

# 10001 SIX PINES

THE WOODLANDS, TEXAS

EXECUTIVE SUMMARY





# THE OFFERING

Jones Lang LaSalle ("JLL"), as exclusive advisor, is pleased to present for sale a 100% fee simple interest in 10001 Six Pines ("the Property"), a  $\pm 200,000$  square-foot Class A office building in a highly accessible location within The Woodlands submarket. The Woodlands is a mature master-planned community with an impeccable reputation for a high quality of life and superior commercial real estate fundamentals. The area boasts a business-friendly environment with significant tax incentives, best-in-class master planned residential communities, top tier Class-A multifamily communities, and luxury retail & non-commercial offerings only found in top MSAs.

10001 Six Pines is fully vacant, offering the rare opportunity to acquire a significant value-add office asset within Houston's highest performing office submarket: The Woodlands. As fundamentals continue to soften throughout the greater office market, The Woodlands continues to prove resilient and enjoy strong leasing activity due to the lack of significant supply and superior live-work-play environment. 10001 Six Pines benefits from its irreplaceable location near The Woodlands Waterway on the intersection of Six Pines Dr and Timberloch Pl, just 2 minutes from I-45, offering immediate access to one of Houston's major thoroughfares and a robust employee base.

At the offering's basis, 10001 Six Pines is at a fraction of its competition and will allow an investor to lease the future vacant space at rental rates and deal term structures that other properties will not be able to match. Additionally, the Property includes  $\pm 3.4$  Acres of excess land that is ideally positioned on the corner of Six Pines Dr and Woodlands Pkwy, presenting a prime office development site.







# PROPERTY SUMMARY

---

**10001 SIX PINES**

The Woodlands, TX 77380

**±200,000**

Rentable Square Feet

**0.0%**

% Leased

**2002**

Year Built

**585**

Current Parking Spaces  
(Capacity for 631 Spaces)

**8**

Stories

**±4.57 ACRES**

Land Parcel

**±3.4 ACRES**

Additional Land Parcel



## RARE VALUE-ADD OFFERING WITHIN HOUSTON'S PREFERRED SUBURBAN SUBMARKET

New ownership has the ability to capture a significant amount of upside through the lease-up of the remaining vacant space. 10001 Six Pines benefits from its location, quality, and efficient floor plates and vacancies, offering the prime leaseable space with ease of access to The Woodlands Waterway. Throughout various cycles in the Houston office market, The Woodlands has always proved resilient during times of high performing and softer fundamentals. With the lowest vacancy rate in the greater Houston area, and a lack of significant competitive supply, The Woodlands continues to enjoy strong leasing velocity as companies focus their real estate strategies on locations near their employment base. As the premier master planned community in Houston, The Woodlands provides an extremely desirable employee base in a live-work-play environment that companies are seeking.



## ATTRACTIVE RISK-ADJUSTED BASIS

10001 Six Pines offers the opportunity to invest in a well-located Woodlands office property at an attractive basis well below replacement cost. This allows a potential investor to offer competitive terms within the submarket's leasing environment, positioning the asset to capture a wider tenant audience throughout the market. Additionally, the low going-in basis creates a significant advantage in being able to deploy a larger capital allocation towards lease-up strategies and costs, potentially garnering a greater return on capital following stabilization.



## OPTIONALITY IN LEASE-UP STRATEGY

The Woodlands submarket is consistently a top-performing submarket in the Greater Houston MSA, specifically in Class A office buildings. With a significantly smaller supply (14.6M SF) and no new product currently under construction, The Woodlands is primed to boast continued success in the leasing market.

10001 Six Pines offers an opportunity for a single user lease-up strategy as the options for  $\pm 200,000$  SF of contiguous space remain scarce within The Woodlands. Further, with efficient floor plates that are easily demisable, the Property has the ability to meet the demand of smaller local office users.



