

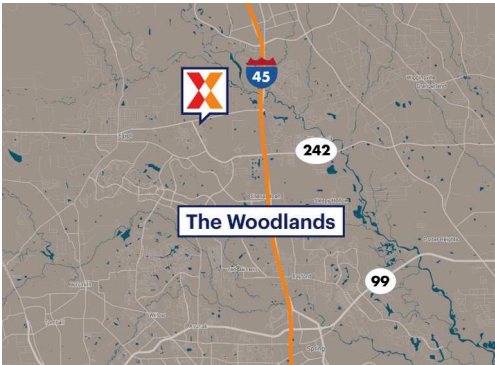
# Windvale Center

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)

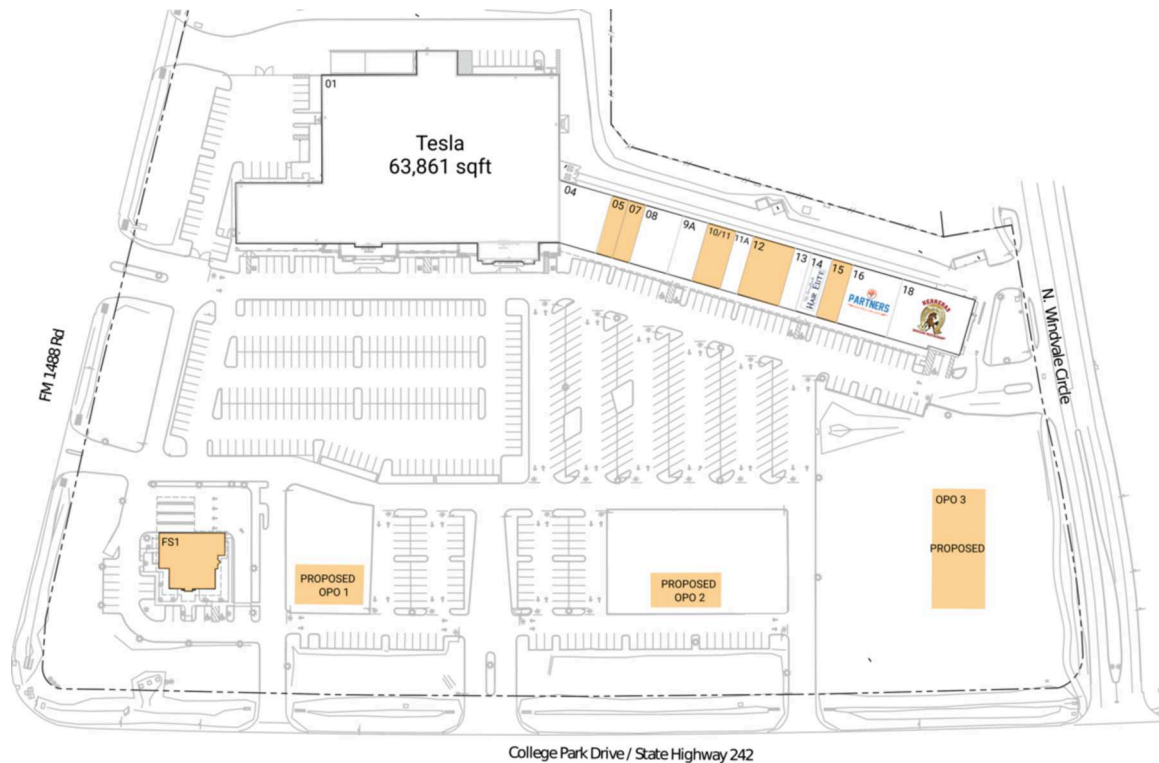
Pad sites available

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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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