



THE WATERWAY SQUARE DISTRICT RETAIL FOR LEASE

1501 Lake Robbins Drive



The Waterway Square District
The Woodlands, Texas

THE WOODLANDS
DEVELOPMENT COMPANY

THE WATERWAY SQUARE DISTRICT

Located within The Woodlands, Texas, a 28,000-acre master-planned community north of downtown Houston, The Waterway Square District encompasses office buildings, shops, hotel, restaurants, entertainment venues, greenspaces and urban residences within a 73-acre area in the heart of The Woodlands Town Center. It is centered on Waterway Square, a one-acre public plaza with multiple water features.

District

- Mixed-use urban center that has become a regional destination
- The new civic plaza of The Woodlands Town Center
- Pedestrian-friendly environment
- Excellent access, located north of Woodlands Parkway off I-45
- 20-minute, non-stop drive to Bush Intercontinental Airport

Venue

- The Woodlands is ranked the #4 best-selling master-planned community in the country.
- Average consumer within a five-mile radius is 36 years old with an average household income of over \$100,000 a year.
- 61% of the employees within the trade area work in Executive/Professional or Administrative/Support occupations.

Audience

- Located in a trade area growing at four times the national average.
- Positioned in a highly traveled area, with over 97,000 cars per day on surrounding streets.
- Includes the AAA Four Diamond The Woodlands Waterway Marriott Hotel and Convention Center — with over 70,000 square feet of meeting and convention space.



Sources: Claritas, Inc., Feb. 2010 • The Woodlands Development Company, Jan. 2010 • South Montgomery County Economic Development Partnership, 2010

