

LAND FOR SALE

±3.2 ACRES | THE WOODLANDS, TEXAS

Howard Hughes
COMMUNITIES™



Rare Investment Opportunity

± 3.2 Acres of Land for Sale in The Woodlands

FEATURED SITE—26288 KUYKENDAHL ROAD

NEQ of Kuykendahl Rd & Creekside Green Dr,
The Woodlands, TX 77389

A rare opportunity to establish a commercial presence at the south entrance to The Woodlands®. The ±3.2-acre site is positioned within an established market of 125,000 residents, with nearby retailers attracting an average of 76,000 visitors each month. A strong residential base and consistent consumer activity create a compelling environment for retail, medical office, professional services or mixed-use development.

76K

AVG MONTHLY VISITORS
TO AREA RETAILERS*

125,000

SURROUNDING
RESIDENTS

7 Min

AVERAGE COMMUTE



*Source: PlacerAI

Strategic Location

Corner Site for Sale in a Growing Corridor

±3.2 acres with dual frontage north of Kuykendahl Road and Creekside Green, bordering Creekside Park Village of The Woodlands. The site offers strong visibility and convenient connectivity to the Grand Parkway, established neighborhoods, schools, retail and everyday services.

TENANT MIX

HEB

CREEKSIDE PARK WEST

CINÉPOLIS
THE VENETIAN
RISE SOUFFLÉ
NÉKTER JUICE BAR
SCOOTER'S COFFEE
YOGASIX
PURE BARRE
STRETCHLAB
BLANK SLATE SALON SPA
GLO SUN SPA
GLIMPSE EYE CARE

F45

WALGREENS

CHASE

RAPID CARE EMERGENCY ROOM
KIDDIE ACADEMY

CREEKSIDE PARK VILLAGE GREEN

FIELDING'S LOCAL KITCHEN + BAR
CRUST PIZZA CO.
JORDAN'S SWEET SHOPPE
CYCLEBAR
CREEKSIDE FAMILY EYECARE
MONARCA
SHOGUN JAPANESE GRILL & SUSHI
RESERVE SALON & SPA
CREEKSIDE VILLAGE DRY
CLEANERS
WOOF GANG BAKERY &
GROOMING
CLUB PILATES
CREEKSIDE PARK FAMILY &
COSMETIC DENTISTRY

CROSSROADS SQUARE

CHI ST. LUKE'S HEALTH
COFFEESHOP COMPANY
FUDDRUCKERS
MW CLEANERS



The Woodlands: Community Overview

Consistently ranked among the best places to live in the country

28,500

ACRES

125,000

CURRENT RESIDENTS

1974

YEAR FOUNDED

- o Large-scale community spanning 44 square miles, roughly 2x the size of Manhattan
- o Located approximately 27 miles north of Houston and 20 miles from George Bush Intercontinental airport
- o Established in 1974 by oil tycoon and real estate investor George Mitchell
- o A thriving ecosystem home to over 2,600 diversified businesses and 125,000 residents
- o Ranked #2 “Best City to Live in America” by *Niche* for the last two years in a row