# SUPERIOR DEMOGRAPHICS AND ACCESSIBILITY

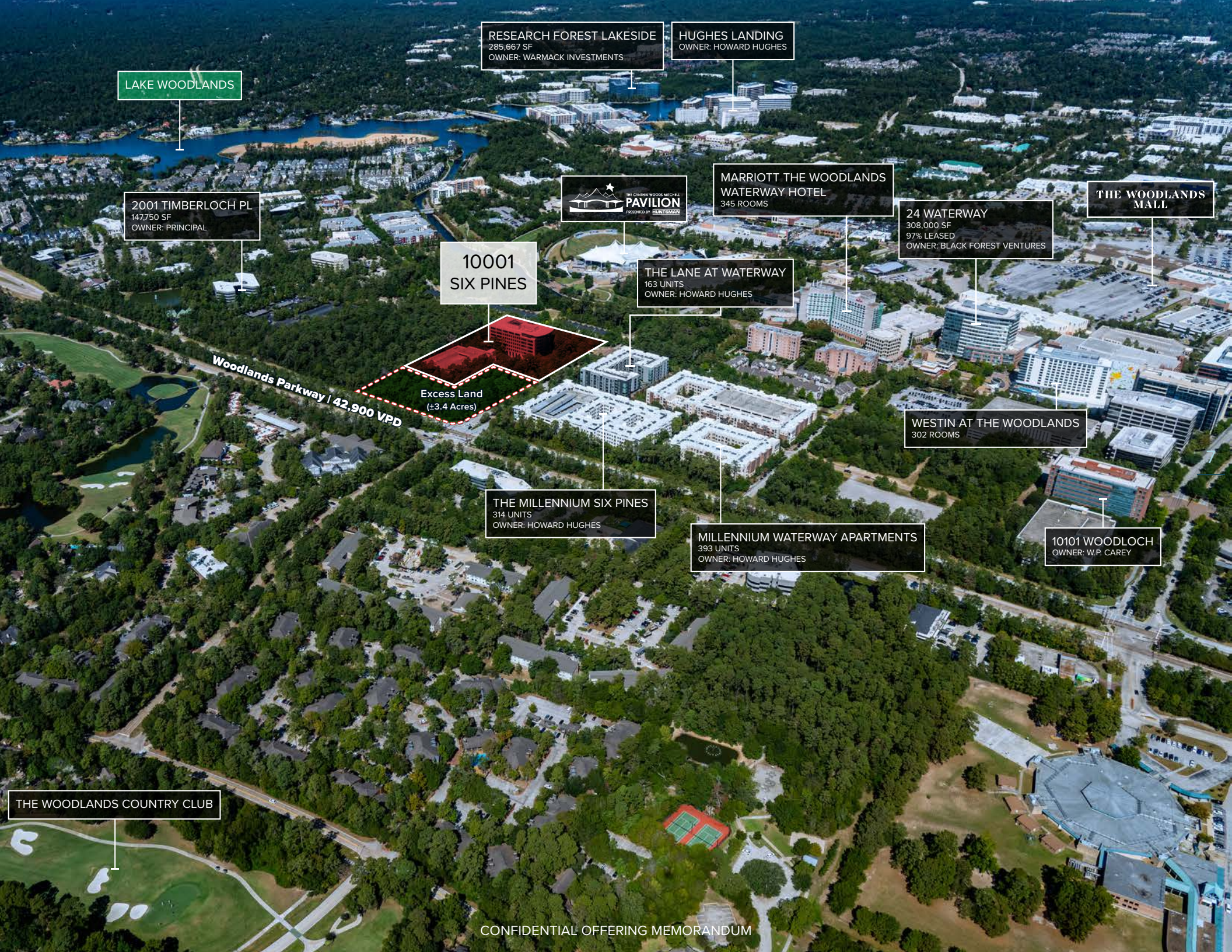
The Property lies directly between The Woodlands Town Center and Hughes Landing, offering the ideal location for all decision makers that live and work in the area. 10001 Six Pines also offers superior access from Woodlands Parkway and is only 2 minutes from I-45, meaning the Property is convenient for those who commute into The Woodlands every day.

