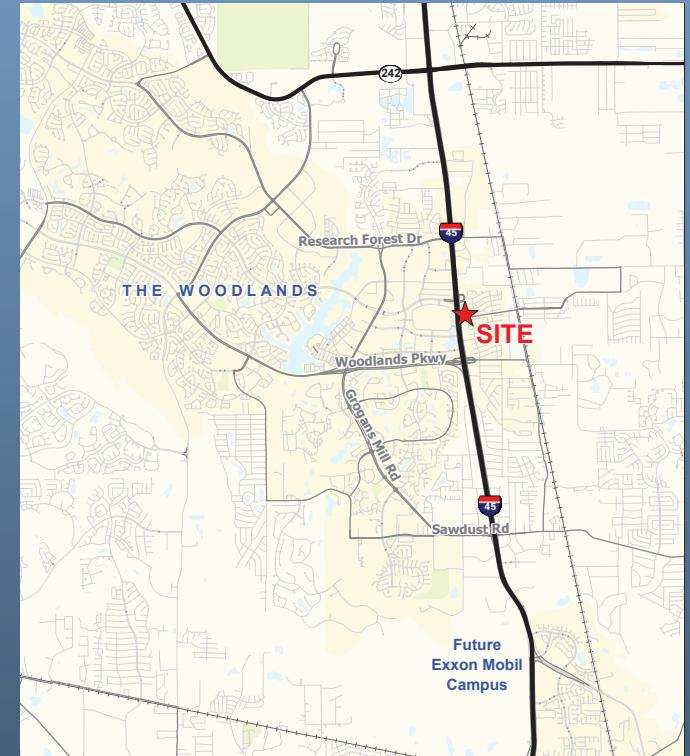


# FOR LEASE - WOOD RIDGE PLAZA

## IH-45 N between Woodlands Pkwy and Lake Woodlands Dr



### PROPERTY DATA

- Unmatched visibility to I-45; directly across from The Woodlands Mall in The Woodlands (Conroe) Texas 77385
- Up to 13,120 SF of junior anchor space now available
- 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
<b>Population</b>			
2019 Estimate	6,229	63,469	159,107
<b>Ave HH Income</b>			
2019 Estimate	\$140,610	\$121,540	\$124,048
<b>Traffic Counts</b>			
Interstate 45	218,660 cars per day		
Lake Woodlands	28,000 cars per day		
Woodlands Pkwy	59,000 cars per day		

