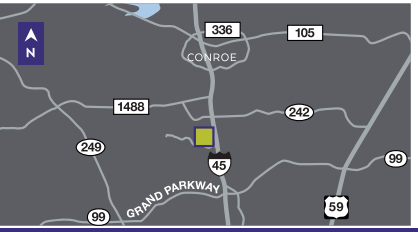
PINECROFT CENTER

Lake Woodlands Dr @ I-45 in The Woodlands, Texas 77380

LOCATED DIRECTLY ACROSS FROM THE WOODLANDS MALL

ROSS DRESS FOR LESS · OfficeMax · WORLD MARKET · HAVERTYS · BEST BUY · Academy SPORTS+OUTDOORS · Marshalls HomeGoods



Shadow Anchors · Target · Burlington

VEHICLES PER DAY	
I-45 north of Lake Woodlands Dr	**149,802**
I-45 south of Lake Woodlands Dr	**146,937**
Lake Woodlands Dr west of I-45	**31,883**

AVERAGE INCOME	
1 Mile	**$260,444**
3 Miles	**$145,942**
5 Miles	**$146,425**

POPULATION	
1 Mile	**5,664**
3 Miles	**64,327**
5 Miles	**169,069**

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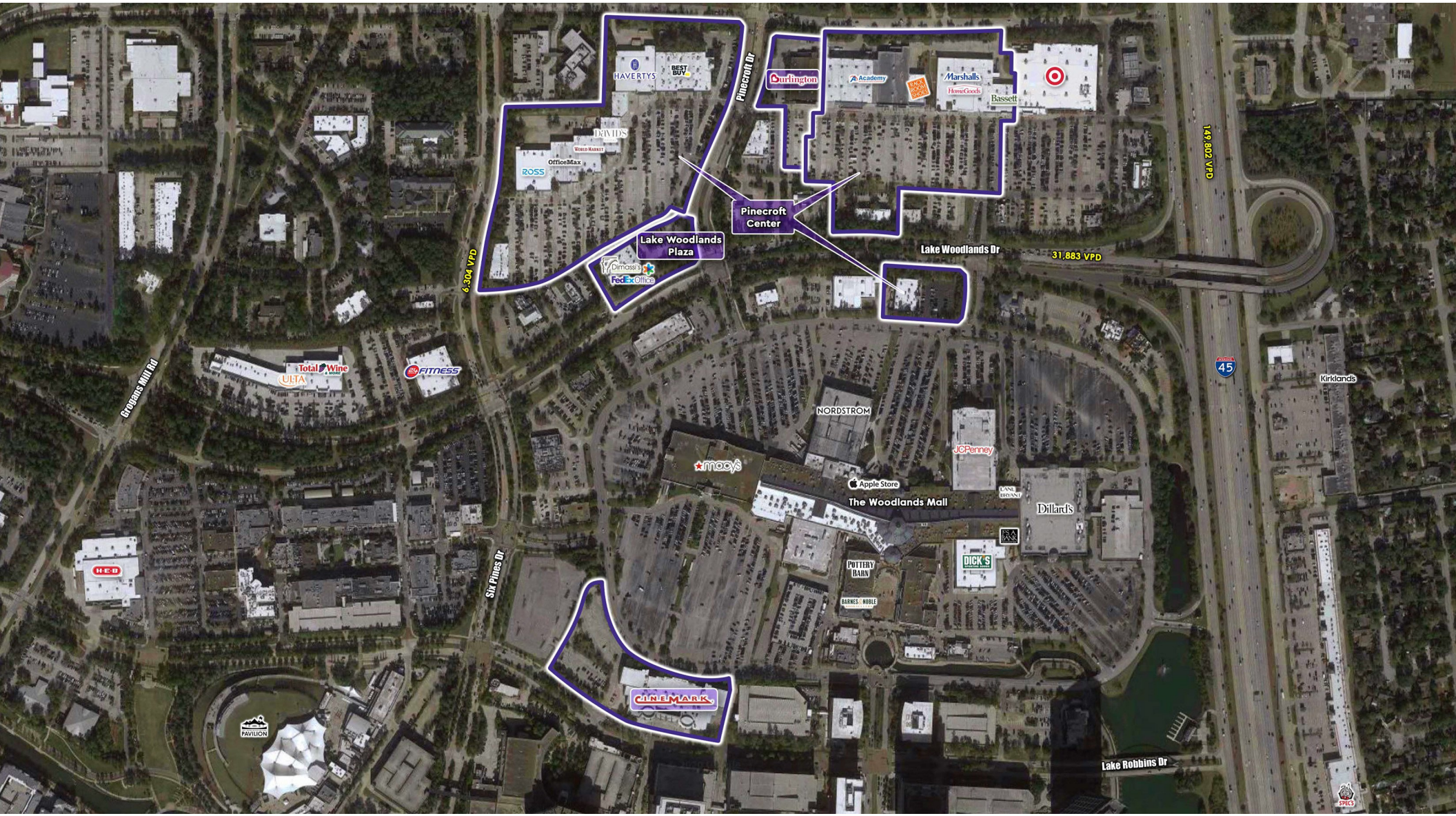
INCOME OVER $260,000 WITHIN A ONE MILE RADIUS