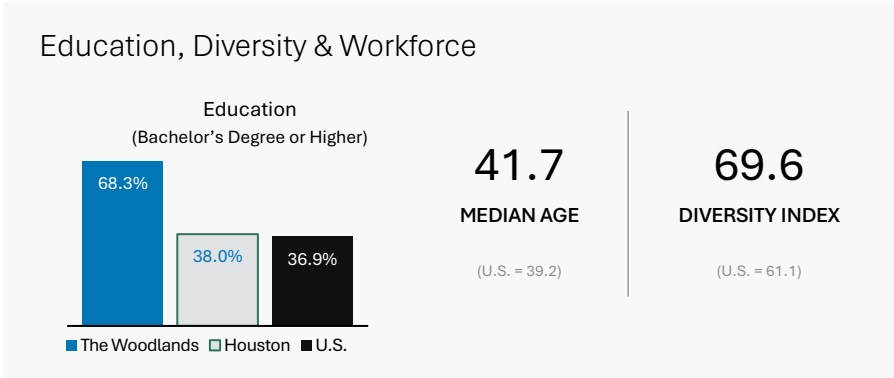
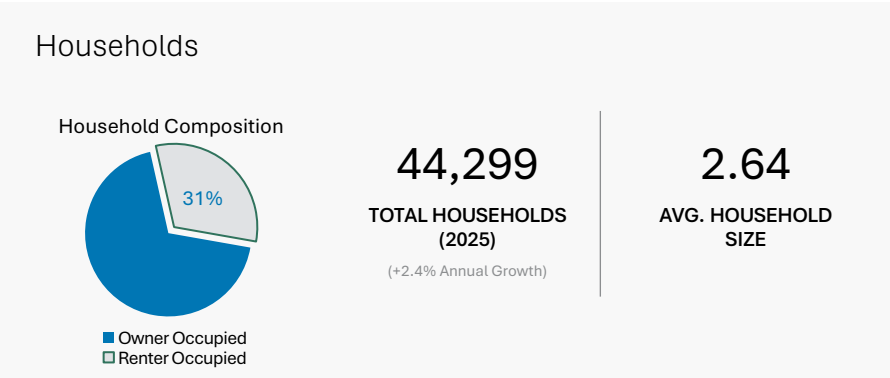
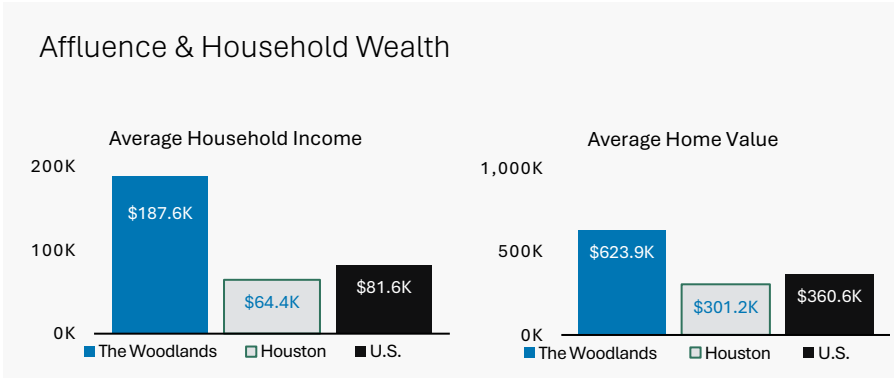
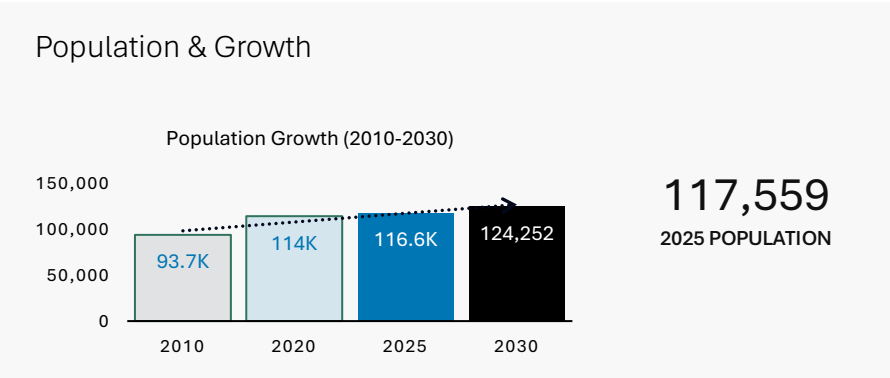


BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS

The Woodlands: Demographic Snapshot

A stable, affluent, and highly educated population supports demand for premium space and long-term commercial growth



Source: ESRI 2025 Projections; U.S. Census Bureau; American Community Survey.

The Woodlands: Competitive Advantages

An expansive master planned community, 50 years in the making



CORPORATE PRESENCE

15 Fortune 500 companies have an office presence in The Woodlands



EMPLOYMENT HUB

Boasts 1.5 jobs per rooftop aided by its convenience with ~7 min. average commutes



CONSISTENT GROWTH

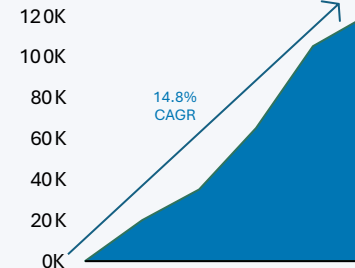
Positive population and employment growth nearly every year since 1974



