THE PLAZAS AT ALDEN BRIDGE

7901 RESEARCH FOREST DR, THE WOODLANDS, TEXAS

SWC of Research Forest Dr & Kuykendahl Rd
The Woodlands, Texas 77382

PROPERTY HIGHLIGHTS

- The Plazas at Alden Bridge is a 22,000 sq. ft. upscale specialty retail center.
- 1,631 SF Available - $26.50 PSF
- Outstanding demographics, with average annual household income within one mile of the site of $171,843 & $165,455 within a three mile radius.
- Tenants include Shipley's Donuts, China Bridge, Dr. Mylene Buttross, Day Spa and Salon, and Dr. Luis Diaz.
- Located on Research Forest Drive and Kuykendahl Drive, approximately five miles west of I-45 in the affluent Villages of Alden Bridge in The Woodlands.

AREA RETAILERS

Kroger, Walgreens, CVS pharmacy, H-E-B, GNC, Wells Fargo, Spec's, Target, Chick-fil-A, Jack in the box, Original Crust Pizza, The Home Depot, PetSmart, T.J.Maxx, Ross, Gold's Gym

DEMOGRAPHICS

	2018 Total Population	Average HH Income	Total Households
1-mile	12,984	$171,843	4,523
3-mile	65,238	$165,455	23,029
5-mile	138,950	$151,097	51,143

TRAFFIC COUNTS

Research Forest	Kuykendahl Rd
23,000 VPD ('17)	16,750 VPD ('17)

This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

Toni Ryan | toni@vistahouston.com | 281.531.5300 x102

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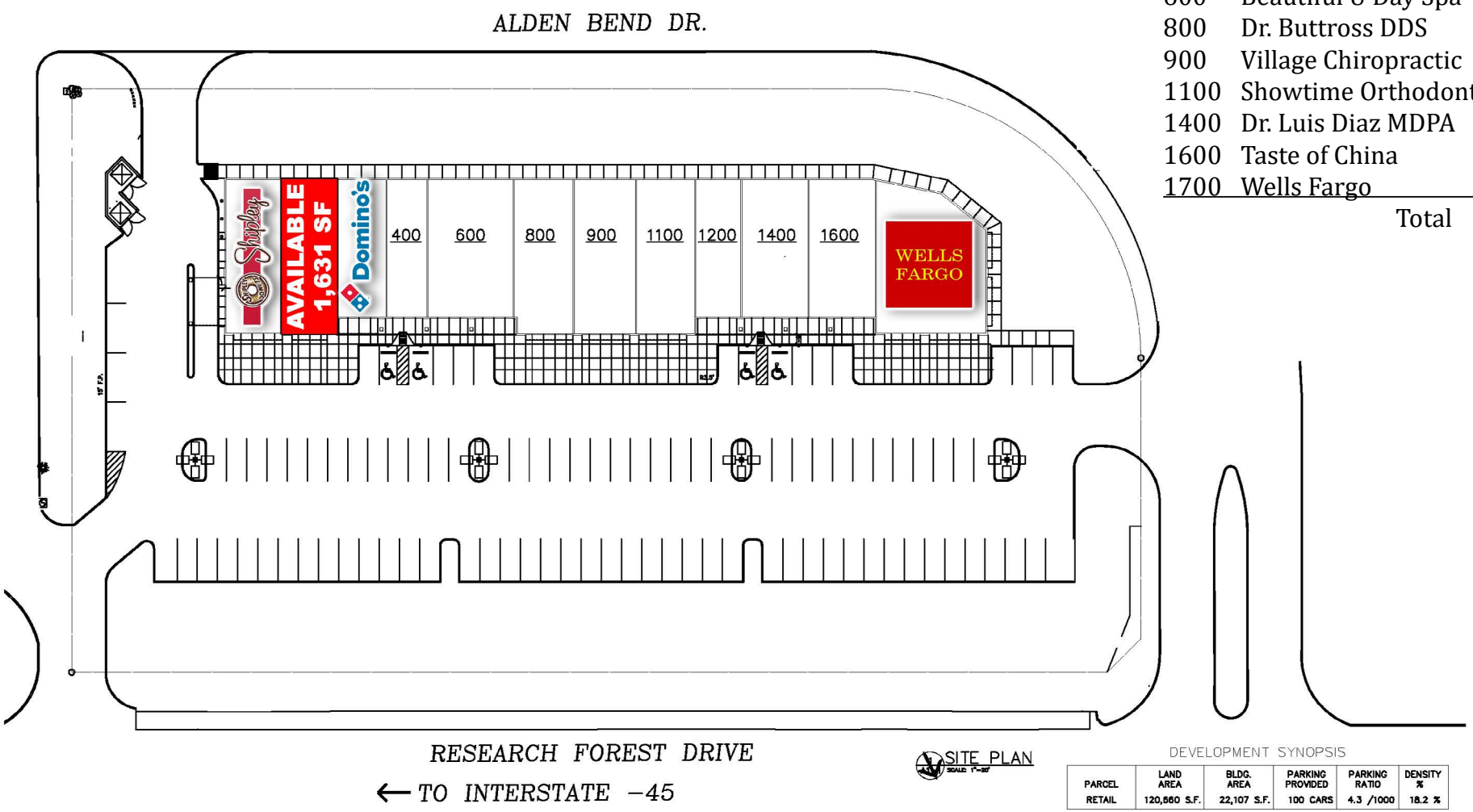
Vista