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PINECROFT CENTER

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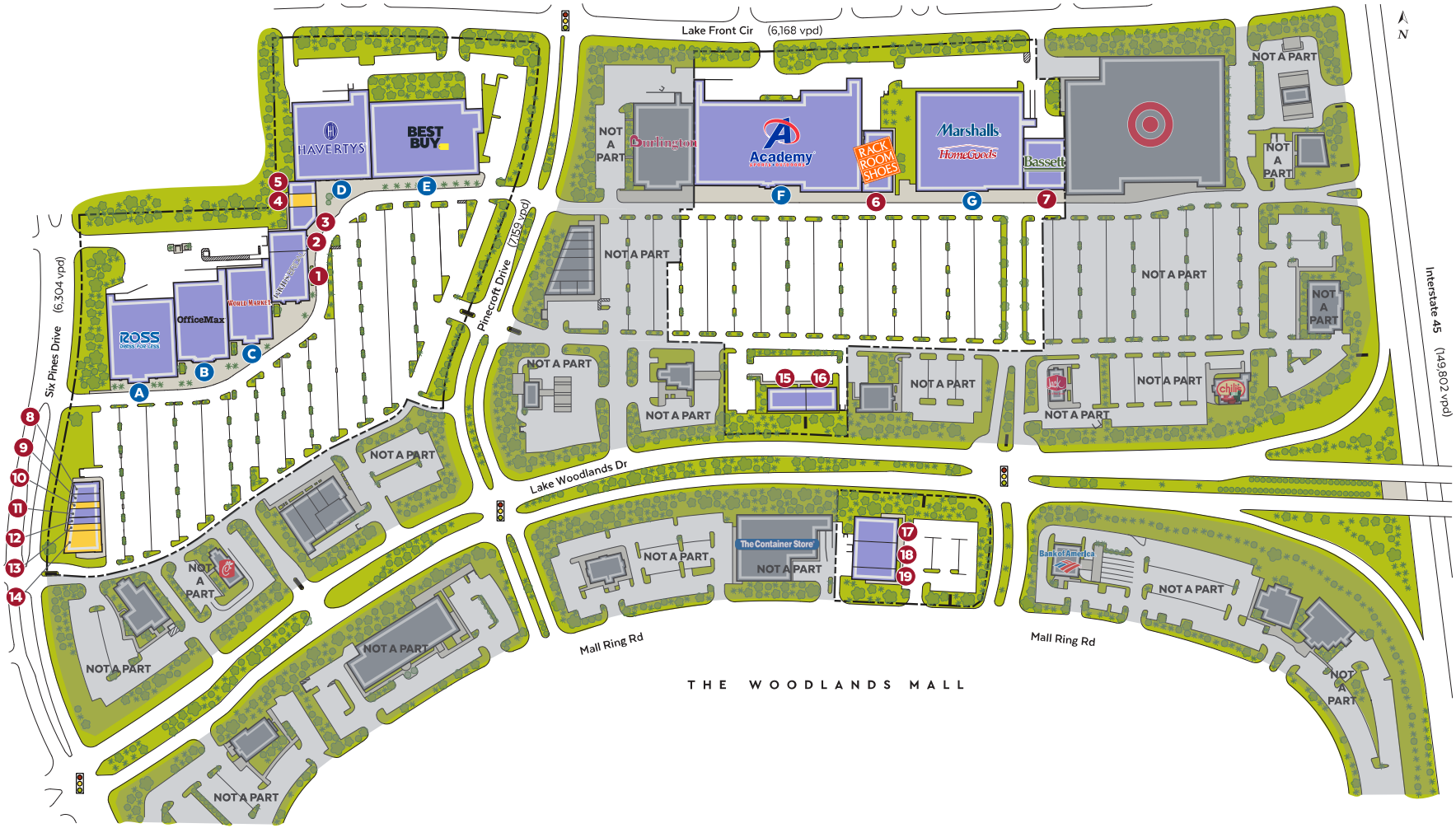
4,419 SF • 2,015 SF • 1,200 SF • 1,056 SF



