

The Woodlands® CREEKSIDE PARK WEST

SHOPPING | DINING | ENTERTAINMENT

Howard Hughes

Colliers



Growing

7.3M

Residents
(Houston MSA)¹

#2

Fastest growing
MSA in the U.S.²

4th

Largest metro area
in the country¹

18.2%

Growth rate
between 2010
and 2018¹

26th

Largest economy
in the world, if an
independent nation¹

Ambitious

#3

U.S. City
percentage jobs
gained '22-'23³

#4

Metro new and
expanded corporate
facilities⁴

26

Fortune 500
companies call
Houston home
(3rd Largest)³

760+

Company expansions
and relocation
projects in last two
years²

TOP 10

City for attracting
millennials

Diverse Economy

#1

Medical SF in
the world with
50M SF⁵

#1

Largest Gulf Coast
container port
& largest export
market in U.S.²

44/113

44 out of 113
publicly traded oil
and gas companies
in Houston²

1,700+

Houston companies
foreign-owned
with 1 in 4 residents
foreign born²

500+

More than 500
aviation and
aerospace related
companies²

9,100

Houston is home to
9,290 tech-related firms,
including more than 1,000
venture-backed startups.

Trade Area

TRADE AREA ANALYSIS

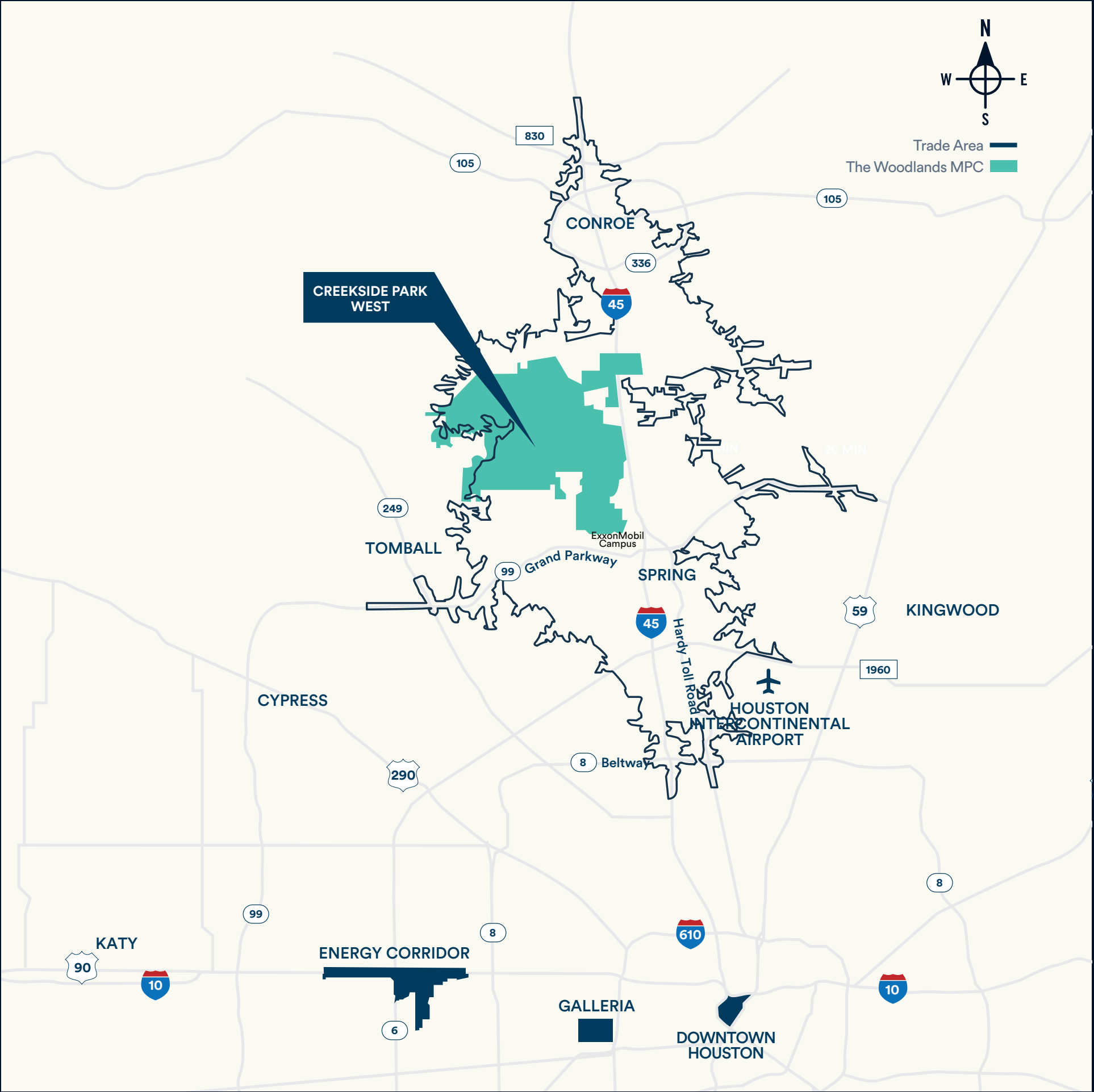
Population:	566, 486
Avg Household Income:	\$142,771
Daytime Population:	510,076
% with Bachelors Degree or Greater:	48.6%
% of Households earning greater than \$75k:	64%

