

AUGUSTA WOODS VILLAGE

KUYKENDAHL RD & TIMBERCREST VILLAGE DR - SPRING, TEXAS



DESCRIPTION

- Pads, multi-tenant buildings and big box for lease
- New Walmart anchored development
- Located on the Southern border of The Woodlands
- Proximate to Carlton Woods Golf Course several Woodlands schools and high end residential



4615 Southwest Freeway, Suite 550 | Houston, TX 77027

FOR MORE INFORMATION:

► **BLAIR GOLDEN**
713.664.3634

bgolden@evergreentx.com

► **LILLY GOLDEN**
713.664.3634

lgolden@evergreentx.com

LOCATION

On southern boundary line of the The Woodlands, between HEB at Creekside and Kroger on Rayford Road.

DESCRIPTION

+/- 8,750 SF available for lease in new Walmart anchored development. Located on the Southern border of The Woodlands, in close proximity to Carlton Woods Golf Course several Woodlands schools and high end residential.

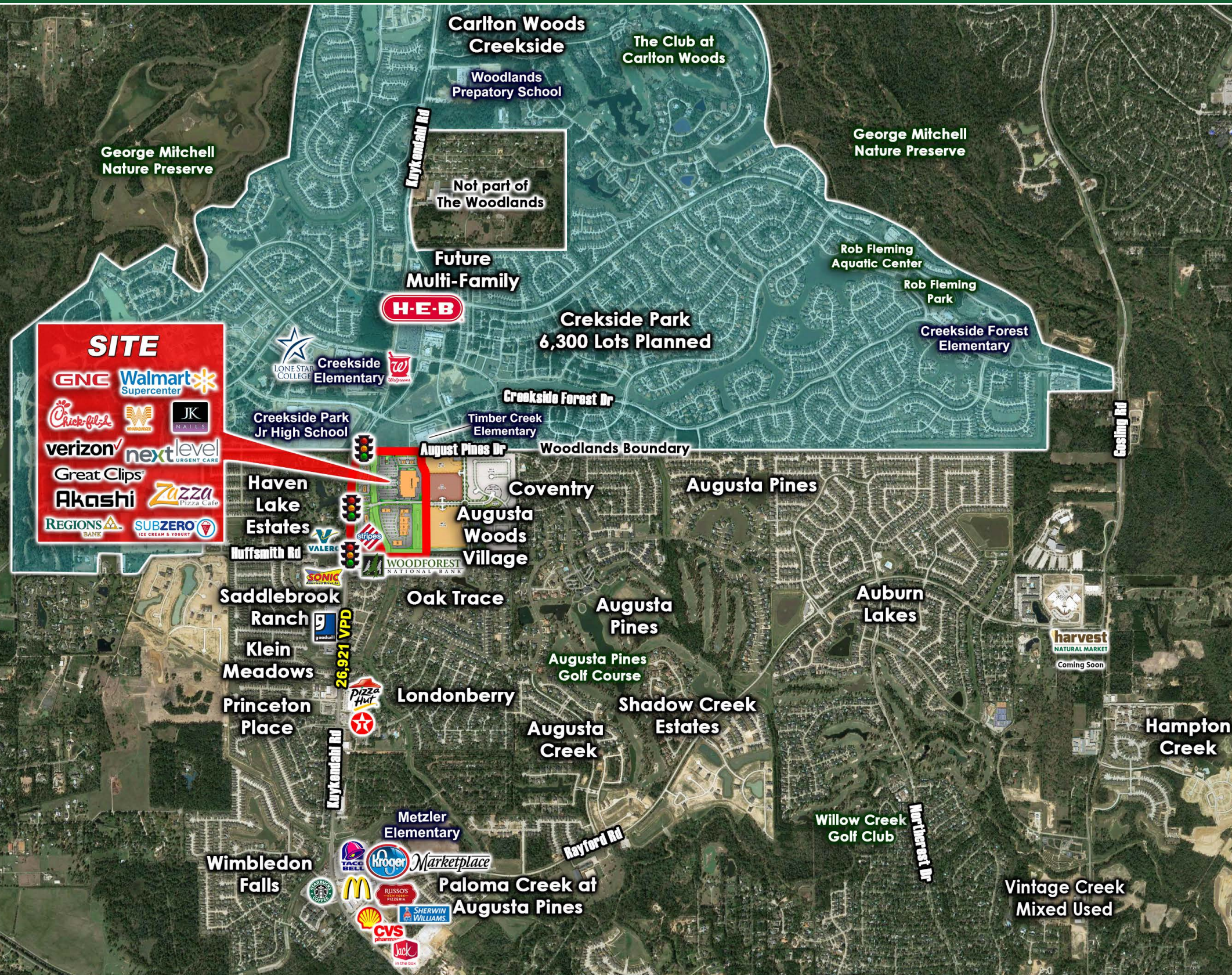
DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2018 Population	6,011	45,560	149,178
5 Yr Proj. Growth	20.65%	20.85%	15.8%
Avg. HH Income	\$142,783	\$145,346	\$138,643

