

The Woodlands®



GROGAN'S MILL
VILLAGE CENTER

EST. 1974

Howard Hughes

Colliers



Welcome to Grogan's Mill Village Center

Where the pride and heritage of the past intersects with the possibility and optimism of the future.

Where food & beverage effortlessly mix with remarkable community experiences.

This is modern living, where The Woodlands will celebrate the everyday.

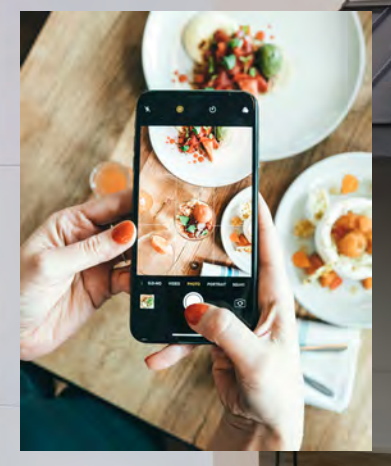


Established Destination Meets Modern Transformation

The revitalized Grogan's Mill Village Center in The Woodlands is now home to the new, state-of-the-art Montgomery County Library and Community Center, which welcomes more than 1,000 visitors daily. The destination is surrounded by a vibrant mix of shops, restaurants, and lifestyle services.



GM
VC GROGAN'S MILL
VILLAGE CENTER

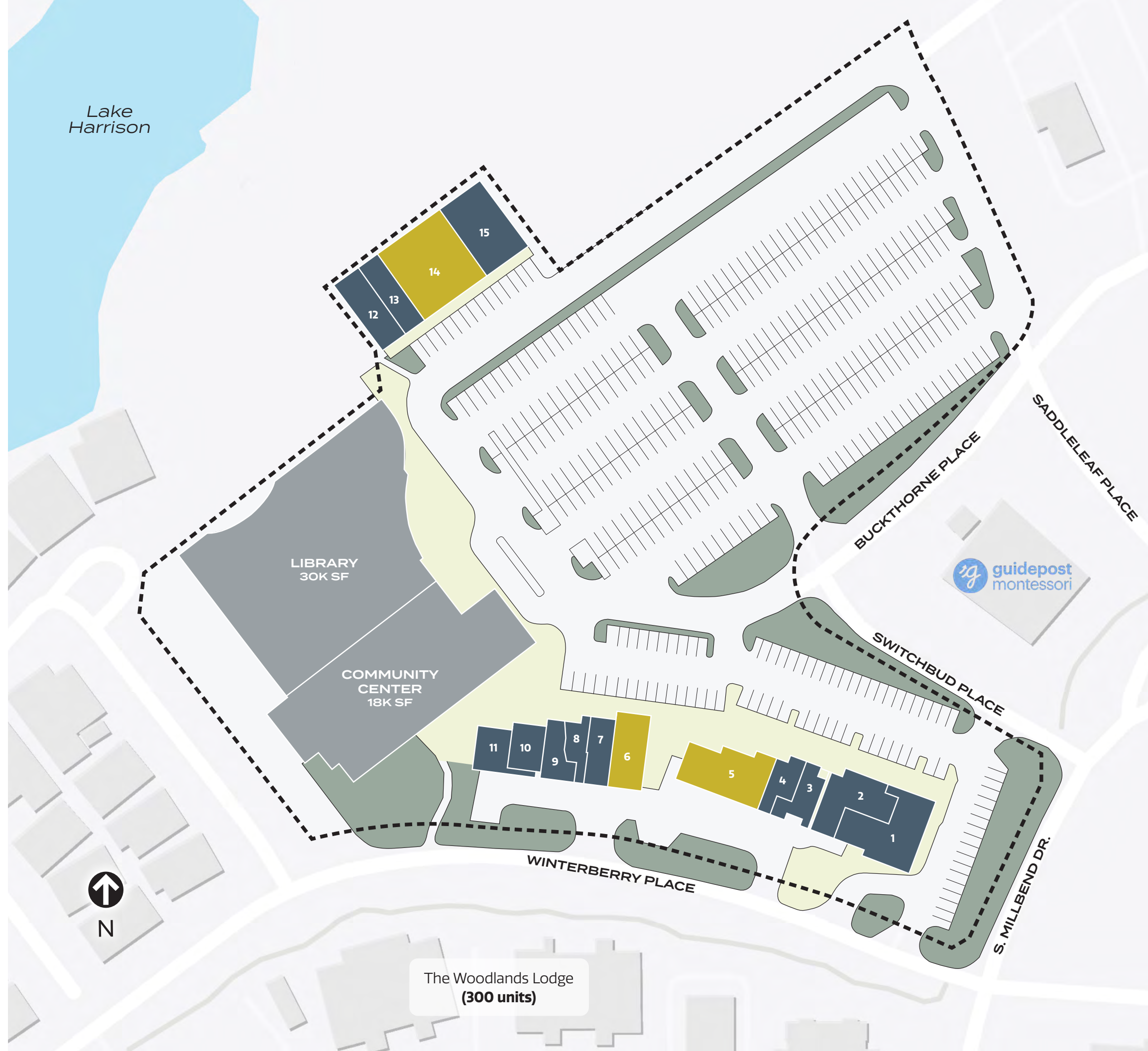


Site Plan

1	Woodforest Bank	3,757 SF
2	Cooking Girl	2,597 SF
3	UPS	1,431 SF
4	Hourani's Barbershop	1,161 SF
5	AVAILABLE (RESTAURANT CAPABILITIES)	3,404 SF
6	AVAILABLE	2,051 SF
7	Daniel & Co. Fine Watches & Jewelry	1,320 SF
8	Cleaners	790 SF
9	Safeway Driving	1,187 SF
10	Ome Calli Café	1,233 SF
11	Brothers Pizza	1,345 SF
12	SUNA Studios	1,848 SF
13	Yonutz Donuts & Ice Cream	1,410 SF
14	AVAILABLE (DIVISIBLE)	4,665 SF
15	Plush Nail Bar	3,164 SF

 Available

GM
VC GROGAN'S MILL
VILLAGE CENTER



Trade Area

TRADE AREA ANALYSIS