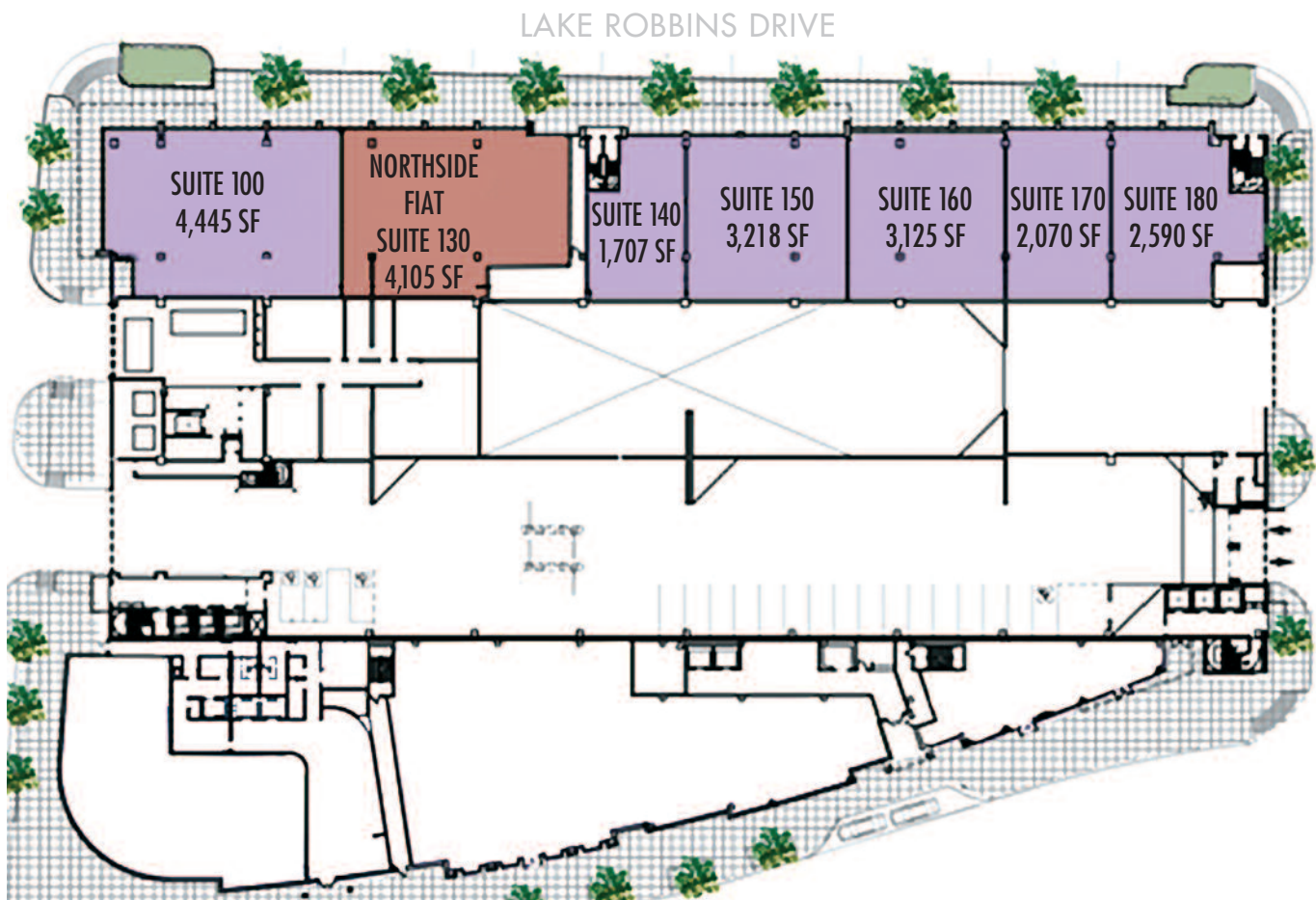
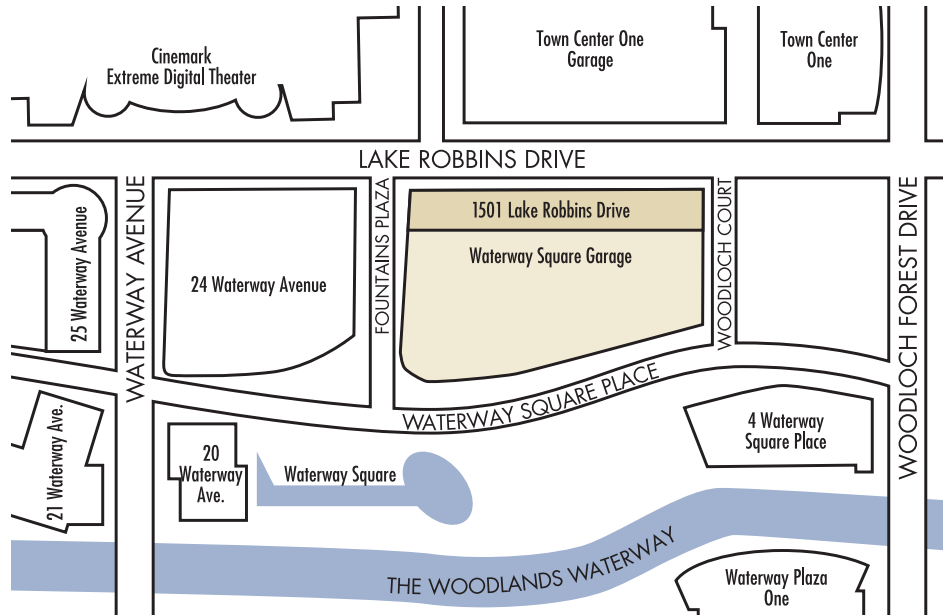


A PREMIUM LOCATION FOR PREMIUM RETAILERS

Surrounded by world-class shopping, dining, hospitality and entertainment, this dynamic location is supported by a highly educated work force and 28,000 acres of residential. Located at the north end of Waterway Square and just across from The Woodlands Mall and Cinemark Extreme Digital Theater, 1501 Lake Robbins Drive is quickly becoming a sought-after address in The Woodlands, Texas. Generous retail spaces that can be customized to meet the needs of any exclusive retailer.

RETAIL FEATURES

- High-profile Waterway Square location
- Large storefront windows
- Concrete floor
- Open ceilings (elevations vary)
- Heavy traffic area
- Easy access to 1,940-space garage parking
- Planned high-rise luxury residential above