AVAILABLE LEASE PENDING EXECUTED

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4,419 SF • 2,015 SF • 1,200 SF • 1,056 SF

Tenant List

	Tenant	Address	SF/Acres
A	Ross Dress for Less	1700 Lake Woodlands Dr	
B	OfficeMax	1680 Lake Woodlands Dr	
C	World Market	1620 Lake Woodlands Dr	
D	Havertys Furniture	1560 Lake Woodlands Dr	
E	Best Buy	1550 Lake Woodlands Dr	
F	Academy	1360 Lake Woodlands Dr	
G	Marshalls/HomeGoods	1120 Lake Woodlands Dr	
1	David's Bridal	1600 Lake Woodlands Dr	
2	Vogue Rugs	1590 Lake Woodlands Dr	
3	Mattress Firm	1585 Lake Woodlands Dr	
4	AVAILABLE	1580 Lake Woodlands Dr	2,015
5	Texas State Optical	1570 Lake Woodlands Dr	
6	Rack Room Shoes	1240 Lake Woodlands Dr	
7	Bassett Home Furnishings	1310 Lake Woodlands Dr	
8	The Good Feet Store	9300 Six Pines Dr #600	
9	Jersey Mike's	9300 Six Pines Dr #500	
10	AVAILABLE	9300 Six Pines Dr #400	1,056
11	Palm Beach Tan	9300 Six Pines Dr #300	
12	Great Clips	9300 Six Pines Dr #200	
13	AVAILABLE	9300 Six Pines Dr #175	1,200
14	AVAILABLE	9300 Six Pines Dr #100A	4,419
15	Jason's Deli	1340 Lake Woodlands Dr #B	
16	Mattress Firm	1340 Lake Woodlands Dr #A	
17	Coldwell Banker	1335 Lake Woodlands Dr #C	
18	Xalisko Cocina Mexicana	1335 Lake Woodlands Dr #B	
19	Verizon Wireless	1335 Lake Woodlands Dr #A	

