

NWC I-45 & RESEARCH FOREST DR



Jones Lang LaSalle Brokerage, Inc.

±3.73 ACRES FOR SALE
The Woodlands, TX



PROPERTY OVERVIEW



±**3.73 AC** in one of the most sought after retail and medical corridors in Houston



±**545'** frontage on I-45 at the entrance of The Woodlands and Shenandoah



Utilities from **City of Shenandoah**



Located in the midst of **Woodlands Medical Center** between campuses of Memorial Hermann, St Lukes, Texas Childrens and Methodist



Less than **1 mile** from the Woodlands Mall and **1.5 miles** to Market Street



Contact broker for more information



Western Midstream

THE WOODLANDS MALL

GameStop JCPenney The Cheesecake Factory Apple
 Abercrombie & Fitch Fleming's NORDSTROM
 SEPHORA Visionworks UNTUCKit macy's
 FOREVER 21 BARNES & NOBLE POTTERY BARN
 Dillard's ANTHROPOLOGIE DICK'S SPORTS GOODS
 Chick-fil-A AT&T LEVI'S URBAN EXPRESS Starbucks
 ALTAR'D STATE AMERICAN EAGLE OUTFITTERS
 BANANA REPUBLIC PF CHANG'S WORKSHOP Salata

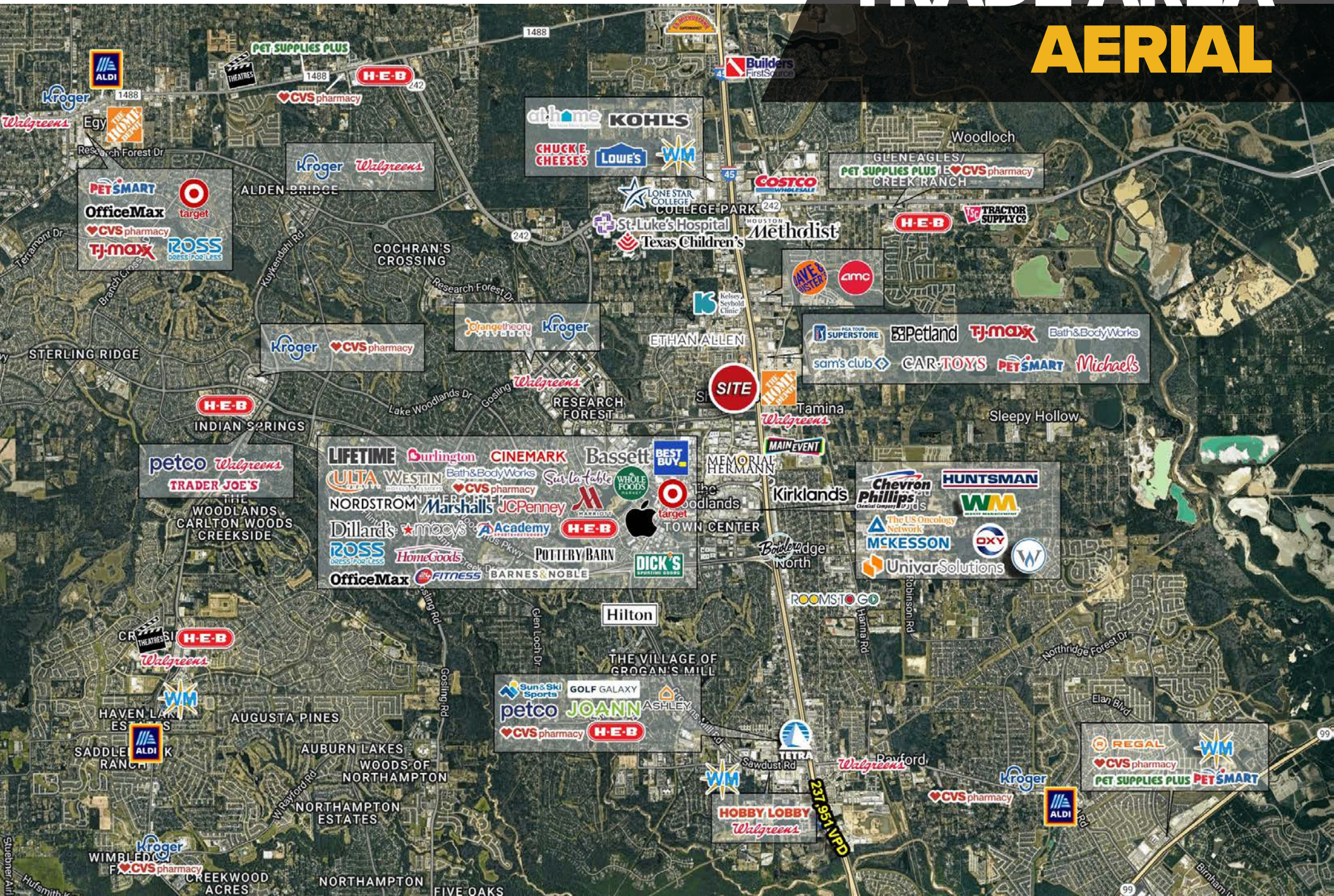


I-45 N | 237,951 VPD



Demographics	1 mile	3 miles	5 miles
2023 Total Population	3,983	55,067	154,294
2023 Median Age	47.3	42.6	39.3
Average Household Income	\$142,871	\$159,769	\$147,763
Average Home Value	\$443,611	\$428,106	\$411,478

TRADE AREA AERIAL





0.9 miles to The Woodlands Medical Center

1.6 miles to The Woodlands Mall

1.6 miles to The Cynthia Woods Mitchell Pavilion

6.1 miles to CityPlace

23.4 miles to George Bush Intercontinental Airport

30.7 miles to Downtown Houston

Simmi Jaggi

Executive Managing Director
simmi.jaggi@jll.com

Travis Smith

Senior Vice President
travis.smith@jll.com

+1 713 212 6517

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

