

For Sublease: 46,100 SF

Wood Winds Shopping Center
295 Sawdust Road, Spring, TX 77380

Former Furniture Store

- 46,100 square feet available next to Good City Coffee Co.
- Located in Wood Winds Shopping Center situated at the southwest corner of I-45 & Sawdust Road
- Major tenants include Fitness Connection, Big Lots, Subway, and Cicis Pizza
- Across from H-E-B on Sawdust Road with over one million visits in the last twelve months
- Two dock-high doors in rear



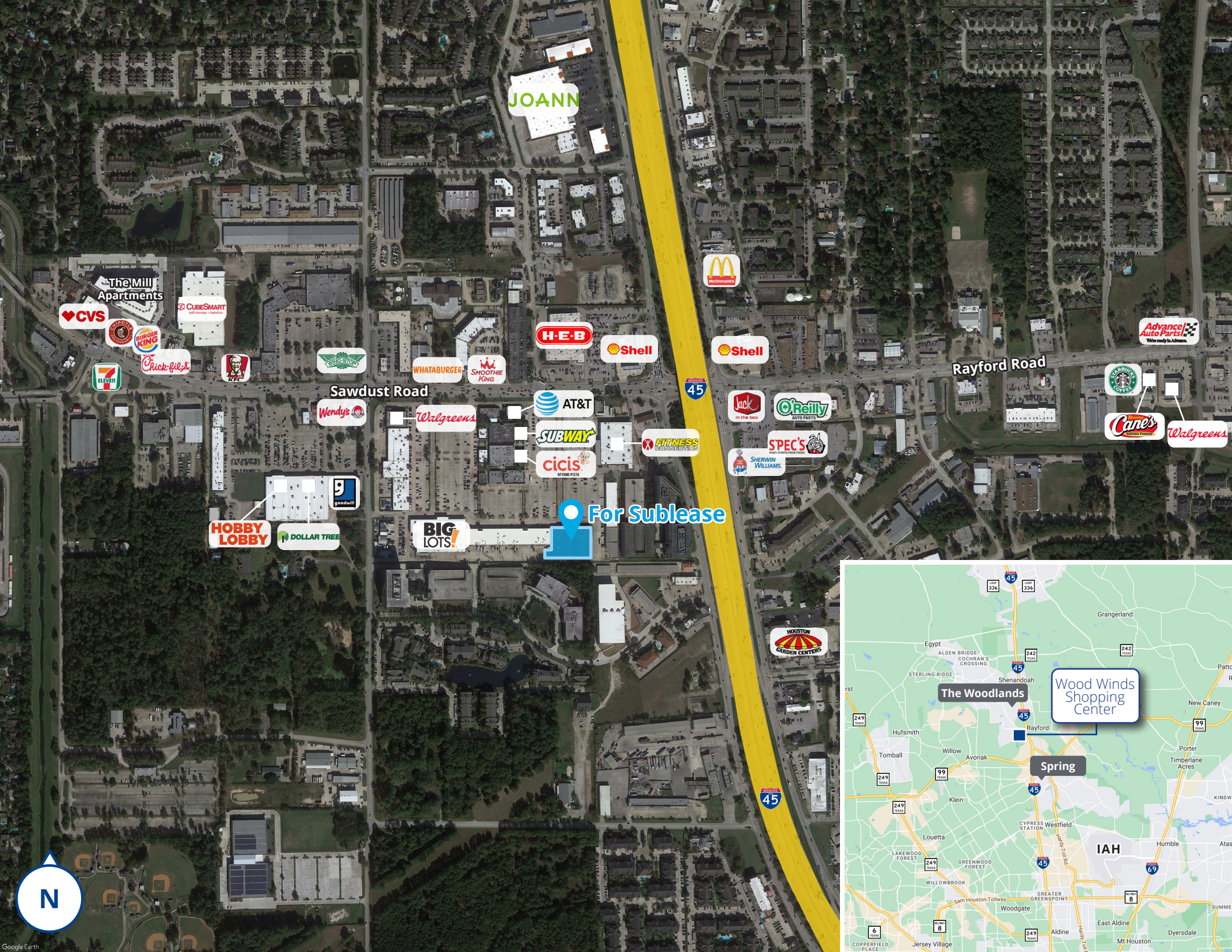
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Accelerating success.

