



CREEKSIDE PARK — VILLAGE GREEN —

THE WOODLANDS, TEXAS



EXECUTIVE SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer the opportunity to acquire Creekside Park Village Green (the “Property”), a 98% leased, 74,670-square-foot lifestyle center located in the flourishing Houston suburb of The Woodlands, Texas. Strategically located on Kuykendahl Road, Creekside Park Village Green is well-positioned to expand its presence as North Houston’s preeminent lifestyle shopping destination, serving an affluent trade area with an average household income of \$227,125 within a one-mile radius. The Property benefits from its adjacency to an HEB grocery store that attracts over 1.8 million visitors annually, driving cross-shopping traffic between the two retail centers. With a 5.3-year weighted average lease term (WALT), a diverse tenant mix of credit and national retailers, and below-market rental rates, Creekside Park Village Green offers investors both secure cash flow and significant upside potential in one of Texas’ fastest-growing trade areas.



PROPERTY MAP

WITHIN A (5-MILE RADIUS)

173,845

TOTAL POPULATION

60%

POPULATION GROWTH
2010-2025

64%

INCREASE IN HOUSEHOLDS
2010-2025

\$178,065

AVG HH INCOME

15 MINUTE
DRIVE TIME

CREEKSIDE PARK VILLAGE GREEN

5-MILES

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,113	32,115	108,652
2020 Population	11,603	58,644	157,000
2025 Population	12,702	63,388	173,845
HOUSEHOLDS			
2010 Households	999	11,131	37,802
2025 Households	3,732	23,205	54,829
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$227,125	\$204,549	\$178,065
2030 Average Household Income	\$249,008	\$223,669	\$193,413



EAST-FACING AERIAL



INVESTMENT HIGHLIGHTS

**5.3 YEARS OF WALT
TO DIVERSE SET OF
TENANTS**

**HEB SHADOW
ANCHOR**

Cross-Shopping Traffic with
1.8M+ annual visit Grocery
Store

**PATH TO VALUE BY
MARKING RENTS TO
MARKET**

**LOCATED IN AN
EXPANDING
RESIDENTIAL BASE**

60% Population Growth
since 2010, cementing The
Woodlands as a growth market

**HIGHLY AFFLUENT
NEIGHBORING
RESIDENTIAL AREAS**

\$178,065 average household
income within 5-mile radius
attracts high-power retailers