### CONTACT

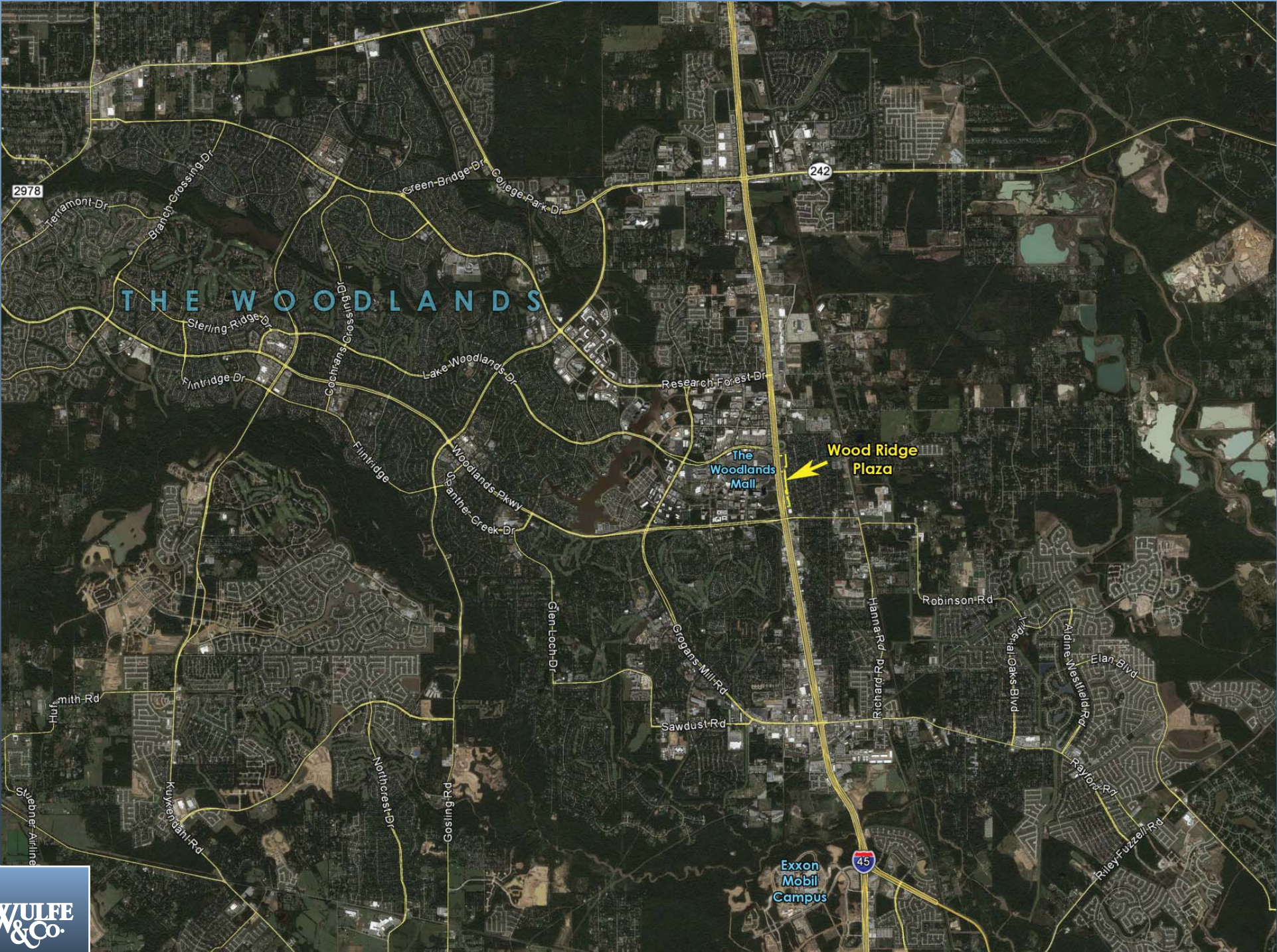
**Bunny McLeod**  
bmcleod@wulfe.com