10001 Six Pines is supported by the robust demographics of the Woodlands. Surrounding demographics are exceptionally strong and support the long-term value creation for commercial real estate.

	1-Mile	3-Mile	5-Mile
2010 Total Population	4,349	55,577	127,172
2024 Population	6,434	65,474	177,680
2010 - 2024 Population Growth %	47.94%	17.81%	39.72%
2024 Average Household Income	\$175,617	\$141,133	\$155,496
2029 Average Household Income	199111	157629	175403
2024 - 2029 Avg. Household Income Growth	13.38%	11.69%	12.80%
Median Home Value	\$511,134	\$447,760	\$405,263
Median Age	48.3	40.3	38.3







LAKE WOODLANDS

RESEARCH FOREST LAKESIDE  
285,667 SF  
OWNER: WARMACK INVESTMENTS

HUGHES LANDING  
OWNER: HOWARD HUGHES

2001 TIMBERLOCH PL  
147,750 SF  
OWNER: PRINCIPAL

THE CENTRA WOODS MICHELLE  
PAVILION  
PRESENTED BY HUNTERMAN

MARRIOTT THE WOODLANDS  
WATERWAY HOTEL  
345 ROOMS

THE WOODLANDS  
MALL

24 WATERWAY  
308,000 SF  
97% LEASED  
OWNER: BLACK FOREST VENTURES

10001  
SIX PINES

THE LANE AT WATERWAY  
163 UNITS  
OWNER: HOWARD HUGHES

Woodlands Parkway | 42,900 VPD

Excess Land  
(±3.4 Acres)

WESTIN AT THE WOODLANDS  
302 ROOMS

THE MILLENNIUM SIX PINES  
314 UNITS  
OWNER: HOWARD HUGHES

MILLENNIUM WATERWAY APARTMENTS  
393 UNITS  
OWNER: HOWARD HUGHES

10101 WOODLOCH  
OWNER: W.P. CAREY

THE WOODLANDS COUNTRY CLUB





206,921 VPD



**THE WOODLANDS TOWER AT WATERWAY**  
601,500 SF  
OWNER: THE HOWARD HUGHES CORPORATION  
MAJOR TENANTS: WESTERN MIDSTREAM PARTNERS

**24 WATERWAY**  
308,000 SF  
97% LEASED  
OWNER: BLACK FOREST VENTURES

**WATERWAY PLAZA I**  
223,804 SF  
OWNER: GOLDEN EAGLE GROUP  
MAJOR TENANTS: HUNTSMAN INTERNATIONAL

**TOWN CENTER I & II**  
277,871 SF  
OWNER: WOODFOREST NATIONAL BANK

**MARRIOTT THE WOODLANDS WATERWAY HOTEL**  
345 ROOMS

**THE WOODLANDS MALL**

**3 WATERWAY**  
91% LEASED  
OWNER: HOWARD HUGHES



**THE LANE AT WATERWAY**  
163 UNITS  
OWNER: HOWARD HUGHES

**10101 WOODLOCH**  
OWNER: W.P. CAREY

**WESTIN AT THE WOODLANDS**  
302 ROOMS

**WATERWAY PLAZA II**  
OWNER: CLARION PARTNERS

**10001 SIX PINES**



**THE WOODLANDS TOWERS AT THE WATERWAY**  
807,586 SF  
100% LEASED  
OWNER: HOWARD HUGHES

**MILLENNIUM WATERWAY APARTMENTS**  
393 UNITS  
OWNER: HOWARD HUGHES

**THE MILLENNIUM SIX PINES**  
314 UNITS  
OWNER: HOWARD HUGHES

**Woodlands Parkway | 42,900 VPD**

**THE WOODLANDS COUNTRY CLUB**

Six Pines Dr

# OPPORTUNITY FOR FUTURE DEVELOPMENT

The opportunity includes a ±3.4-acre parcel directly south of the existing Property that is well-positioned for future development. With direct access to Woodlands Pkwy, the additional land parcel presents an extremely rare development opportunity, as the majority of the vacant land within the submarket is controlled by a single entity.