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



The Woodlands, an Award-Winning Master Planned Community

THE WOODLANDS AT CURRENT

125,000	70,000+	2,500+	\$32B
RESIDENTS	EMPLOYEES	EMPLOYERS	TAX VALUES

DEMOGRAPHICS OF THE WOODLANDS

- Average HHI - \$193,000
(HOUSTON MSA = \$116,654)
 - Median HHI - \$143,000
(HOUSTON MSA = \$80,537)
 - Median resident age - 41.4
(HOUSTON MSA = 36.1)
- Average home value - \$606,000
(HOUSTON MSA = \$477,423)
 - Median home value - \$489,000
(HOUSTON MSA = \$309,553)
 - Bachelor's degree or higher - 70%
(HOUSTON MSA = 328.5%)

Nature is our Hallmark

28,500 ACRES OF WORLD-LEADING ECOLOGICAL LANDSCAPE DESIGN

10,000	200	220	150
ACRES OF OPEN GREEN SPACE	ACRES OF LAKE WOODLANDS	MILES OF CONNECTED HIKE AND BIKE TRAILS	NEIGHBORHOOD PARKS

SOURCE: Claritas

The Village of Creekside Park

THE WOODLANDS, TX

16,137
RESIDENTS

5,387
HOUSEHOLDS

652
MULTIFAMILY UNITS



Economic Diversity in The Woodlands

A THRIVING ECONOMY



11M SF of retail space



36M SF of office, hospitality, research, institutional and technical space



Several Fortune 500 corporate headquarters with a major presence



\$10.3M hotel occupancy tax revenue (2024)



