

CREEKSIDE PARK VILLAGE GREEN

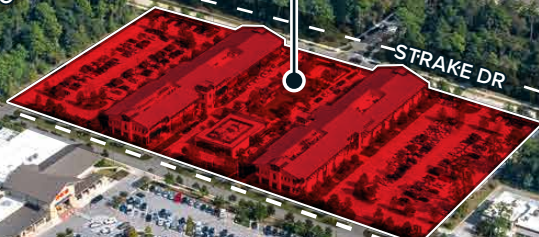
74,670 SF | THE WOODLANDS, TX



CREEKSIDE PARK VILLAGE:
PLANNED 7,100 HOMES
3,492 ACRES

The Refuge bar & bistro
FIRECRACKERS
Tide Cleaners
TWIN LIQUORS FINE WINE & SPIRITS

CREEKSIDE PARK VILLAGE GREEN



CREEKSIDE FOREST DR.

STRAKE DR

KUYKENDAHL RD

KUYKENDAHL RD | +23,000 VPD

NEW HARMONY TRAIL

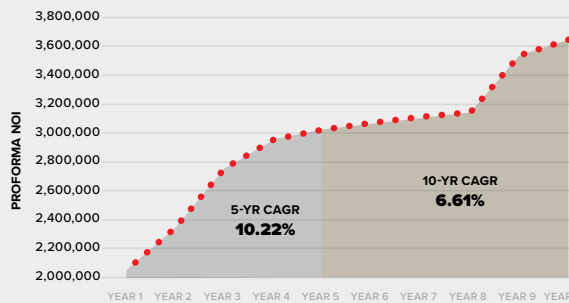
PROPERTY DASHBOARD

Property Summary

LOCATION:	26400 Kuykendahl Rd, The Woodlands, TX 77389
YEAR BUILT:	2014
GROSS LEASABLE AREA:	74,670
LAND AREA:	6.45 acres
OCCUPANCY:	87.00%
PARKING:	319 Spaces (4.27/1,000 SF)
TRAFFIC COUNTS:	Kuykendahl: 23,000 VPD

Financial Summary

YEAR 1 NOI:	\$2,049,078
WTD. AVG. TENURE:	6.3 Years
WTD. AVG. REMAINING LEASE TERM:	3.8 Years
5-YEAR CAGR:	10.22%
10-YEAR CAGR:	6.61%
% BELOW MARKET:	19.8%
ROLLOVER SUMMARY:	
Within 5 Yrs of Operation	75.5%



TENANT

TENANT	NRA	% OF PROP.
Hand and Stone Massage and Facial Spa	2,890	3.9%
Artisanat Home Decor	1,526	2.0%
Crust Pizza Creekside	2,510	3.4%
Jordan's Sweet Shoppe	1,283	1.7%
Cyclebar	2,824	3.8%
Levure Bakery	2,078	2.8%
Hoa Hoang Nails of America	3,576	4.8%
Creekside Family Eyecare	2,132	2.9%
Skylar Grace Spa	1,373	1.8%
Brett A. Murphy DDS	3,626	4.9%
Vein Clinics of America	3,547	4.8%
Club Pilates of the Woodlands	1,610	2.2%
Fieldings Local Kitchen+ Bar	4,932	6.6%
Cinco Taco	3,589	4.8%
Sweets to the Sweet	2,113	2.8%
Shogun Japanese	3,248	4.3%
I Heart Mac & Cheese	1,437	1.9%
Reserve Salon & Spa	7,129	9.5%
Creekside Village Dry Cleaners	1,154	1.5%
UPS	1,545	2.1%
Woof Gang Bakery & Grooming	1,731	2.3%
Register Real Estate Advisors	1,610	2.2%
Creekside Park Family & Cosmetic	3,115	4.2%
The Woodlands Allergy	1,664	2.2%
Edward D. Jones & Co.	951	1.3%
Huntington Learning Center	1,735	2.3%
TOTAL	64,928	



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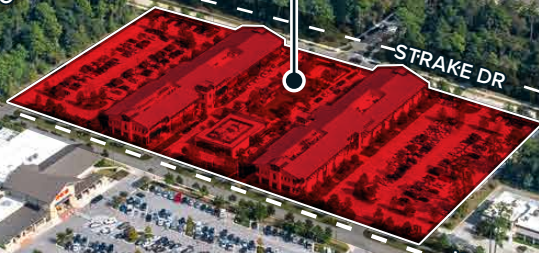
The Refuge
bar & bistro

FUDRUCKER'S
WORLD'S BEST HAMBURGERS

Tide Cleaners

TWIN LIQUORS
FINE WINE & SPIRITS

CREEKSIDE PARK VILLAGE GREEN



CREEKSIDE FOREST DR.

STRAKE DR

KUYKENDAHL RD

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NEW HARMONY TRAIL

SITE PLAN



No.	Tenant	SF
1	Hand & Stone	2,890
2	AVAILABLE	2,036
3	Artisanat Home Décor	1,526
4	Crust Pizza	2,510
5	Jordan's Sweet Shoppe	1,283
6	Cycle Bar	2,824
7	AVAILABLE	2,423
8	Levure Bakery	2,078
9	Nails of America	3,576
10	Creekside Family Eyecare	2,132
11	AVAILABLE	1,313
12	Skylar Grace	1,373
13	Dr. Murphey, DDS	3,626
14	Vein Clinics of America	3,547
15	Club Pilates	1,610
16	Fieldings Local	4,932
17	Cinco Taco	3,589
18	Sweets to the Sweet	2,113
19	Shogun	3,248
20	I Heart Mac & Cheese	1,437
21	The Reserve Salon	7,129
22	AVAILABLE	1,434
23	Dry Clean	1,154
24	UPS	1,545
25	Woof Gang Bakery	1,731
26	Register Real Estate Advisors	1,610
27	Creekside Park Family & Cosmetic	3,115
28	The Woodlands Allergy	1,664
29	AVAILABLE	2,479
30	Edward Jones	951
31	Huntington Learning Center	1,735

PROPERTY PHOTOS



The Woodlands AT A GLANCE

The Woodlands is a 28,000-acre award-winning master-planned community located 27 miles north of downtown Houston and 30 minutes north of Houston's Bush Intercontinental Airport.



BUSINESS

120,000+
Residents

54,000+
Employees

2,200+
Businesses

- 23.5 million square feet of office, research, institutional and industrial space
- 8.2 million square feet of retail, including Hughes Landing, The Woodlands Mall and Market Street
- Pedestrian-friendly commercial and retail space



EDUCATION

23
Highly acclaimed
public schools

10
Private
schools

13,000+
Students enrolled
in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System



RECREATION

200+
Miles of Hike +
Bike Trails

147
Neighborhood
Parks

76
Outdoor Tennis
Courts

- The Woodlands Waterway in The Woodlands Town Center
- Three membership clubs with 135 holes of golf, including The Club at Carlton Woods
- 42 religious congregations
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheatres in the world



DINING/HOSPITALITY

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 guestrooms and 60,000 square feet of meeting space
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and more than 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space



MEDICAL

- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center

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