# POSITIONED TO BENEFIT FROM STRONG WOODLANDS OFFICE FUNDAMENTALS

- The Woodlands submarket continued to see healthy market fundamentals, with total vacancy at 12.4%, the lowest since Q1 2020. In addition, the submarket's vacancy remained the second lowest in Houston, following Katy Freeway East.
- The submarket posted 193,046 s.f. of Q3 occupancy gains: CB&I relocated its 43,000-s.f. headquarters to 1725 Hughes Landing, moving out from the Katy Freeway West submarket. Additionally, North Houston Pole Line moved into 29,329 s.f. at 10000 Energy Dr - South Tower, and Waste Connections moved into 27,390 s.f. at Three Hughes Landing.
- Total leasing volume posted 292,262 s.f. in Q3, 31.5% above the five-year quarterly average. Notable leases included Kiewit's 50,102-s.f. renewal at 3831 Technology Forest, North Houston Pole Line's 29,329 s.f. at 10000 Energy Dr - South Tower, Kodiak Gas Services' 26,530-s.f. sublease at The Woodlands Towers at the Waterway and Maersk's 25,129-s.f. sublease at 8770 New Trails Dr.
- Given its high office space demand, the submarket will continue to experience balanced market conditions.

## THE WOODLANDS CLASS A FUNDAMENTALS

**12.2M SF** Inventory

**8.9%** Total Vacancy

**205,633 SF** Q3 Net Absorption

**26,191 SF** YTD Net Absorption

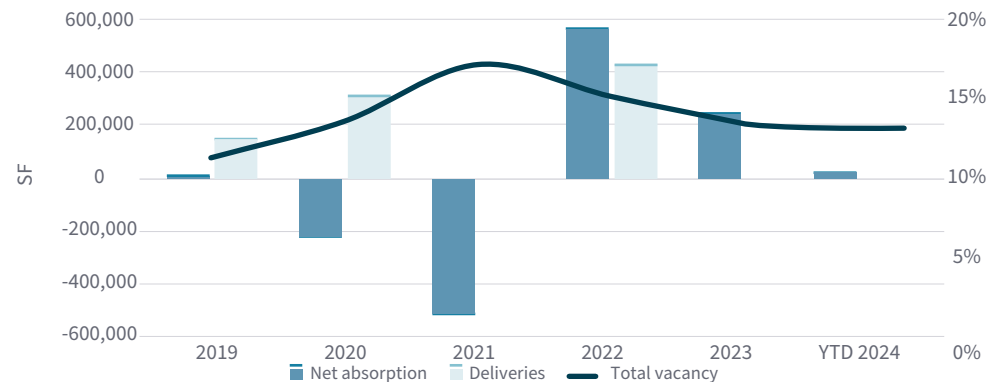
**0 SF** Under Construction

**0 SF** TYD Deliveries

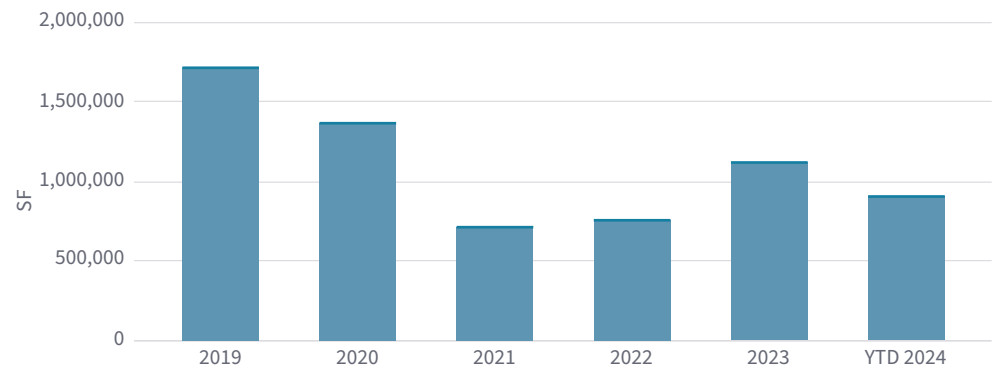
**\$41.63 PER SF (FSG)** Direct Asking Rent

