

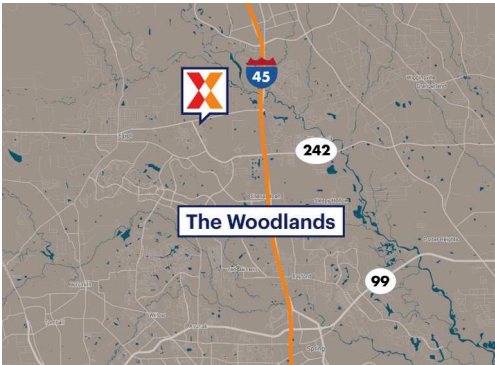
# Windvale Center

Houston-Pasadena-The Woodlands, TX

30.2284, -95.5099  
9420 College Park Dr. | The Woodlands, TX 77384



Center Size: 100,688 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
| 👤            | 10,124    | 56,801    | 148,375   |
| 🏠            | 4,022     | 22,120    | 54,890    |
| 💰            | \$163,046 | \$163,318 | \$173,986 |

Tesla-anchored center

Affluent and highly educated trade area with an avg household income of \$163K+ with 38% having a college education within 3 miles

High visibility from 46K+ vehicles daily on FM 1488 Rd and 18K+ vehicles daily on College Park Dr (Kalibrate 2020, 2019)

Close proximity to Lone Star College-Montgomery with 15K+ students (LSC 2024), as well as major medical complexes including 220-bed St. Luke's Health Hospital, 187-bed Houston Methodist Hospital, and 74-bed Texas Children's Hospital (Dept of Homeland Security 2024)

Pad sites available

# Windvale Center

Houston-Pasadena-The Woodlands, TX

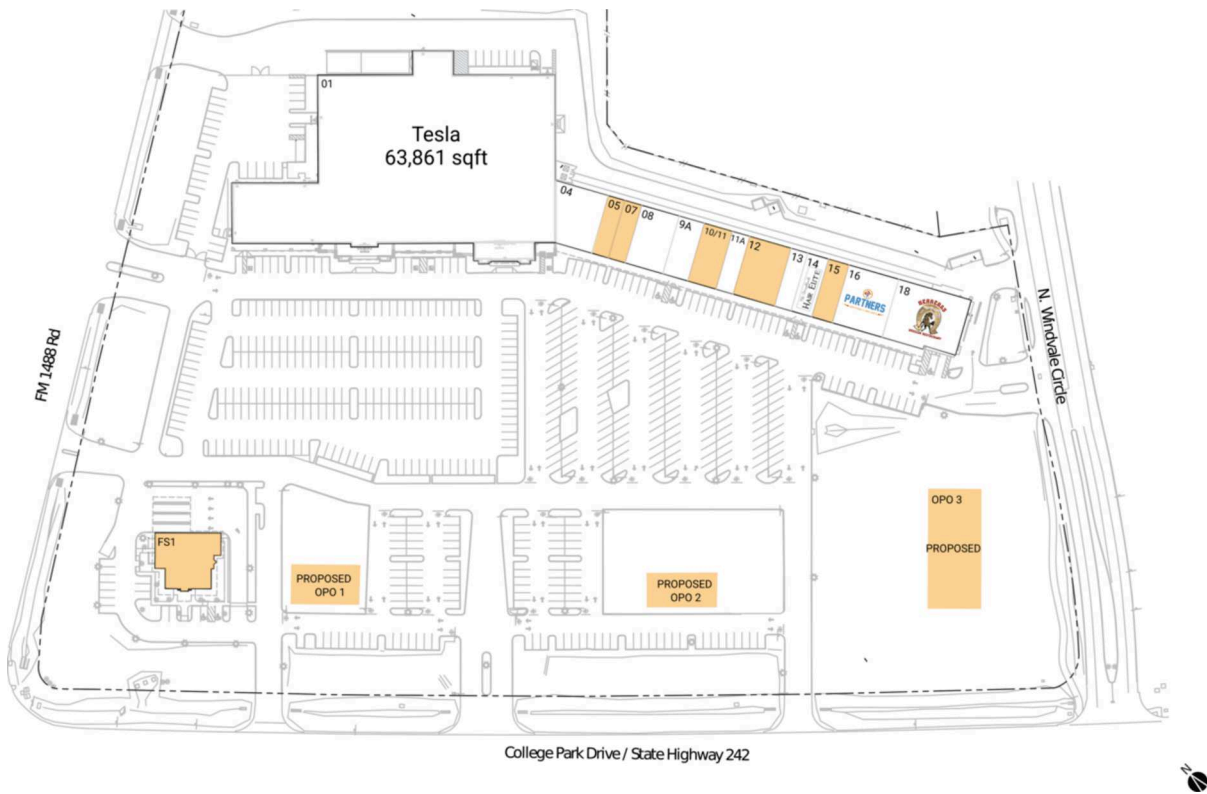
30.2284, -95.5099  
9420 College Park Dr. | The Woodlands, TX 77384

### Available Space

|       |          |
|-------|----------|
| FS1   | 5,000 SF |
| OPO 1 | 0 SF     |
| OPO 2 | 0 SF     |
| OPO 3 | 0 SF     |
| 05    | 1,400 SF |
| 07    | 1,400 SF |
| 10/11 | 2,387 SF |
| 12    | 3,500 SF |
| 15    | 1,750 SF |

### Current Retailers

|     |                                  |           |
|-----|----------------------------------|-----------|
| 01  | Tesla                            | 63,861 SF |
| 04  | SwimLabs                         | 3,740 SF  |
| 08  | U.S. Recruiting Office           | 3,150 SF  |
| 9A  | Armstrong McCall                 | 2,100 SF  |
| 11A | Tweeze Nailz & Spa               | 1,463 SF  |
| 13  | Golden Chopsticks                | 1,400 SF  |
| 14  | The Woodlands Hair Elite         | 1,750 SF  |
| 16  | Partners in Dentures and Impants | 4,200 SF  |
| 18  | Herrera's Mexican Restaurant     | 3,587 SF  |



3004