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JOANN

H-E-B

Shell

McDonald's

Shell

Advance Auto Parts

Rayford Road

Sawdust Road

45

AT&T

SUBWAY

cicis

FITNESS CONNECTION

Jack

O'Reilly

SPEC'S

SHERWIN WILLIAMS

Starbucks

Cane's

Walgreens

For Sublease

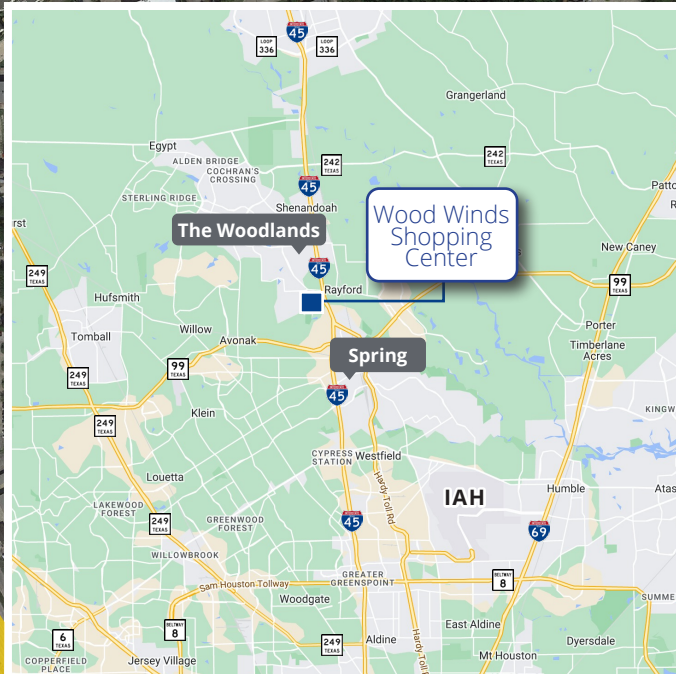
HOBBY LOBBY

DOLLAR TREE

BIG LOTS!

HOUSTON GARDEN CENTERS

45



Wood Winds Shopping Center

The Woodlands

Spring

IAH



Dock-High Doors



Interior



Interior



Loading Zone Access

Population Trend



36,370

2000 Total Population



52,267

2010 Total Population



64,928

Current Total Population



68,972

5 Yr Projected Total Population

Median Household Income



\$96,625

Current Median HH Income



\$108,653

5 Yr Projected Median HH Income

Average Household Income



129,409

Current Average HH Income



146,765

5 Yr Projected Avg HH Income

Per Capita Income



\$50,284

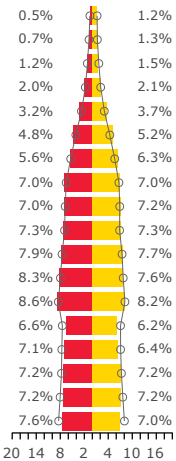
Current Per Capita Income



\$57,105

5 Year Projected Per Capita Income

2010 Age Pyramid

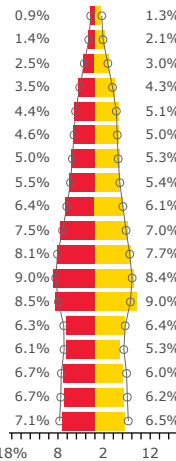


The largest group:
2010 Males Age 25-29 (U.S. Census)

The smallest group:
2010 Males Age 85+ (U.S. Census)

Dots show comparison to 48201 (Harris County)