Population:	566,486
Avg Household Income:	\$142,771
Daytime Population:	510,076
% with Bachelors Degree or Greater:	48.6%
% of Households earning greater than \$75k:	64%

COMPARATIVE TRADE AREA ANALYSIS

	Avg. HH Income	HHs w/ \$100k+ Income	Per HH Retail Spend*
The Woodlands	\$142,771	51.1%	\$18,197
Sugar Land Town Center	\$99,750	33.3%	\$12,872
Heights Mercantile	\$106,641	30.7%	\$13,880
Inwood Village (Dallas)	\$112,512	34.4%	\$14,634
The Domain (Austin)	\$126,970	44.1%	\$16,477
CityCentre	\$111,757	33.6%	\$14,452
Galleria (Houston)	\$106,307	31.0%	\$13,818

*includes Apparel, Entertainment, Restaurant, Household Furnishings & Personal Care

Source: 2024 Esri



Next to the Woodlands Urban Core



The Woodlands is...



#1

BEST COMMUNITY
TO LIVE IN AMERICA

#1

PLACE TO RAISE A
FAMILY IN TEXAS

#1

BEST COMMUNITY
TO BUY A HOUSE IN
AMERICA*

The Woodlands, an Award-Winning Master Planned Community

THE WOODLANDS AT CURRENT

125,000

RESIDENTS

70,000

EMPLOYEES

2,500+

EMPLOYERS

\$32B

TAX VALUES

DEMOGRAPHICS OF THE WOODLANDS

\$193,000

AVERAGE HHI

(Houston MSA: \$116,654)

\$143,000

MEDIAN HHI

(Houston MSA: \$80,537)

\$606,000

AVERAGE OWNER-OCCUPIED HOUSING VALUE

(Houston MSA: \$477,423)

\$489,000

MEDIAN OWNER-OCCUPIED HOUSING VALUE

(Houston MSA: \$309,553)

41.4

MEDIAN RESIDENT AGE

(Houston MSA: 38.1)

70%

BACHELOR'S DEGREE OR HIGHER

(Houston MSA: 38.5%)