**STRONG IN-PLACE
CASH FLOW**



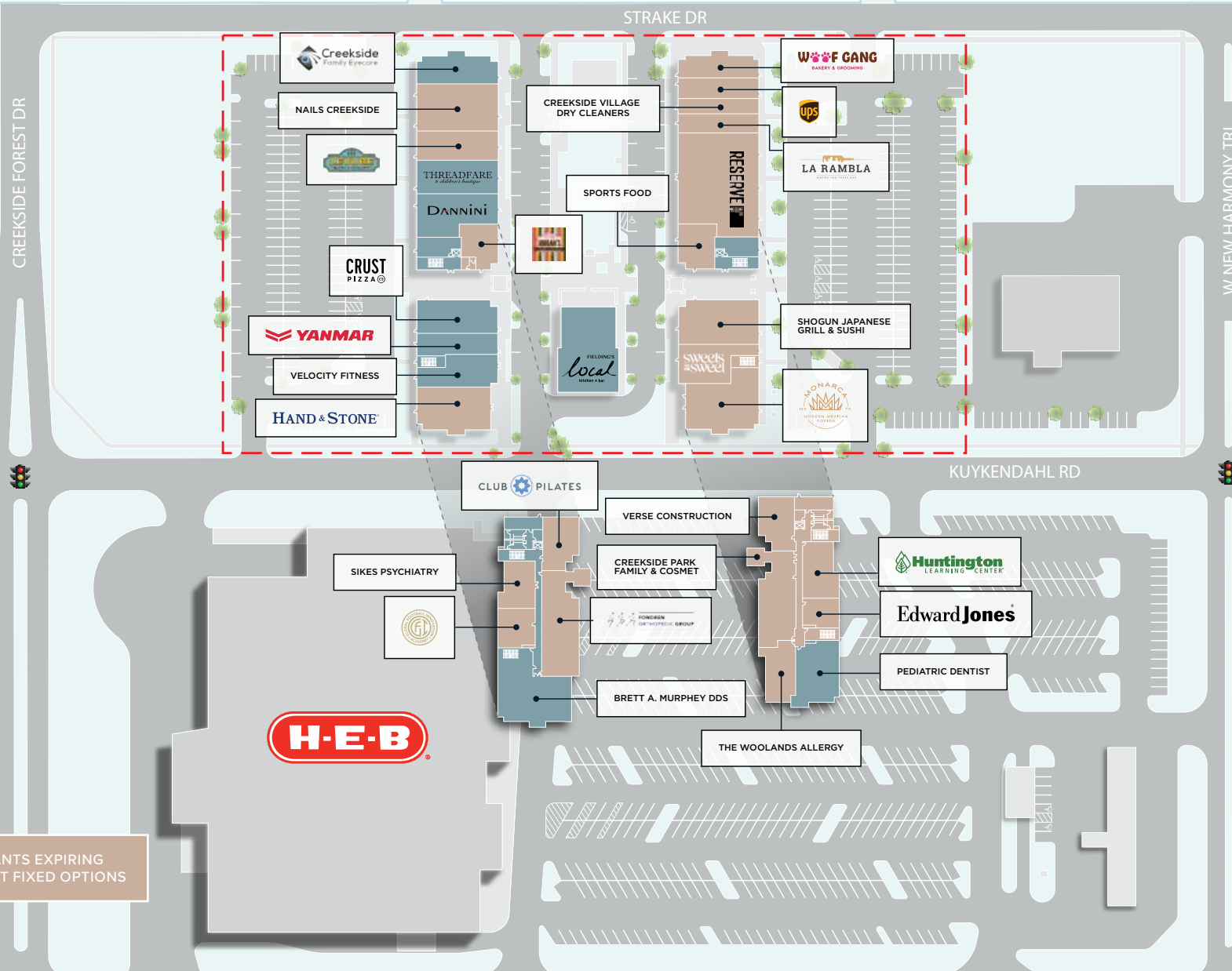
ASSET POSITIONING



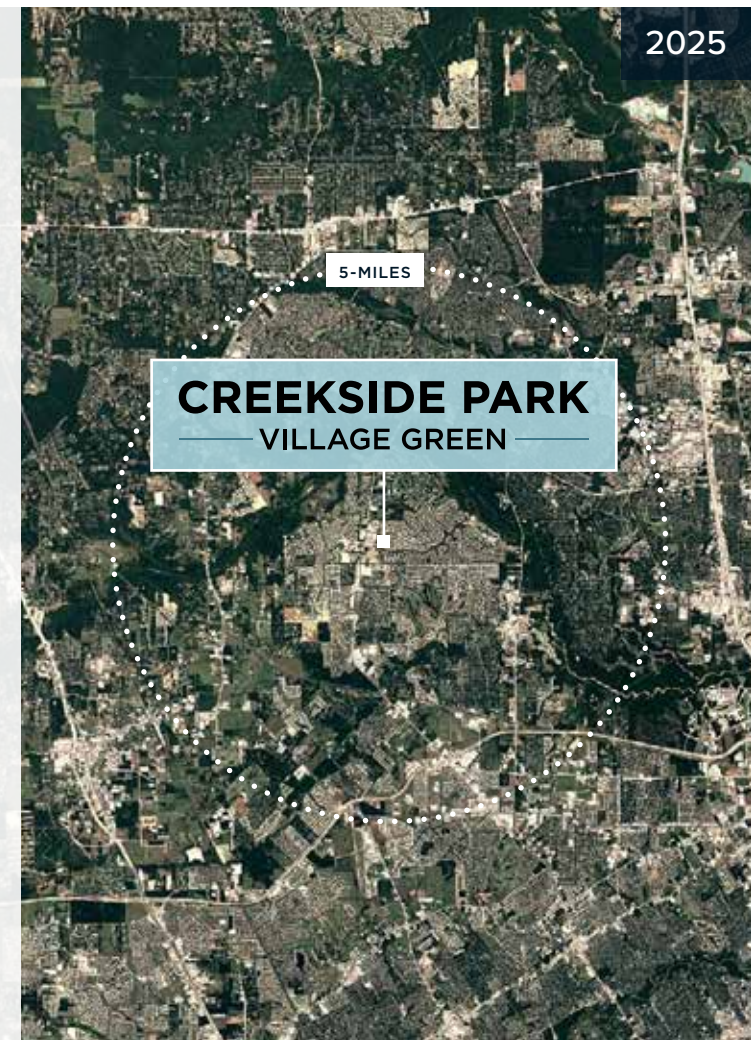
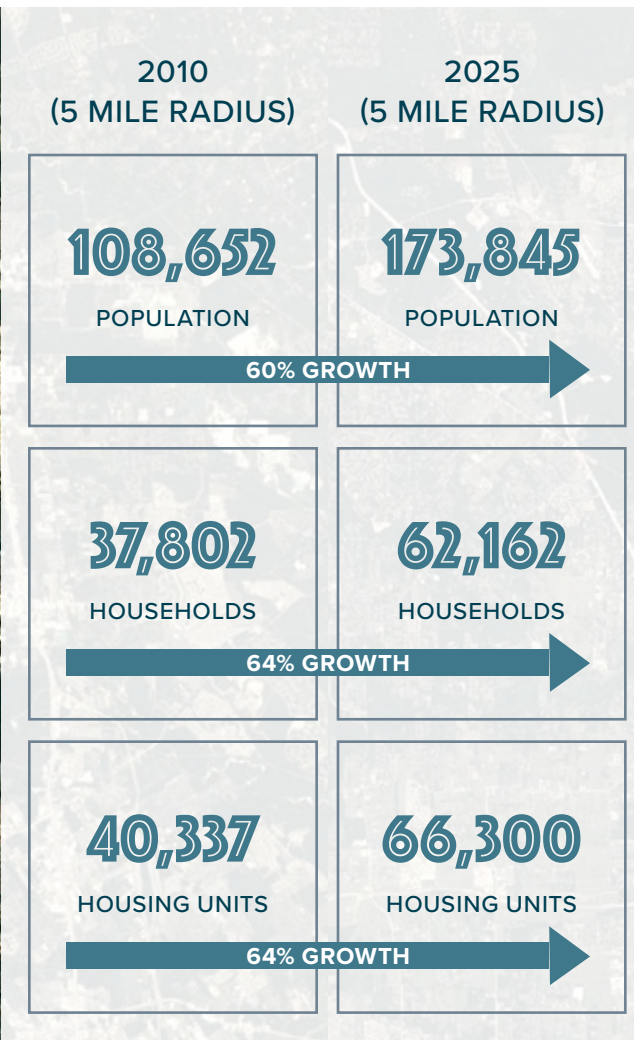
319 PARKING SPACES
4.27 SPACES | 1,000 SF

22 OUT OF 32 TENANTS EXPIRING
WITHOUT FIXED OPTIONS

173,845 RESIDENTS WITHIN A
5-MILE RADIUS



WOODLANDS POPULATION GROWTH



2010 POPULATION

	1 MILE	3 MILES	5 MILES	10 MILES
Population:	3,113	32,115	108,652	408,986
Households:	999	11,131	37,802	143,651
Total Housing Units:	1,130	11,958	40,337	152,801

2025 POPULATION

	1 MILE	3 MILES	5 MILES	10 MILES
Population:	12,702	66,883	173,845	616,037
Households:	4,198	23,205	62,162	221,646
Total Housing Units:	4,511	24,704	66,300	236,095

AFFLUENT & GROWING RESIDENTIAL BASE

CREEKSIDE PARK VILLAGE GREEN BENEFITS FROM ITS STRONG DEMOGRAPHIC LOCATION IN THE WOODLANDS.

Creeside Park Village Green benefits from its strong demographic location in North Houston. The highly affluent surrounding area's average household income is 2.61x higher than the Houston average.



H-E-B: THE PREMIER ESSENTIAL RETAIL SHADOW-ANCHOR

H-E-B WAS RATED THE #1 U.S. GROCERY RETAILER IN 2024
BUMPING AMAZON FROM THE TOP SPOT AND ALSO JUMPING AHEAD OF COSTCO



5TH

LARGEST
PRIVATE
COMPANY

\$38.9B

ANNUAL
REVENUES

154,000

TOTAL
EMPLOYEES

435+

GROCERY
LOCATIONS

5

NATIONWIDE
BRANDS

HQ

SAN ANTONIO,
TEXAS

120

YEAR IN
BUSINESS

#1

MASTER PLANNED COMMUNITY IN THE U.S.

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



CONTACTS

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