TRAFFIC COUNTS

Kuykendahl Rd: 26,921 VPD
(TXDOT 2017)

AREA RETAILERS



FOR MORE INFORMATION:

▶ **BLAIR GOLDEN**
713.664.3634
bgolden@evergreentx.com

▶ **LILLY GOLDEN**
713.664.3634
lgolden@evergreentx.com

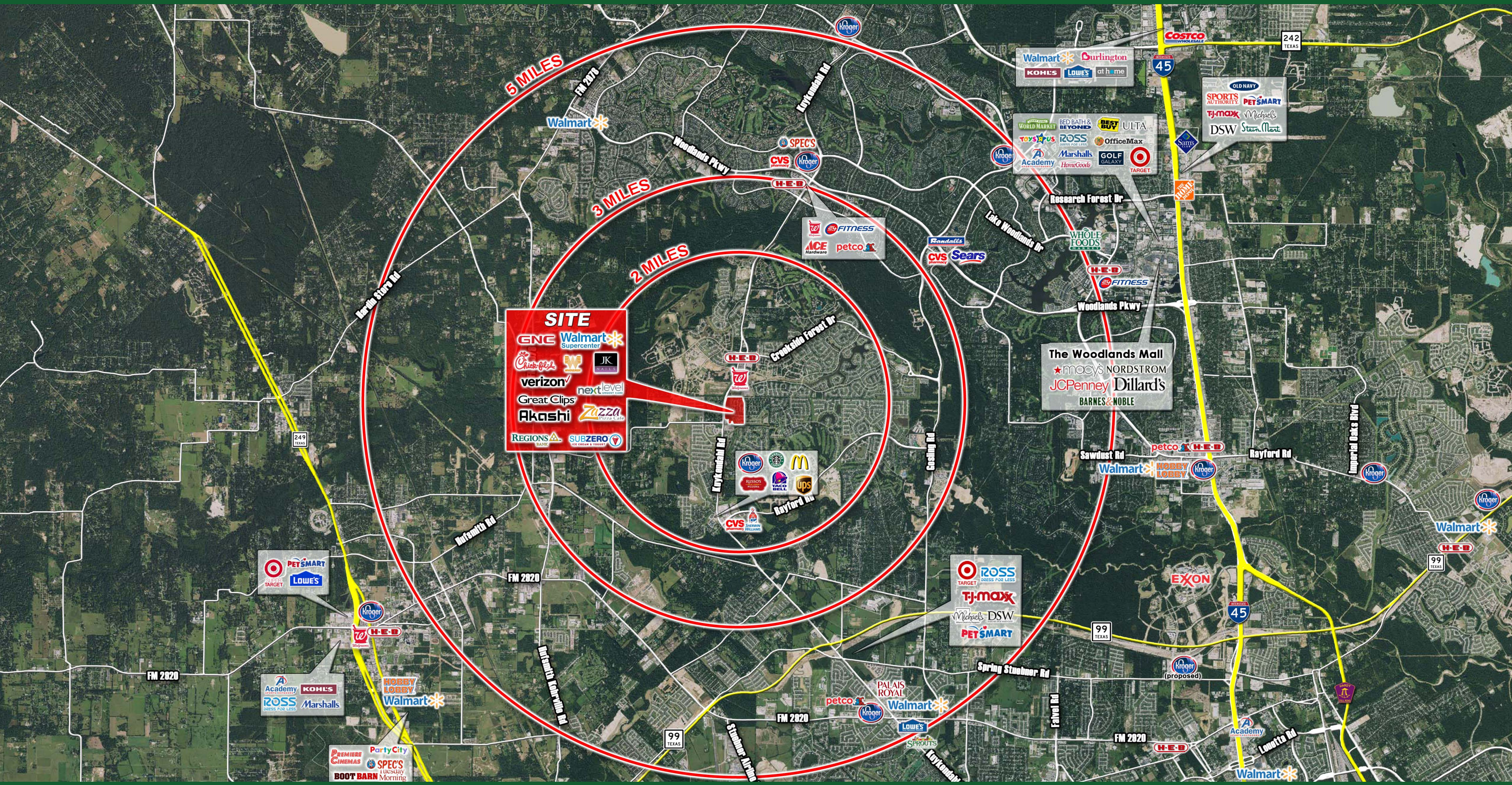
Evergreen Commercial Realty, LLC
Office: 713.664.3634
4615 Southwest Freeway, Suite 550
Houston, TX 77027



EXPANDED AERIAL

AUGUSTA WOODS VILLAGE

KUYKENDAHL RD & TIMBERCREST VILLAGE DR - SPRING, TEXAS, 77389



FOR MORE INFORMATION:

▶ **BLAIR GOLDEN**
713.664.3634
bgolden@evergreentx.com

▶ **LILLY GOLDEN**
713.664.3634
lgolden@evergreentx.com

Evergreen Commercial Realty, LLC
Office: 713.664.3634
4615 Southwest Freeway, Suite 550
Houston, TX 77027



DEVELOPMENT SYNOPSIS

TRACT	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	%
1	16.5254 AC. 719,847 S.F.	178,745 S.F.			
2	12.9201 AC. 562,800 S.F.	134,600 S.F.	694 CARS	5.2 /1000	23.9 %
3	6.996 AC. 304,746 S.F.				
TOTAL	36.442 AC. 1,587,393 S.F.				

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	%
A	0.49 AC. 21,177 S.F.	3,000 S.F.	18 CARS	8.0 /1000	14.2 %
B	0.79 AC. 34,570 S.F.	3,072 S.F.	46 CARS	15.0 /1000	8.8 %
C	1.34 AC. 58,475 S.F.	9,170 S.F.	77 CARS	8.4 /1000	15.7 %
D	1.61 AC. 69,927 S.F.	9,170 S.F.	96 CARS	10.5 /1000	13.1 %
E	1.14 AC. 49,821 S.F.	3,583 S.F.	39 CARS	10.9 /1000	7.2 %
F-1	1.47 AC. 64,235 S.F.	11,700 S.F.	95 CARS	8.1 /1000	18.2 %
F-2	1.31 AC. 56,985 S.F.	4,897 S.F.	61 CARS	12.5 /1000	8.6 %
G	2.20 AC. 96,028 S.F.	10,000 S.F.	108 CARS	10.8 /1000	10.4 %
TOTAL	10.36 AC. 451,217 S.F.	54,592 S.F.	540 CARS	9.9 /1000	12.1 %



FOR MORE INFORMATION:

▶ **BLAIR GOLDEN**
713.664.3634
bgolden@evergreentx.com

▶ **LILLY GOLDEN**
713.664.3634
lgolden@evergreentx.com

Evergreen Commercial Realty, LLC
Office: 713.664.3634
4615 Southwest Freeway, Suite 550
Houston, TX 77027