#	Tenant	SF
100	Shipley Donuts	1,874
200	**AVAILABLE**	**1,631**
300	Domino's Pizza	1,382
400	Prelude Music	1,131
600	Beautiful U Day Spa	2,480
800	Dr. Buttross DDS	1,890
900	Village Chiropractic	1,763
1100	Showtime Orthodontic	3,065
1400	Dr. Luis Diaz MDPA	1,951
1600	Taste of China	1,860
1700	Wells Fargo	3,080
	Total	22,107



SITE PLAN

DEVELOPMENT SYNOPSIS

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
RETAIL	120,660 S.F.	22,107 S.F.	100 CARS	4.3 /1000	18.2 %

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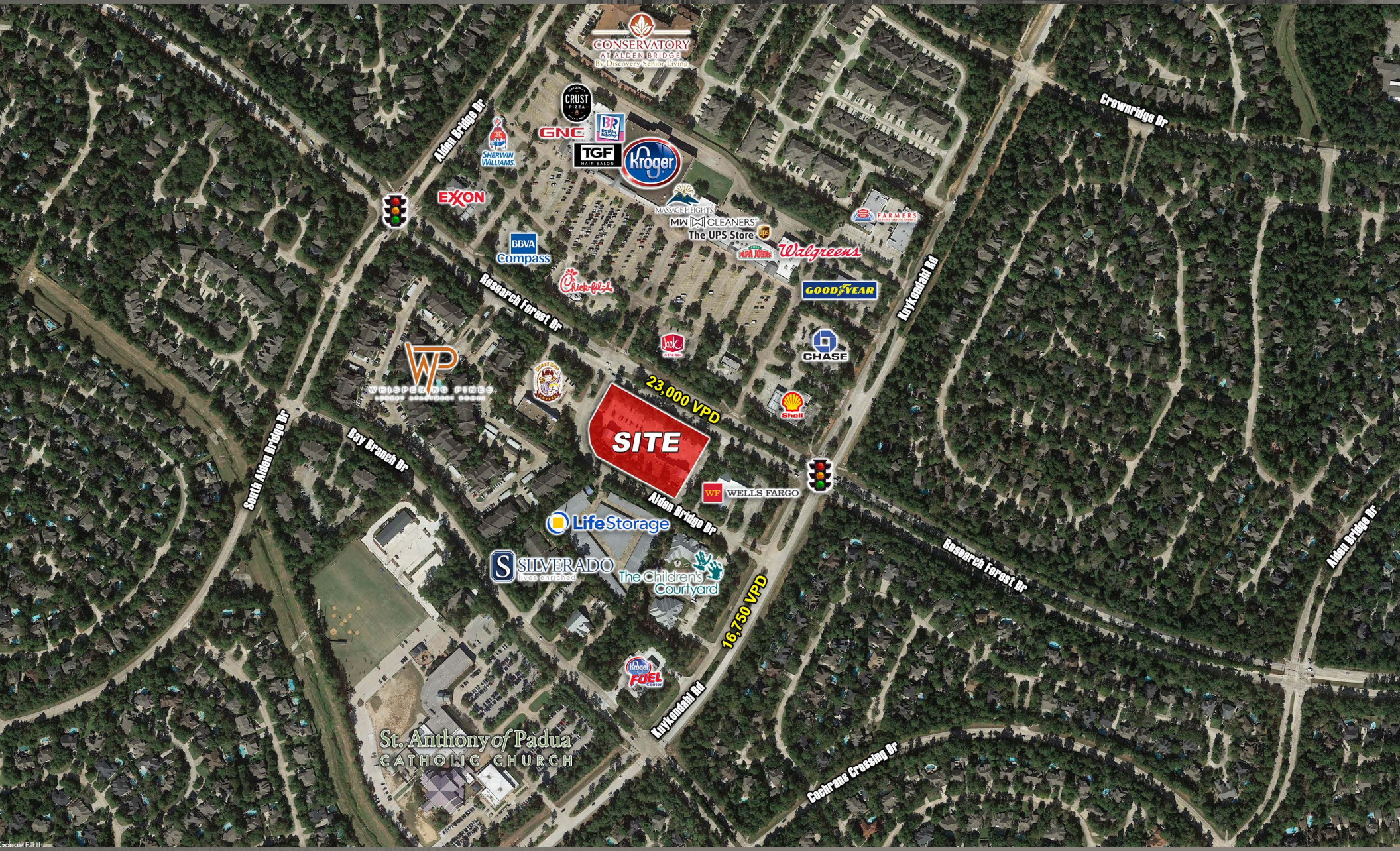