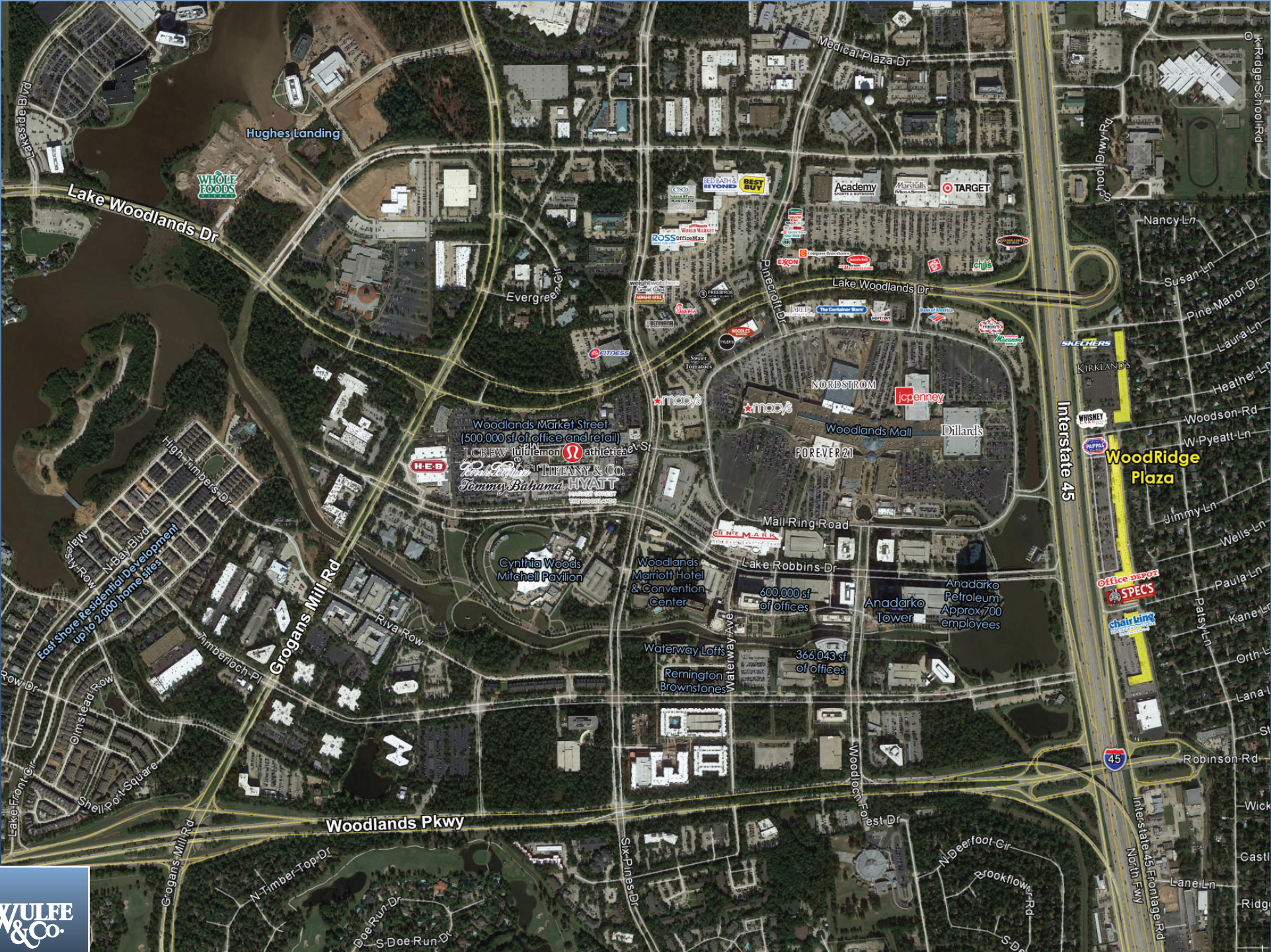
**Katherine Wildman**  
kwildman@wulfe.com