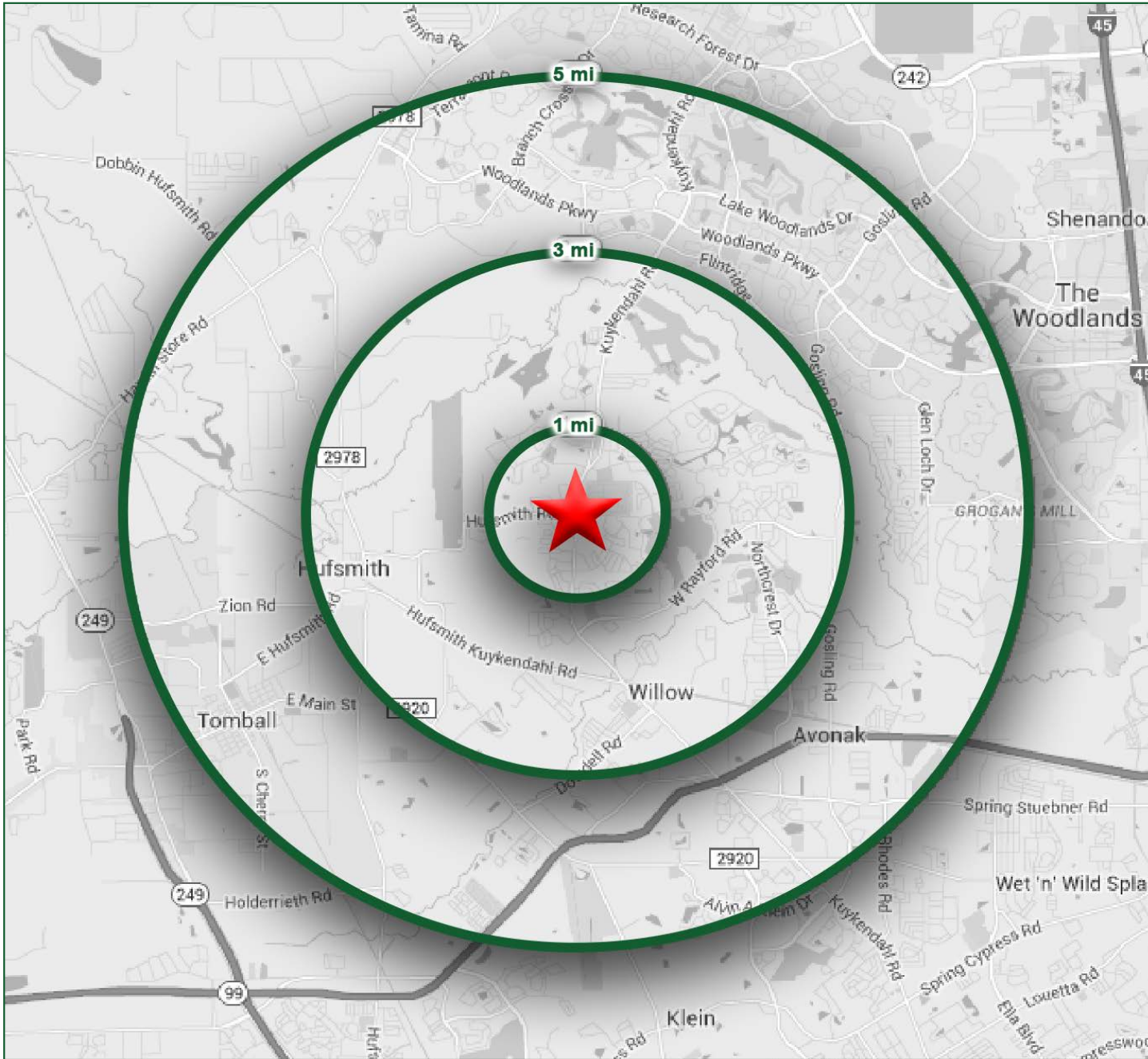


EVERGREEN
COMMERCIAL REALTY

DEMOGRAPHICS

AUGUSTA WOODS VILLAGE
KUYKENDAHL RD & TIMBERCREST VILLAGE DR - SPRING, TEXAS, 77389

2018 TOTAL POPULATION (3 mi Radius) 45,560	2018 TOTAL HOUSEHOLDS (3 mi Radius) 15,036	2018 DAYTIME POPULATION (3 mi Radius) 30,522	2018 AVERAGE HH INCOME (3 mi Radius) \$145,346
--	--	--	--



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,548	12,606	61,561
2010 Total Population	3,384	23,460	101,053
2018 Total Population	6,011	45,560	149,178
2018 Group Quarters	0	8	598
2023 Total Population	7,359	55,880	174,267
2018-2023 Annual Rate	4.13%	4.17%	3.16%
2018 Total Daytime Population	4,169	30,522	112,896
Workers	796	5,787	30,640
Residents	3,373	24,735	82,256
Household Summary			
2018 Households	1,920	15,036	50,875
2018 Average Household Size	3.13	3.03	2.92
2023 Households	2,344	18,397	59,145
2023 Average Household Size	3.14	3.04	2.94
2018-2023 Annual Rate	4.07%	4.12%	3.06%
2018 Families	1,604	12,651	39,969
2018 Average Family Size	3.43	3.31	3.34
2023 Families	1,955	15,463	46,479
2023 Average Family Size	3.45	3.33	3.36
2018-2023 Annual Rate	4.04%	4.10%	3.06%
Housing Unit Summary			
2018 Housing Units	2,050	16,173	53,695
Owner Occupied Housing Units	83.3%	80.7%	71.4%
Renter Occupied Housing Units	10.3%	12.3%	23.4%
Vacant Housing Units	6.3%	7.0%	5.3%
2023 Housing Units	2,495	19,741	62,021
Owner Occupied Housing Units	84.2%	81.5%	73.1%
Renter Occupied Housing Units	9.7%	11.7%	22.2%
Vacant Housing Units	6.1%	6.8%	4.6%
Median Household Income			
2018	\$116,835	\$115,617	\$104,870
2023	\$126,179	\$123,879	\$111,808
Median Home Value			
2018	\$303,442	\$322,418	\$308,593
2023	\$367,664	\$382,609	\$361,967
Per Capita Income			
2018	\$46,889	\$47,908	\$47,935
2023	\$52,495	\$53,088	\$52,606
Median Age			
2010	35.2	35.9	37.0
2018	35.2	35.7	37.1
2023	34.2	35.1	36.9
2010 Population by Race/Ethnicity			
Total	3,384	23,460	101,053
White Alone	83.4%	83.7%	84.0%
Black Alone	5.7%	4.9%	4.4%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	3.4%	3.5%	4.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.8%	5.0%	4.6%
Two or More Races	2.4%	2.3%	2.3%

FOR MORE INFORMATION:

BLAIR GOLDEN
713.664.3634
bgolden@evergreentx.com

LILLY GOLDEN
713.664.3634
lgolden@evergreentx.com

Evergreen Commercial Realty, LLC
Office: 713.664.3634
4615 Southwest Freeway, Suite 550
Houston, TX 77027





Information About Brokerage Services

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

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Evergreen Commercial Realty, LLC	540667	lgolden@evergreentx.com	7136643634
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lilly Golden	540667	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	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