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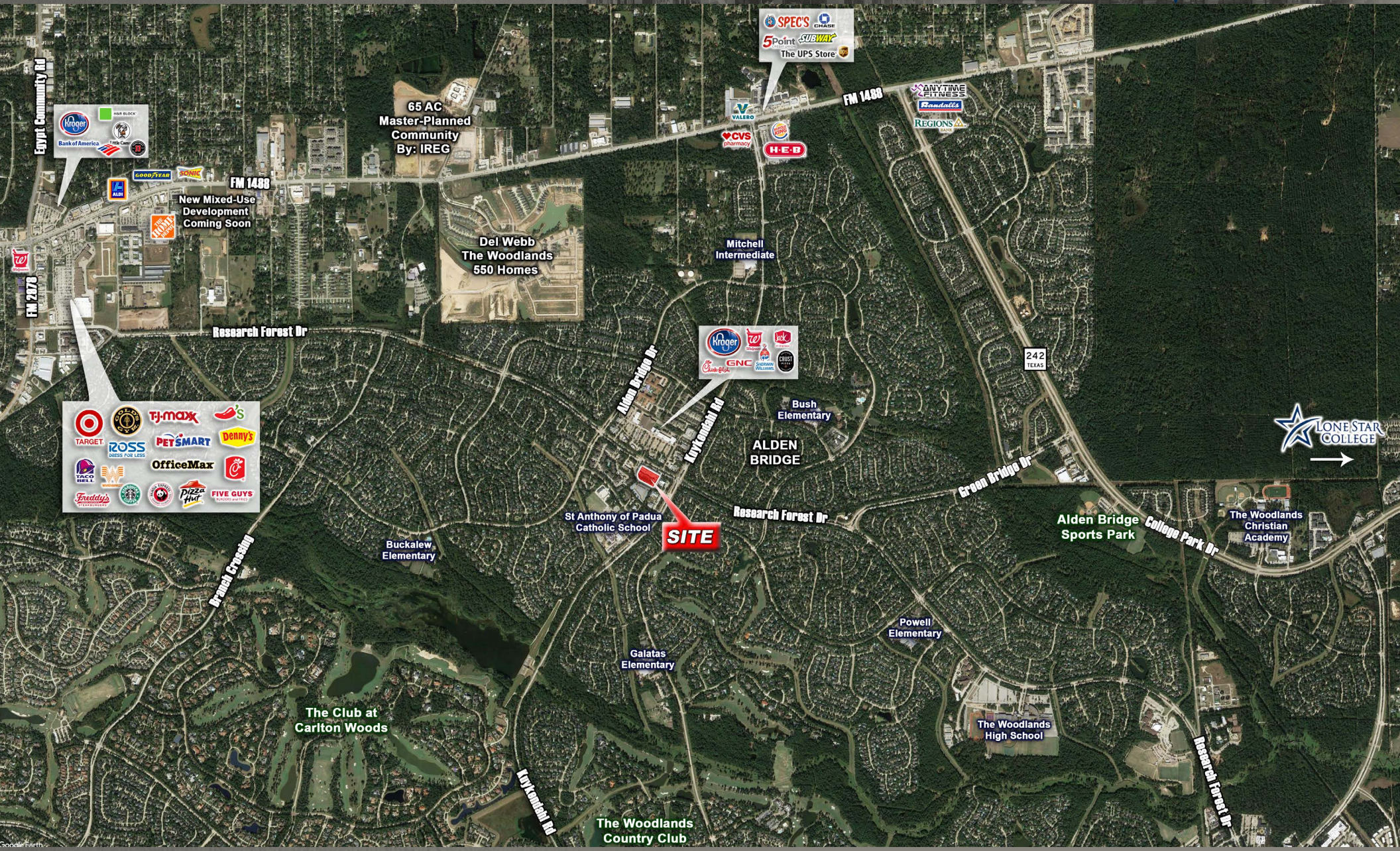

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11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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

Vista Management	369220	Woody@VistaHouston.com	281-560-7308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Woody Mann Jr	203603	Woody@VistaHouston.com	281-560-7308
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	n/a
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toni Ryan	483525	Toni@VistaHouston.com	832-642-4703
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date