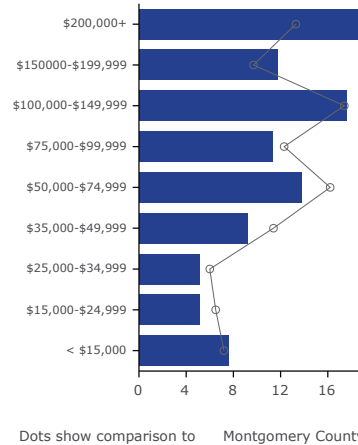


The largest group: **2025 Female Population Age 65-69 (Esri)**

The smallest group: **2025 Male Population Age 85+ (Esri)**

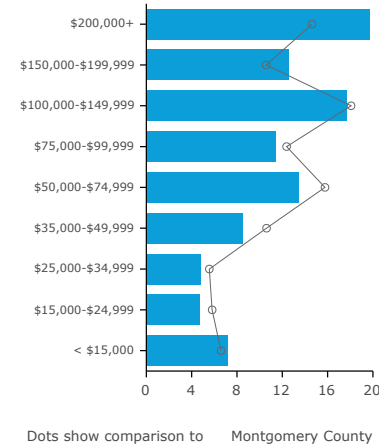
Dots show comparison to Montgomery County

### Current HH By Income



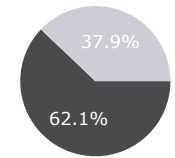
Dots show comparison to Montgomery County

### 5 Yr Projected HH By Income



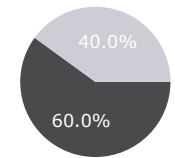
Dots show comparison to Montgomery County

### Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

### 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

### Race and Ethnicity

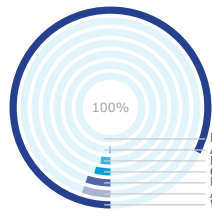
The largest group: White Alone (82.52)

The smallest group: Pacific Islander Alone (0.07)

Indicator	Value	Difference
White Alone	82.52	+3.92
Black Alone	5.12	-0.57
American Indian/Alaska Native Alone	0.40	-0.28
Asian Alone	5.16	+1.90
Pacific Islander Alone	0.07	-0.01
Other Race	3.83	-4.86
Two or More Races	2.89	-0.11
Hispanic Origin (Any Race)	17.53	-8.29

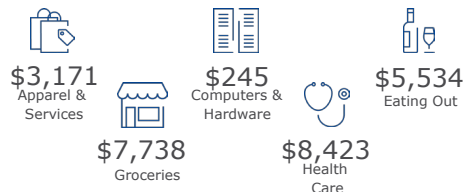
Bars show deviation from Montgomery County

### Current Year Population By Race



Pacific Islander Population	41
American Indian Population	235
Population of two or More Races	1,682
Other Race Population	2,229
Black Population	2,984
Asian Population	3,005
White Population	48,052

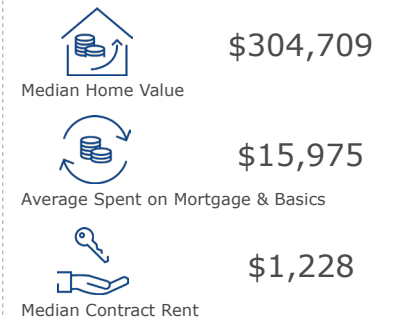
### 2019 Annual Household Spending



### Tapestry Segments



### Current Year Housing Stats



3 mile radius

Population, income & housing trends



# TAPESTRY MARKET OVERVIEW - 3 MILE RADIUS



## Market overview

3 mile radius

### Household & population characteristics



**\$94,392**

Median household income



**\$304,709**

Median home value



**62.1%**

Owner occupied housing units



**44.0**

Median age



**51.5%**

Female population



**58.7%**

% Married (age 15 or older)

### Annual lifestyle spending



**\$3,684**

Travel



**\$128**

Theatre/operas/concerts



**\$134**

Movies/museums/parks



**\$97**

Sports events



**\$7**

Online games

### Households & population



**58,228**

Current total population



**67,107**

5 Year total population



**24,897**

Current total households



**28,893**

5 year total households

### Education

**4%**

No high school diploma



**13%**

High school graduate



**26%**

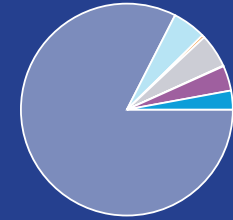
Some college



**56%**

Bachelor's/graduate/prof degree

### Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

### Business



**4,590**

Total businesses



**56,696**

Total employees

### Annual household spending



**\$3,171**

Apparel & services



**\$245**

Computers & hardware



**\$5,534**

Eating out



**\$7,738**

Groceries



**\$8,423**

Health care

### Employment



**77%**

White collar



**12%**

Blue collar



**11%**

Services

**7.4%**

Unemployment rate





# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Date