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*

32.6%
Healthcare

19%
Education

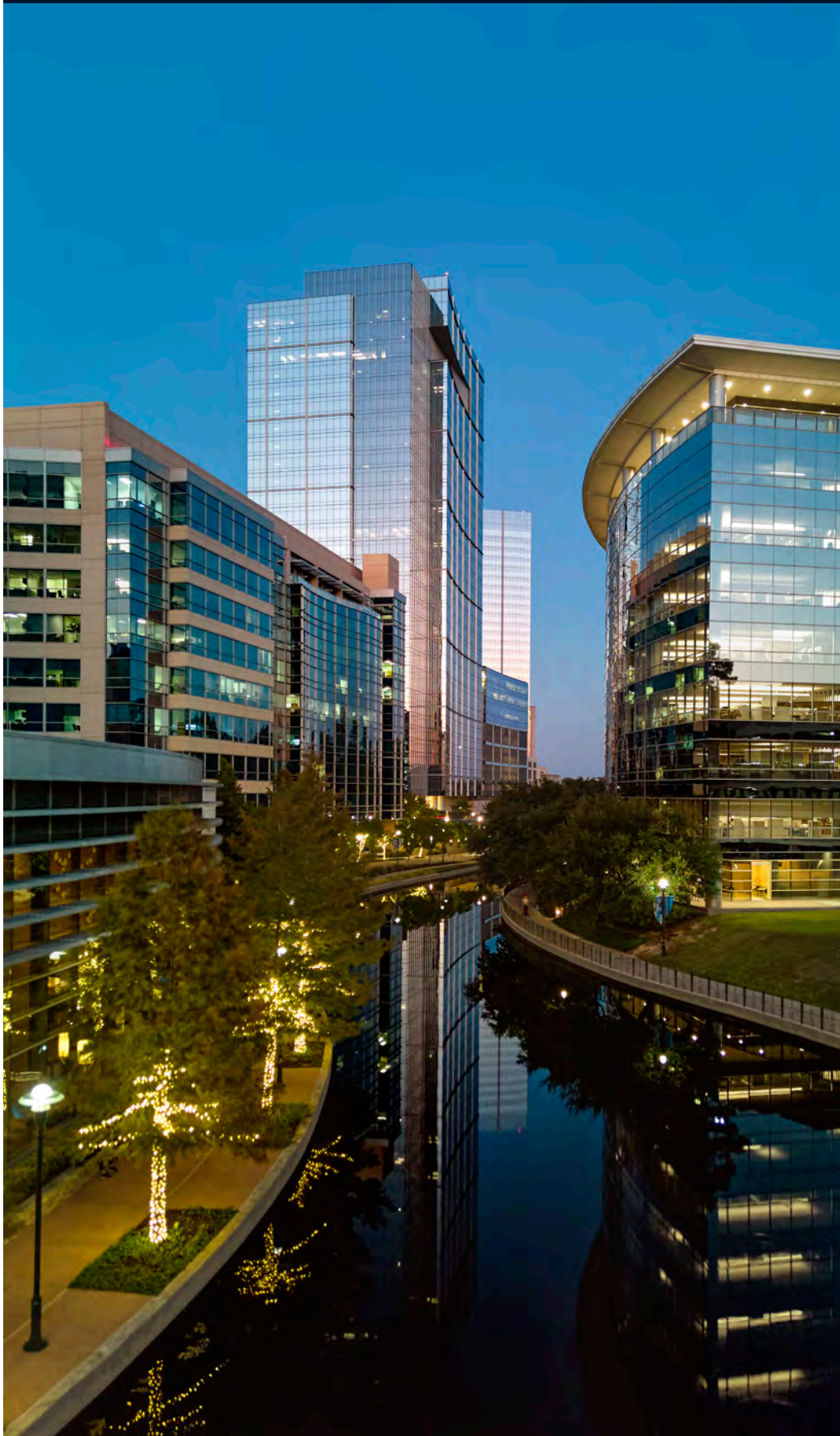
10%
Professional
& Business Services

9%
Energy

7.1%
Chemical

7.1%
Transportation,
Warehousing & Utilities

5.2%
Hospitality &
Entertainment





The Woodlands® is...