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



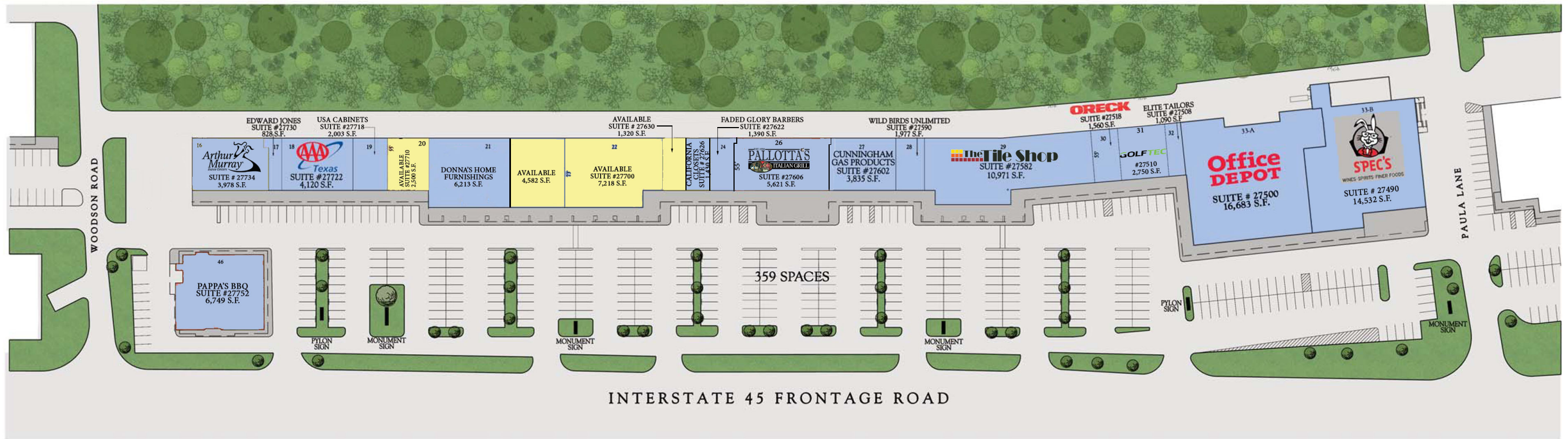




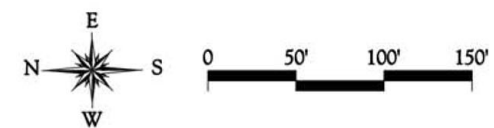




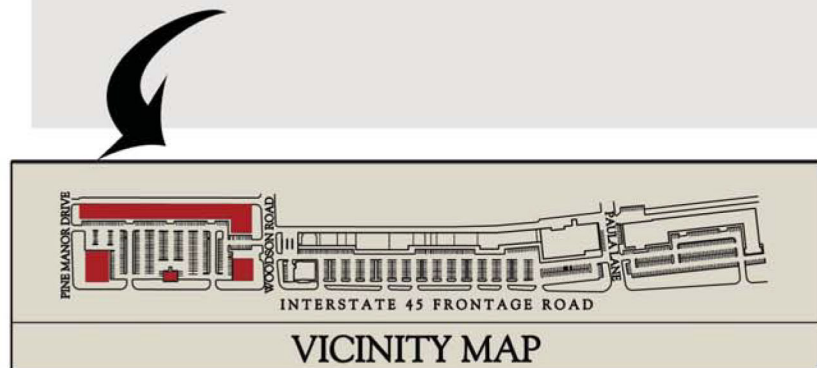
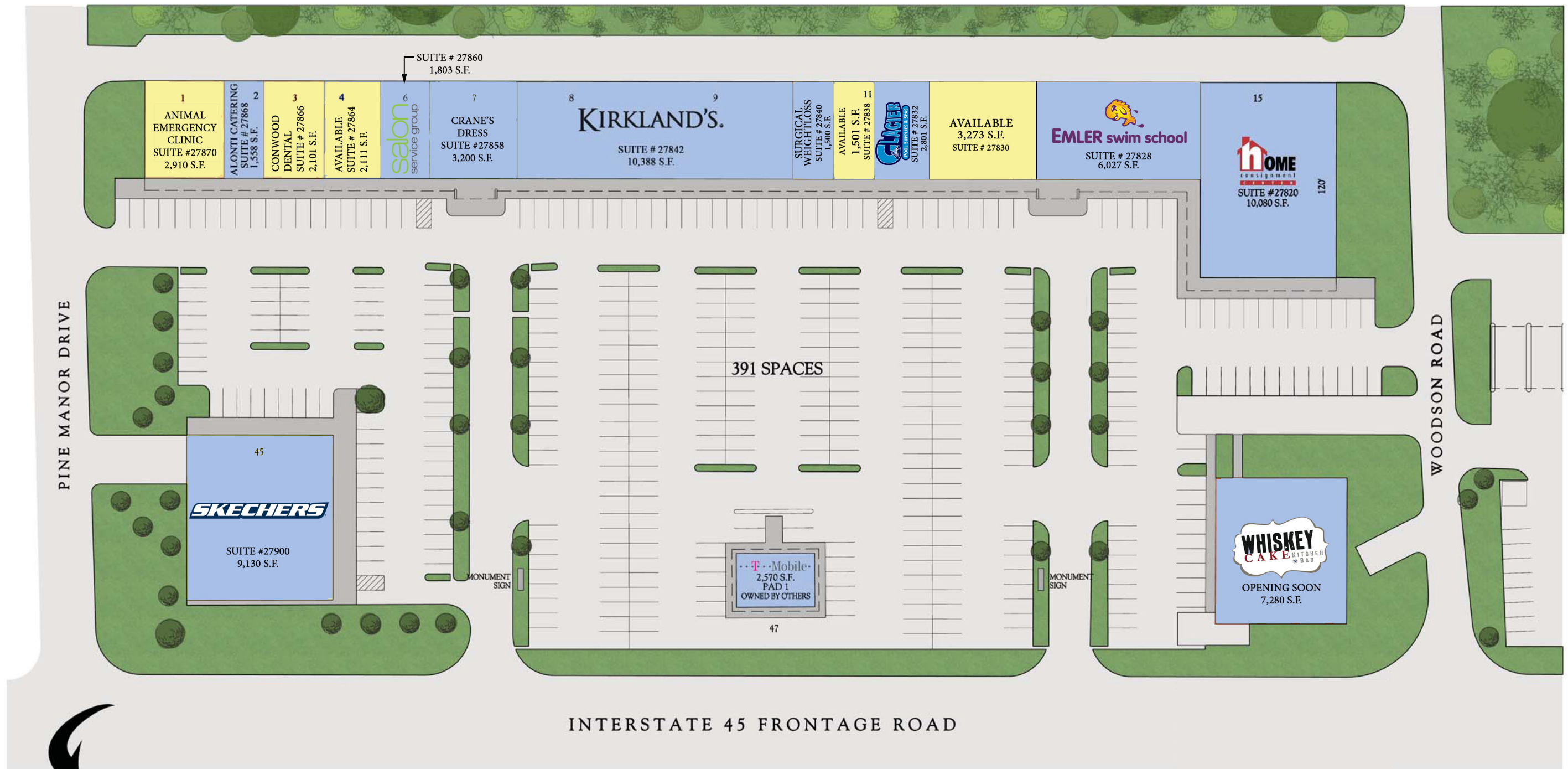




