

LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR.
THE WOODLANDS, TX 77380

RETAIL PROPERTY FOR LEASE

WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
wnault@whitestonereit.com
p: 713.435.2203



LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime property nestled next to the Woodlands Town Center. Located just minutes from I-45, with close proximity to the ExxonMobil campus and a convenient 30-minute drive from Houston's Bush Intercontinental Airport, this location offers unparalleled accessibility. Boasting a thriving community of over 118,000 residents and drawing in over 68,000 employees to The Woodlands, this property provides an ideal environment for businesses to thrive. With its strategic placement and unrivaled connectivity, this is the perfect place for businesses to make their mark in this dynamic and ever-growing market.

PROPERTY HIGHLIGHTS

- Right next to the Woodlands Town Center
- Minutes from I-45, just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport.
- The area is home to more than 118,000 residents: over 68,000 people work in The Woodlands

WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
wnault@whitstonereit.com
p: 713.435.2203

OFFERING SUMMARY

Available SF:	Fully Leased
Building Size:	62,000 SF
Vehicles Per Day:	164,279 via I-45, 18,000 via Grogans Mill Road 10,250 via Lake Woodlands Drive
Major Tenants:	Total Wine, Ulta Beauty, Flower Child, Massage Heights, Monkees of the Woodlands

DEMOGRAPHICS	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Average HH Income	\$222,465	\$152,545	\$148,072
Total Population	7,151	64,869	203,180
Total Households	3,456	27,511	78,376



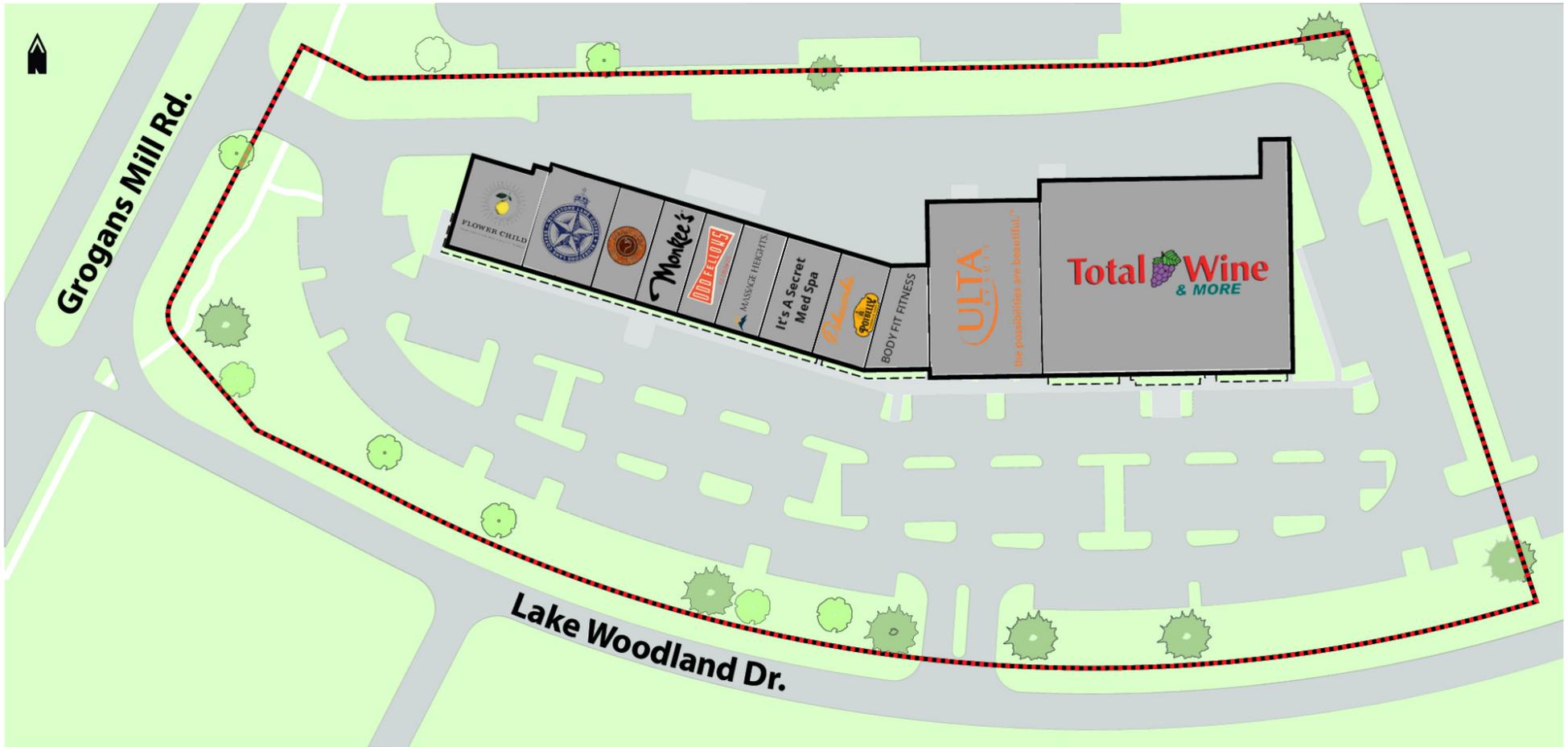
WHITESTONE REIT

WHITESTONEREIT.COM



LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



LEGEND

Unavailable

WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
wnault@whitestonereit.com
p: 713.435.2203