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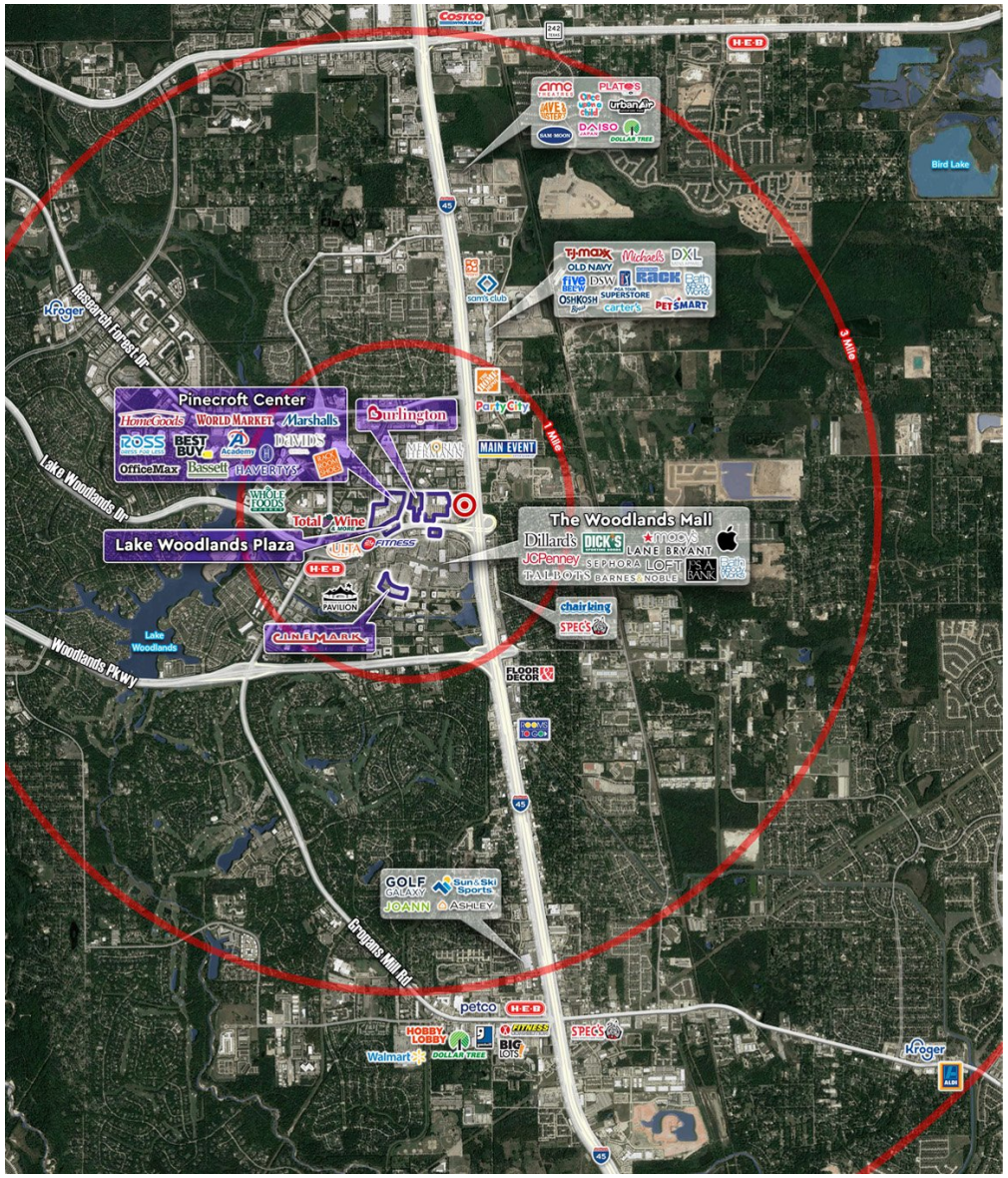
FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/pinecroft-center



Lat/Lon: 30.169/-95.4561

Pinecroft Center The Woodlands, TX 77380	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,664	64,327	169,069
2028 Projected Population	6,256	74,205	191,979
2020 Census Population	5,146	58,316	157,453
2010 Census Population	3,289	49,859	120,297
Projected Annual Growth 2023 to 2028	2.1%	3.1%	2.7%
Historical Annual Growth 2010 to 2023	5.6%	2.2%	3.1%
2023 Median Age	46.8	40.9	38.1
Households			
2023 Estimated Households	2,609	26,812	64,746
2028 Projected Households	2,951	31,623	75,516
2020 Census Households	2,321	23,881	59,122
2010 Census Households	1,483	20,616	46,168
Projected Annual Growth 2023 to 2028	2.6%	3.6%	3.3%
Historical Annual Growth 2010 to 2023	5.8%	2.3%	3.1%
Race and Ethnicity			
2023 Estimated White	73.8%	68.2%	66.9%
2023 Estimated Black or African American	5.6%	7.4%	8.3%
2023 Estimated Asian or Pacific Islander	5.9%	5.6%	6.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.6%
2023 Estimated Other Races	14.4%	18.2%	17.9%
2023 Estimated Hispanic	17.1%	22.4%	22.1%
Income			
2023 Estimated Average Household Income	$260,444	$145,942	$146,425
2023 Estimated Median Household Income	$114,901	$104,604	$115,158
2023 Estimated Per Capita Income	$120,286	$60,911	$56,109
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	2.1%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.5%	3.0%
2023 Estimated High School Graduate	19.1%	18.5%	15.3%
2023 Estimated Some College	16.4%	21.0%	20.3%
2023 Estimated Associates Degree Only	5.4%	7.3%	7.7%
2023 Estimated Bachelors Degree Only	32.7%	31.4%	33.5%
2023 Estimated Graduate Degree	23.1%	16.2%	18.1%
Business			
2023 Estimated Total Businesses	2,196	6,758	10,568
2023 Estimated Total Employees	36,018	79,900	106,072
2023 Estimated Employee Population per Business	16.4	11.8	10.0
2023 Estimated Residential Population per Business	2.6	9.5	16.0

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INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

IABS 1-0

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

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20

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