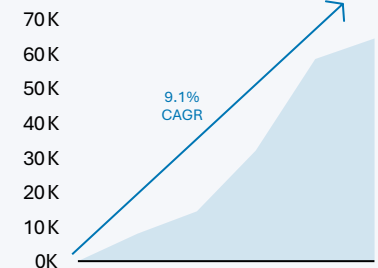
UNMATCHED QUALITY OF LIFE

More than five decades of development has resulted in an abundance of housing, jobs and amenities

Population & Growth



Employment Growth



INDUSTRY-LEADING COMPANIES THAT CALL THE WOODLANDS HOME

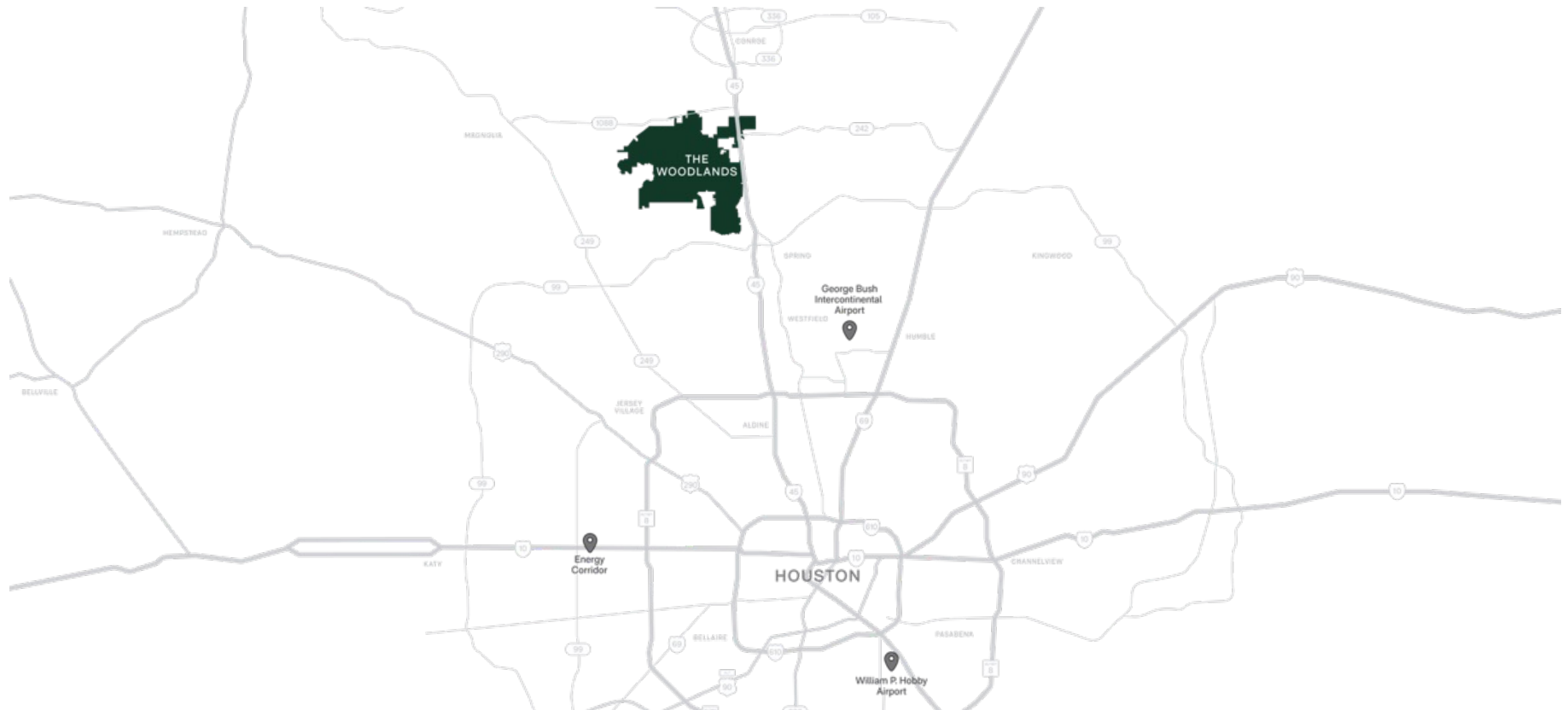


BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS

The Woodlands

Proximity Map



BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS



Explore the Opportunity

For pricing additional property information contact:

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