**282,262 SF** Q3 Leasing Activity (All Classes)

## SUPPLY, DEMAND, & VACANCY



## LEASING ACTIVITY





# #1 MASTER PLANNED COMMUNITY IN THE U.S.



The Woodlands Waterway

## ICONIC LOCATION IN THE HEART OF THE WOODLANDS

The Woodlands is a 28,500-acre master-planned community with an impeccable reputation for a high quality of life, located only 27 miles north of Houston and just 20 minutes away from George Bush Intercontinental Airport, the area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned neighborhoods with million-dollar homes, and luxury retail and community offerings only found in top MSA's.



### BUSINESS

- Home to 7 Fortune 500 corporate headquarters
- Home to over 2,200 Businesses
- Self-sustaining exurban core area with one of the few true live/work/play environments outside of the 610 Loop
- Renowned Medical Hub anchored by five of Houston's premier hospitals including Memorial Hermann, CHI St. Luke's Health, Houston Methodist, MD Anderson, and Texas Children's Hospital



### RESIDENTIAL

- #1 best city to live in America.
- #2 Best City to Buy a House in America
- One of the most desired submarkets in Houston due to heavy zoning regulations not found throughout the rest of the city



### RECREATION

- Home to an unprecedented 7,665 acres of greenspace
- Top 100 Golf Community
- World Class Entertainment Venue: The Cynthia Woods-Mitchell Pavilion







Restaurant Row at Hughes Landing



Waterway Square

71

WALK SCORE

Most errands can be accomplished on foot

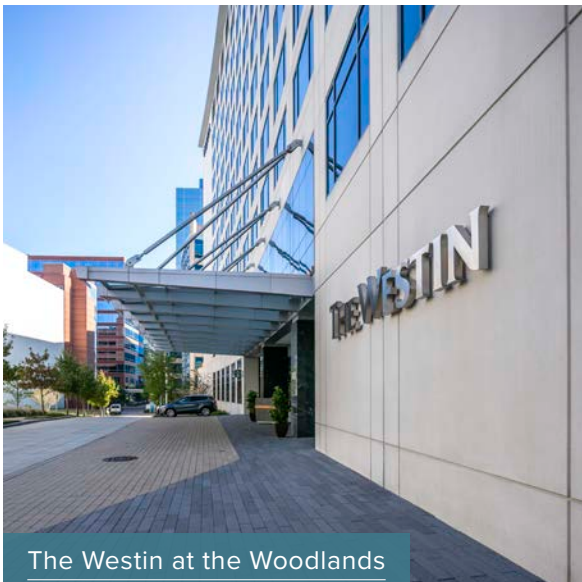
83

BIKE SCORE

Biking is convenient for most trips



The Woodlands Waterway



The Westin at the Woodlands



The Woodlands Mall



Marriott the Woodlands Waterway Hotel



Now a mature master-planned community with an impeccable reputation for a high quality of life, The Woodlands is among the most successful developments of its kind in the United States. The 28,500-acre community is located 27 miles north of Houston's central business district within a densely wooded forest straddling Harris and Montgomery counties. Since its inception in 1974, The Woodlands has evolved into one of the nation's top, most desired 24/7 suburbs. The area boasts a business-friendly environment with significant tax incentives, best-in-class master-planned residential communities with million-dollar homes on lots with significant acreage, and luxury retail and community offerings only found in top MSA's.