Nature is our Hallmark

28,500 ACRES OF WORLD-LEADING ECOLOGICAL LANDSCAPE DESIGN

10,000

ACRES OF OPEN GREEN SPACE

200

ACRES OF LAKE WOODLANDS

220

MILES OF CONNECTED HIKE AND BIKE TRAILS

150

NEIGHBORHOOD PARKS

THE BEST OF NATURE AND RECREATION

- 3 membership golf and country clubs and 7 championship golf courses
- Two boathouses for rowing, kayaking and paddleboarding
- 14 community pools and five spraygrounds
- 74 outdoor tennis & pickleball courts
- Over 90 sculptures and outdoor art

Economic Diversity in The Woodlands

A THRIVING ECONOMY



10.6M SF of retail space



36.3M SF of office, hospitality, research, institutional and technical space



Several Fortune 500 corporate headquarters with a major presence



\$9.6M hotel occupancy tax revenue (2023)



A renowned medical hub that is home to five of the top medical providers, not only in the Houston area, but internationally as well



Robust workforce and workforce development programs, including college bachelor's and master's degrees

*Source: The Woodlands Area Economic Development Partnership

MAJOR EMPLOYERS BY SECTORS*

31.3%

Healthcare

18.8%

Education

11.3%

Professional
& Business
Services

8.8%

Energy

7.6%

Chemical

7.3%

Transportation,
Warehousing
& Utilities

5.0%

Hospitality &
Entertainment



Travel + Leisure
World's Best Awards
2022

\$26 Million
Renovation, 2023

80,000 SF Meeting &
Event Space

Two Championship
Golf Courses

Aquatic Complex
with Water Park &
Lazy River

Meet Your Neighbor

THE
WOODLANDS
RESORT





Anchored by State-of-the-Art Montgomery County Library and Community Center





WOODFOREST
NATIONAL BANK





The UPS Store

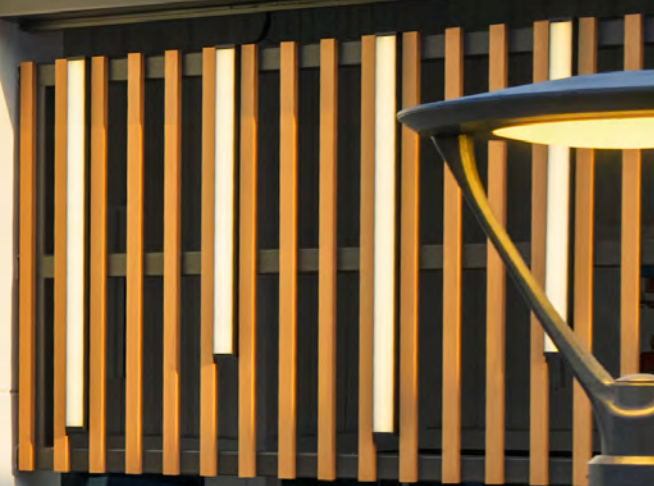
The UPS Store



**BRITE TOUCH
CLEANERS**



**SafeWay
DRIVING**



The Woodlands®



GROGAN'S MILL VILLAGE CENTER

Howard Hughes

Colliers

For Retail Leasing:

Wade Greene

+1 713 830 2189

wade.greene@colliers.com

Hannah Schiro

+1 713 830 2192

hannah.schiro@colliers.com

Kimberly Lenardson

+1 713 830 2186

kimberly.lenardson@colliers.com

Kaylee Boyd

+1 713 835 0057

kaylee.boyd@colliers.com



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 others, including the broker's own interests;
- 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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 opinions 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 ESTABLISH:

- 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 purposes. 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.

<u>Colliers International Houston, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>29114</u> License No.	<u>houston.info@colliers.com</u> Email	<u>+1 713 222 2111</u> Phone
<u>Daniel P. Rice</u> Designated Broker of Firm	<u>811065</u> License No.	<u>danny.rice@colliers.com</u> Email	<u>+1 713 830 2134</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Wade Greene</u> Sales Agent/Associate's Name	<u>680080</u> License No.	<u>wade.greene@colliers.com</u> Email	<u>+1 713 830 2189</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date