**WOOD RIDGE PLAZA - CENTRAL**  
**INTERSTATE 45 & PAULA LANE**  
**OAK RIDGE NORTH (THE WOODLANDS)**







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



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.161/-95.449

RS1

27500 I-45			1 mi radius	3 mi radius	5 mi radius
Oak Ridge North, TX 77385					
POPULATION	2019 Estimated Population		6,229	63,469	159,107
	2024 Projected Population		7,156	72,736	179,681
	2010 Census Population		4,979	50,905	121,532
	2000 Census Population		4,482	39,423	81,695
	Projected Annual Growth 2019 to 2024		3.0%	2.9%	2.6%
	Historical Annual Growth 2000 to 2019		2.1%	3.2%	5.0%
	2019 Median Age		46.7	38.7	37.8
HOUSEHOLDS	2019 Estimated Households		3,025	26,765	61,978
	2024 Projected Households		3,425	30,248	69,488
	2010 Census Households		2,202	20,450	46,312
	2000 Census Households		1,749	14,784	29,252
	Projected Annual Growth 2019 to 2024		2.6%	2.6%	2.4%
	Historical Annual Growth 2000 to 2019		3.8%	4.3%	5.9%
RACE AND ETHNICITY	2019 Estimated White		86.2%	80.1%	80.0%
	2019 Estimated Black or African American		3.8%	6.1%	6.2%
	2019 Estimated Asian or Pacific Islander		4.3%	5.0%	5.0%
	2019 Estimated American Indian or Native Alaskan		0.3%	0.5%	0.5%
	2019 Estimated Other Races		5.4%	8.3%	8.3%
	2019 Estimated Hispanic		15.9%	20.9%	20.5%
INCOME	2019 Estimated Average Household Income		\$140,610	\$121,540	\$124,048
	2019 Estimated Median Household Income		\$87,679	\$86,515	\$94,852
	2019 Estimated Per Capita Income		\$68,284	\$51,277	\$48,334
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		1.1%	2.3%	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)		3.5%	4.5%	3.9%
	2019 Estimated High School Graduate		18.1%	17.1%	17.5%
	2019 Estimated Some College		22.6%	20.5%	21.0%
	2019 Estimated Associates Degree Only		8.7%	8.9%	9.3%
	2019 Estimated Bachelors Degree Only		26.7%	29.2%	30.3%
	2019 Estimated Graduate Degree		19.3%	17.6%	16.3%
BUSINESS	2019 Estimated Total Businesses		1,935	6,801	8,842
	2019 Estimated Total Employees		24,397	67,802	92,840
	2019 Estimated Employee Population per Business		12.6	10.0	10.5
	2019 Estimated Residential Population per Business		3.2	9.3	18.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date