## EMPLOYMENT

The area's economic base is well diversified with more than 2,200 businesses of all sectors and a combined investment of over \$20.5 billion by all parties to date. These businesses range from owner-operated establishments to seven Fortune 500 corporate headquarters. The Woodlands Area is home to a variety of leading companies, including Occidental Petroleum Corporation, Chevron Phillips Chemical Company, CHI St. Luke's Health—The Woodlands Hospital, ExxonMobil, Huntsman Corporation, McKesson Specialty Health, Memorial Hermann The Woodlands Medical Center and Repsol USA.

The Woodlands has a diverse employment base, headlined by several multinational firms with local headquarters. A summary of The Woodlands' largest employers is detailed to the right.

## EMPLOYMENT STATISTICS

**67,000+**

EMPLOYEES

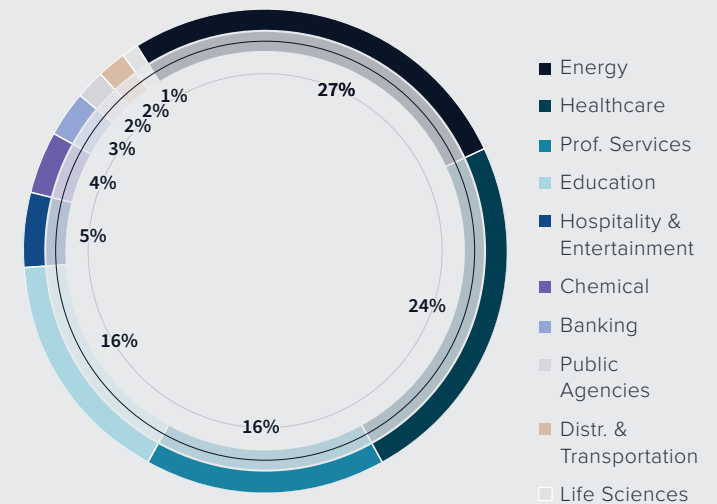
**2,200+**

BUSINESSES

**47.8 MSF**

COMMERCIAL  
SPACE

## MAJOR EMPLOYERS BY SECTOR







## EXXONMOBIL

Located just west of Interstate 45's confluence with the Hardy Toll Road, ExxonMobil's new 385-acre state-of-the-art campus, less than eight miles south of the Property, is home to the energy giant's Upstream, Downstream, and Chemicals companies. Exxon's campus, fit for 10,000 employees, consists of office and laboratory facilities, which includes advanced hydrocarbon research capabilities. Employees need not leave campus to enjoy a wellness center equipped with fitness, medical, and occupational health facilities. Campus dining includes both casual and formal options offering a variety of cuisines. Exxon offers employees an on-site child development center through pre-kindergarten.



## MEMORIAL HERMANN

Since 1985, Memorial Hermann The Woodlands Medical Center has been continually recognized for delivering a higher level of care – with more than 1,300 affiliated physicians representing more than 90 medical specialties. It is the first and only hospital in Montgomery County to be granted Magnet® status international distinction for nursing excellence by the American Nurses Credentialing Center. This location is a 397-private bed, full-service, comprehensive, acute care facility that brings together the ultimate in healthcare technology, expertise and healing for families in south Montgomery County, north Harris County and surrounding communities.



# CONTACT INFORMATION

---

## KEVIN MCCONN

Managing Director  
T +1 713 425 5839  
kevin.mcconn@jll.com

## JEFF CAIRNS

Executive Vice President  
T +1 713 425 1862  
jeff.cairns@jll.com

## BRANDON CLARKE

Executive Managing Director  
+1 713 425 1806  
brandon.clarke@jll.com

## CLAY ANDERSON

Analyst  
T +1 713 243 3388  
clay.anderson@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027

[us.jll.com/capitalmarkets](https://us.jll.com/capitalmarkets)

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.