



HUGHES LANDING
ON LAKE WOODLANDS

Howard Hughes | Colliers



HUGHES LANDING
ON LAKE WOODLANDS



LAND
79 ACRES



CLASS A OFFICE
±1.6M SF



RETAIL
±186K SF



MULTIFAMILY
±775 UNITS

THE RITZ-CARLTON RESIDENCES



- First Stand-Alone Ritz Carlton Condominiums in Texas
- Record-Breaking PSF Prices for Houston MSA
- Broke Ground October 2024
- 1,200 feet of lakefront shoreline



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1	Trulucks	10,000 SF
2	Del Frisco's Grill	8,000 SF
3	Fogo de Chao	8,000 SF
4	Elevated American Concept	7,500 SF
5	Bloofin Sushi	5,113 SF
6	State Fare Kitchen & Bar	6,000 SF
7	Escalante's	5,730 SF
8	Azzuro Italian Coastal Cuisine	5,194 SF
9	Macaron by Patisse	991 SF
10	Sweet Frozen Bar	1,258 SF
11	Pure Barre	1,946 SF
12	Ride Indoor Cycling	2,863 SF
13	Starbucks	1,821 SF
14	National Med Spa	1,220 SF
15	Cassio Creations Fine Jewelry	1,574 SF
16	Bowtique	1,035 SF
17	L'Atelier de Beaute	982 SF
18	Tina Stephens	946 SF
19	Venetian Nail Spa	3,141 SF
20	Fleet Feet Sports	3,981 SF
21	Focus Optical	3,304 SF
22	Blo Blow Dry Bar	1,425 SF
23	Fred Astaire Dance Studio	2,929 SF
24	National Brand	5,256 SF
25	Cadence Bank	2,709 SF
26	Whole Foods	41,277 SF
27	The Stand	2,838 SF
28	Nelsoney Dental Studio	2,464 SF
29	Solidcore	2,197 SF
30	Stretch Lab	1,519 SF
31	PNC Bank	2,430 SF
32	Postino Wine Cafe	4,052 SF
33	18 8 Men's Salon	1,539 SF
34	LAM Bespoke	9,239 SF

Existing Available In Negotiations Garage Entry







RETAIL PARKING

TWO LAKES EDGE

ONE LAKES EDGE

RETAIL ROW

RESTAURANT ROW

AVIATOR WAY

HUGHES LANDING BLVD



The Woodlands®

A THRIVING ECONOMY

HUGHES
LANDING

MEMORIAL
HERMANN

SHOPPING
& DINING

THE WOODLANDS MALL

WATERWAY
DISTRICT

EAST SHORE
RESIDENCES

WATERWAY
RESIDENCES

THE CYNTHIA WOODS
MITCHELL PAVILLION



10.6M SF
OF RETAIL SPACE



36.3M SF
OF OFFICE, HOSPITALITY, RESEARCH,
INSTITUTIONAL & TECHNICAL SPACE



A RENOWNED
MEDICAL HUB



ROBUST
WORKFORCE

The Woodlands® is...

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: 36.1)

70%

BACHELOR'S DEGREE
OR HIGHER
(Houston MSA: 38.5%)

#1

BEST COMMUNITY
TO LIVE IN AMERICA

#1

PLACE TO RAISE A
FAMILY IN TEXAS

#1

BEST COMMUNITY TO BUY
A HOUSE IN AMERICA



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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.

2-10-2025



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:
 - 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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date