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



WHITESTONE REIT

WHITESTONEREIT.COM



LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380



WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
wnault@whitestonereit.com
p: 713.435.2203

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



WHITESTONE REIT

WHITESTONEREIT.COM

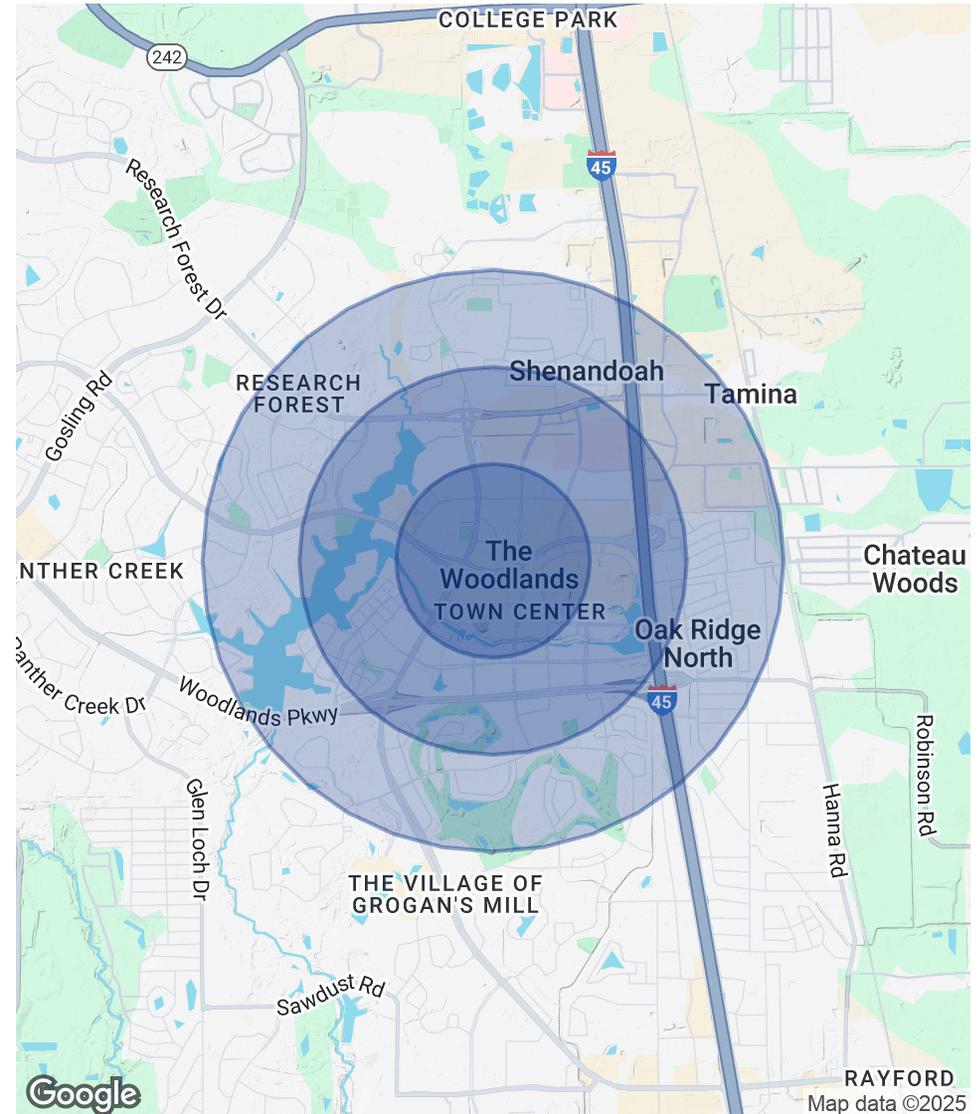


LAKE WOODLANDS CROSSING

1900 LAKE WOODLANDS DR., THE WOODLANDS, TX 77380

Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	7,151	64,869	203,180
Median Age	48.9	41.3	38.2
Daytime Population	41,054	119,932	254,963
Workers	37,541	86,316	152,415
Residents	3,513	33,616	102,548
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	3,456	27,511	78,376
# of Person per HH	2.02	2.34	2.58
Average HH Income	\$222,465	\$152,545	\$148,072
Average House Value	\$736,937	\$513,395	\$461,703



WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
wnault@whitestonereit.com
p: 713.435.2203



WHITESTONE REIT

WHITESTONEREIT.COM