#1

BEST COMMUNITY
TO LIVE IN
AMERICA

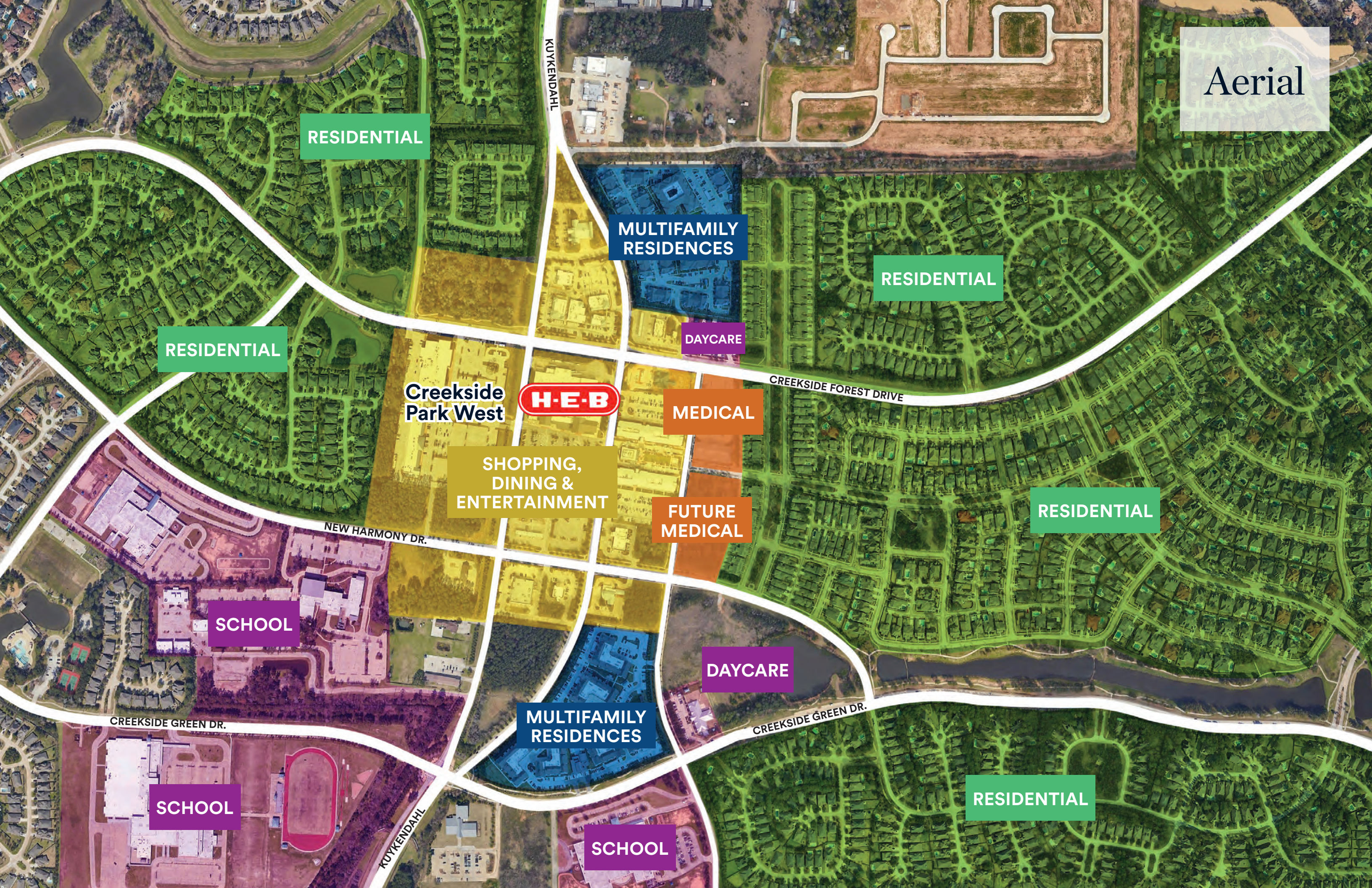
#1

PLACE TO RAISE A
FAMILY IN TEXAS

#1

BEST COMMUNITY
TO BUY A HOUSE IN
AMERICA

Aerial



RESIDENTIAL

MULTIFAMILY
RESIDENCES

RESIDENTIAL

RESIDENTIAL

DAYCARE

Creekside
Park West



MEDICAL

SHOPPING,
DINING &
ENTERTAINMENT

FUTURE
MEDICAL

RESIDENTIAL

SCHOOL

NEW HARMONY DR.

DAYCARE

MULTIFAMILY
RESIDENCES

CREEKSIDE GREEN DR.