2025 Age Pyramid

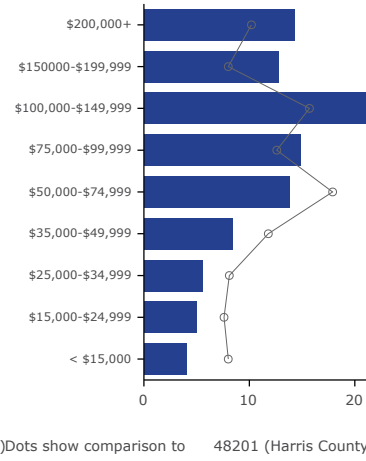


The largest group:
2027 Female Population Age 25-29 (Esri)

The smallest group:
2027 Male Population Age 85+ (Esri)

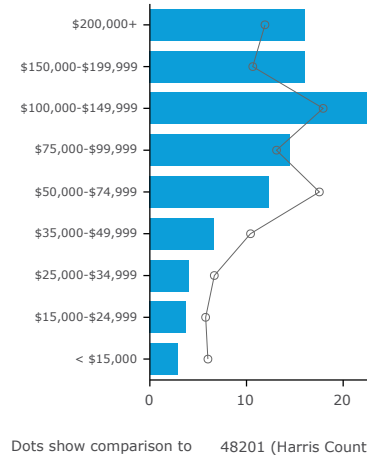
Dots show comparison to 48201 (Harris County)

Current HH By Income



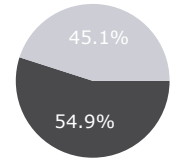
Dots show comparison to 48201 (Harris County)

5 Yr Projected HH By Income



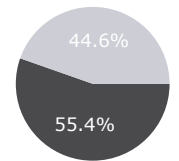
Dots show comparison to 48201 (Harris County)

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and Ethnicity

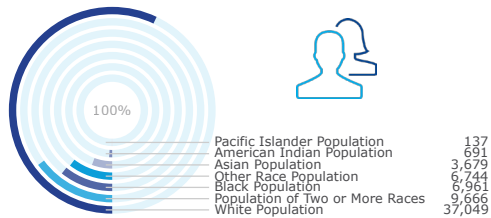
The largest group: White Alone (57.06)

The smallest group: Pacific Islander Alone (0.21)

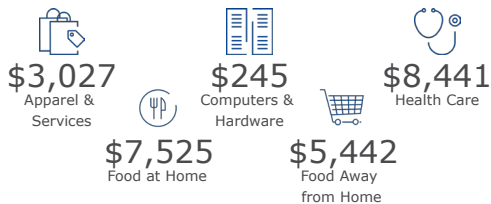
Indicator	Value	Difference
White Alone	57.06	+21.69
Black Alone	10.72	-8.48
American Indian/Alaska Native Alone	1.06	-0.12
Asian Alone	5.67	-1.76
Pacific Islander Alone	0.21	+0.12
Other Race	10.39	-8.73
Two or More Races	14.89	-2.72
Hispanic Origin (Any Race)	27.42	-16.12

Bars show deviation from 48201 (Harris County)