1501 LAKE ROBBINS DRIVE

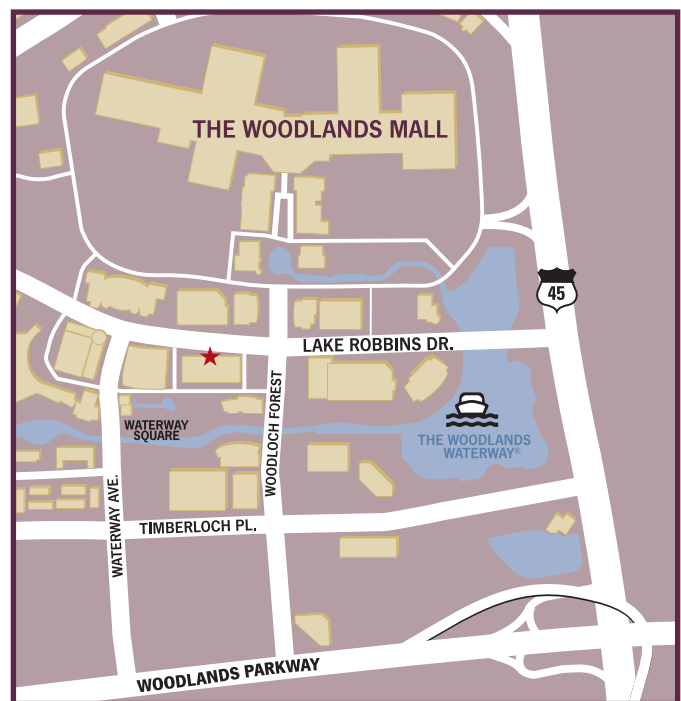
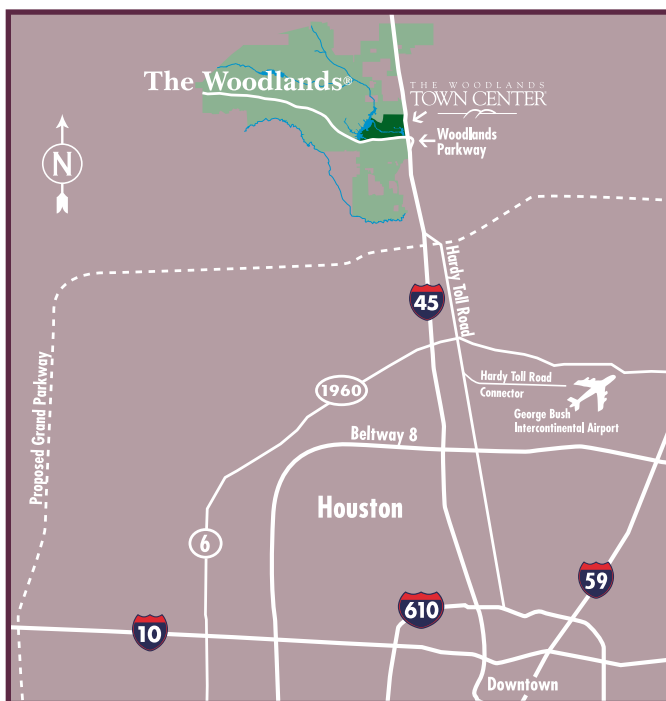
The concept for 1501 Lake Robbins Drive is to create a retail location that incorporates architectural excellence into the unique urban environment of The Waterway Square District. A team of the country's pre-eminent urban planners and architects have been instrumental in the design and architecture found in The Waterway Square District, including Elkus Manfredi, Sasaki Associates, Street-Works, Kenneth Park Architects and Lucas Associates.

POPULATION	5 MILES	10 MILES	15 MILES	20 MILES
2010	127,182	389,361	823,739	1,464,267
2015 (Projected)	146,496	450,522	947,203	1,659,217
Median Age	36.0	34.9	33.8	33.3

HOUSEHOLDS	5 MILES	10 MILES	15 MILES	20 MILES
2010	44,372	133,385	286,745	495,576
2015 (Projected)	50,935	153,688	328,484	560,801
Median HH Income	\$78,229	\$75,736	\$66,539	\$64,935
Average HH Income	\$100,634	\$94,564	\$84,119	\$81,674
% Income over \$75K	53.2	50.8	43.4	42.1
# of HH over \$75K	23,606	67,760	124,447	208,637
% Income over \$100K	34.9	31.9	25.9	25.1
# of HH over \$100K	15,486	42,550	74,267	124,390
Average HH Size	2.86	2.91	2.86	2.94

LOCATION

The Woodlands is one of the few suburban communities in the Houston area that is served by two major thoroughfares – Interstate 45 and the Hardy Toll Road – both of which are easily accessed from The Woodlands Waterway Square District. Bush Intercontinental Airport is approximately a 20-minute non-stop drive off the Hardy Toll Road airport connector and downtown Houston is a short 35-minute trip.



Plans and renderings are artist's concepts and are subject to change. All information provided regarding this property is from sources deemed to be reliable, however, no warranty of representation is made to the accuracy thereof.

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