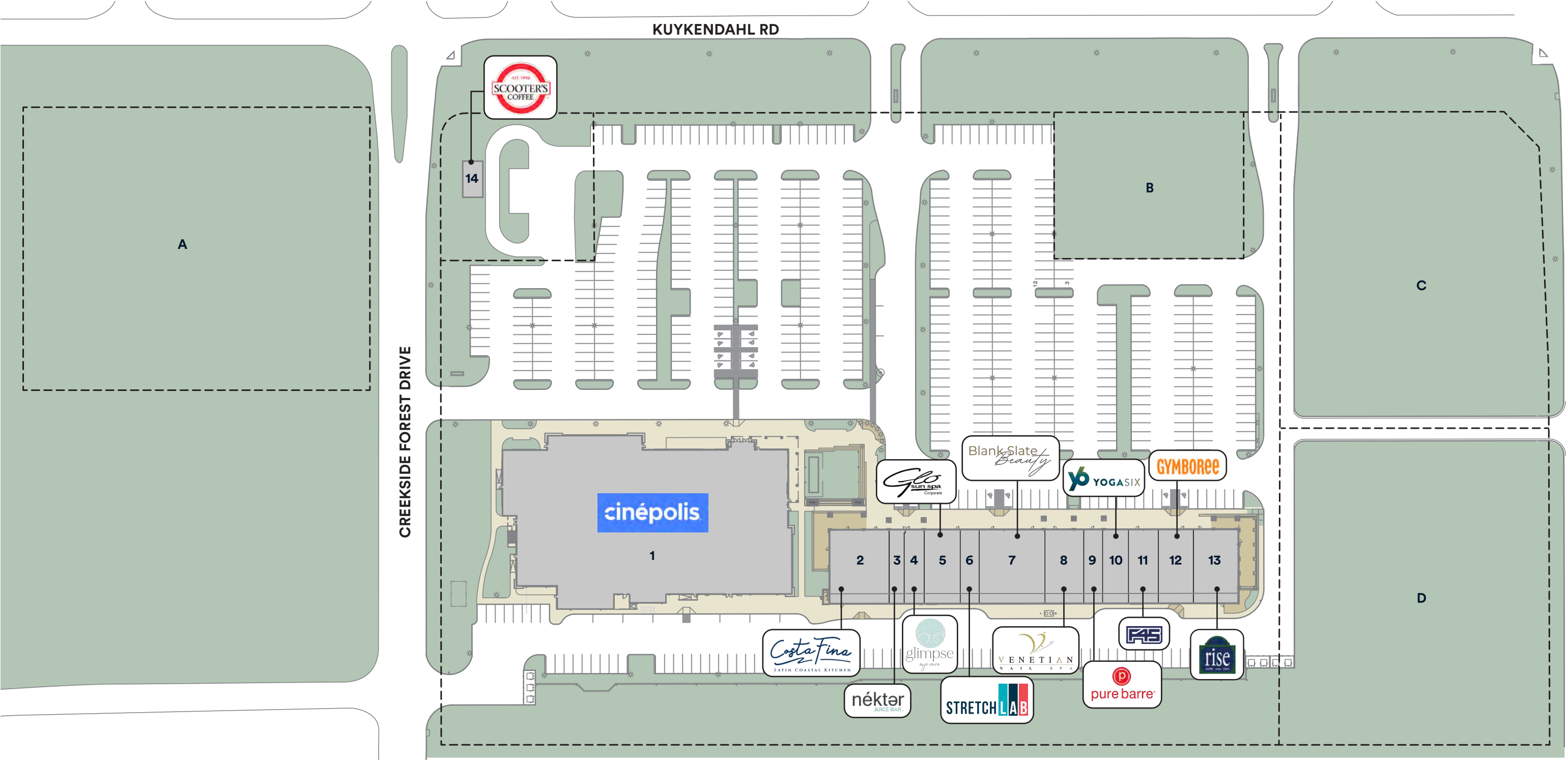
RESIDENTIAL

CREEKSIDE GREEN DR.

SCHOOL

SCHOOL

KUYKENDAHL



Site Plan

1	Cinepolis	42,389 SF	8	Venetian Nail Spa	2,899 SF
2	Costa Fina	4,472 SF	9	Pure Barre	1,398 SF
3	Nekter Juice Bar	1,120 SF	10	YogaSix	1,945 SF
4	Glimpse Eye Care	1,486 SF	11	F45 Fitness	2,618 SF
5	Glo Sun Spa	2,707 SF	12	Gymboree	2,244 SF
6	Stretch Lab	1,395 SF	13	Rise	3,363 SF
7	Blank Slate Salon Spa	4,490 SF	14	Scooter's Coffee	±0.5 Acres

PAD SITES	
A	±2.33 Acres
B	±0.64 Acres
C	±1.92 Acres
D	±1.96 Acres

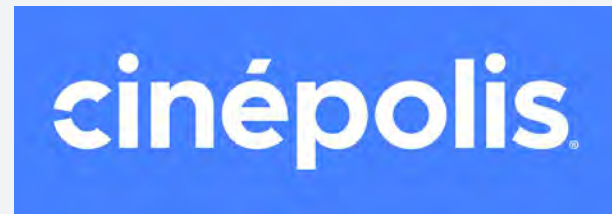


EXPERIENCE THE NATURE OF MODERN LIFE

At the heart of Creekside Park Village is a thriving, walkable retail epicenter with shopping, dining, entertainment, medical office and multifamily residences.



Retail Mix



The Cynthia Woods Mitchell Pavilion is one of the top-rated outdoor amphitheaters in the world.

90+ outdoor sculptures and public art pieces are located throughout The Woodlands.

Community Engagement

World-Class Sporting Events,
Arts + Entertainment

Signature events include The Woodlands Waterway Arts Festival, movies and concert series, and many cultural festivals.

National sporting events include the Chevron LPGA Championship, PGA TOUR'S Champions Tour Insperity Invitational, IRONMAN Texas North American Championship, The Woodlands Marathon and The Woodlands Triathlon.



Retail Destination

\$73.7 Million Sales Tax Revenue (2024)



H O W A R D
H U G H E S
**STRENGTH IN
NUMBERS**

2024

\$1.75B

2024 CONSOLIDATED REVENUE

\$596M
CASH
ON HAND

\$3.9B

CUMULATIVE
CONDO SALES
AT WARD VILLAGE (HONOLULU)

\$9.2B TOTAL
ASSETS

9.8 M SF
OFFICE AND RETAIL PORTFOLIO

5.9K
MULTIFAMILY UNITS

\$349M
MPC EBT

EARNED OPERATING
ASSETS NOI 2024 ➔ **\$257M**

504%
INCREASE
FROM 2010

The Woodlands® CREEKSIDE PARK WEST

Howard Hughes

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