Current Year Population By Race



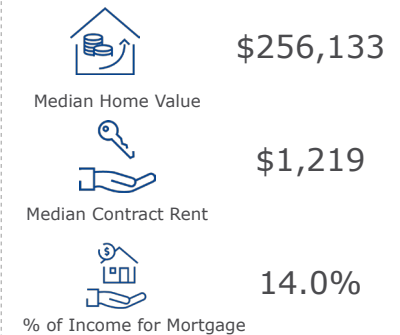
Current Annual Household Spending



Tapestry Segments



Current Year Housing Stats



295 Sawdust Rd, Spring, Texas, 77380
3 mile radius



Population, income & housing trends

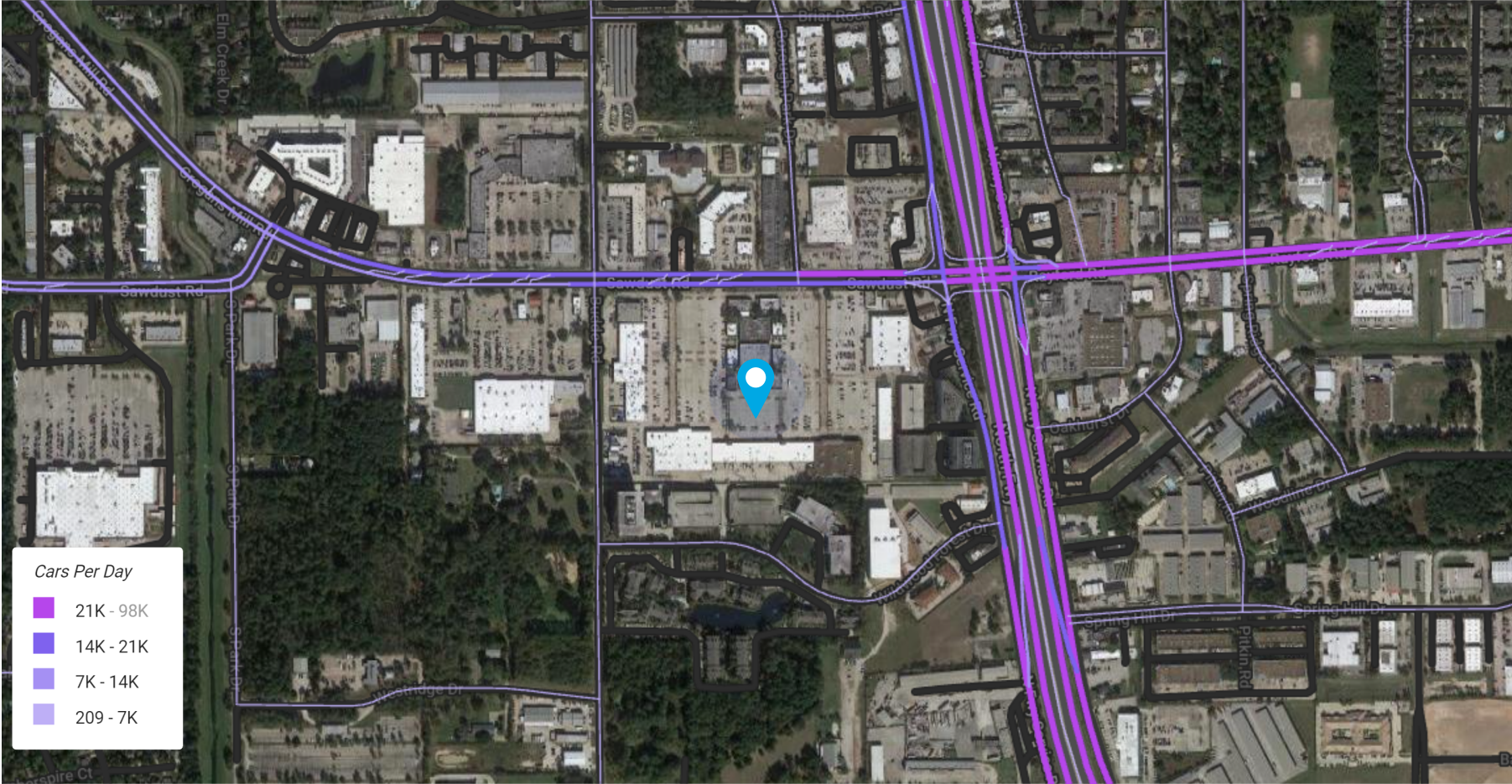
Vehicle Traffic Volume

Jul 1, 2021 - Jun 30, 2022



Vehicle Traffic Volume

