

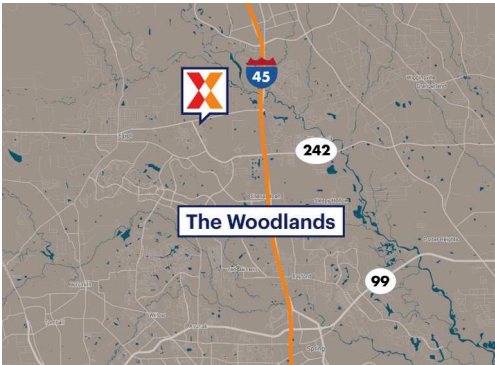
Windvale Center

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)

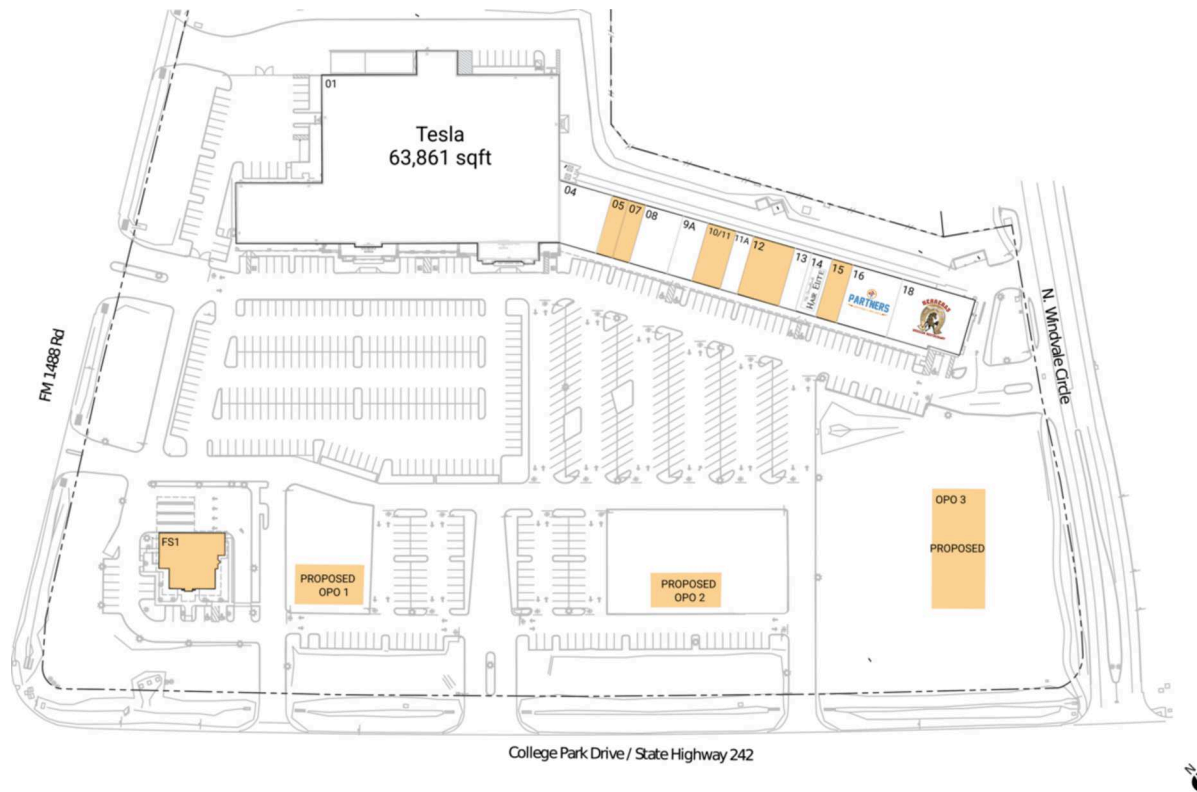
Pad sites available

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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

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