 **Wood Winds Shopping Center (Nearby Activity 250 ft)**
425 Sawdust Rd, Shenandoah, TX 77380



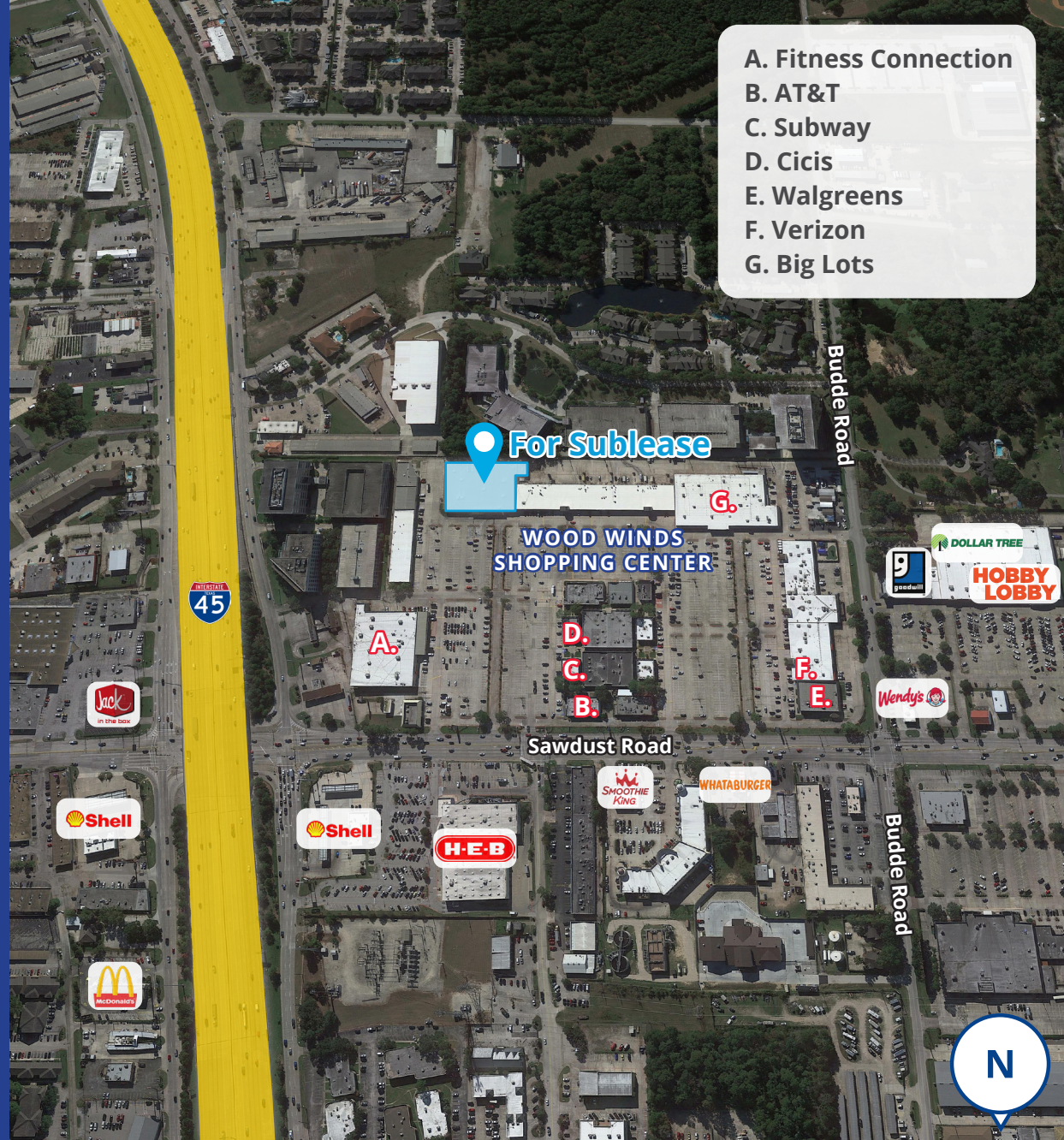
Jul 1st, 2021 - Jun 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)





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- A. Fitness Connection
- B. AT&T
- C. Subway
- D. Cicis
- E. Walgreens
- F. Verizon
- G. Big Lots

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date