

# DAVIS

## HOLDINGS

# ALDEN BRIDGE

8021 Research Forest Drive  
The Woodlands, TX 77382  
Research Forest Dr & Alden Bridge Dr

## LEASING INFORMATION

Kate Davis

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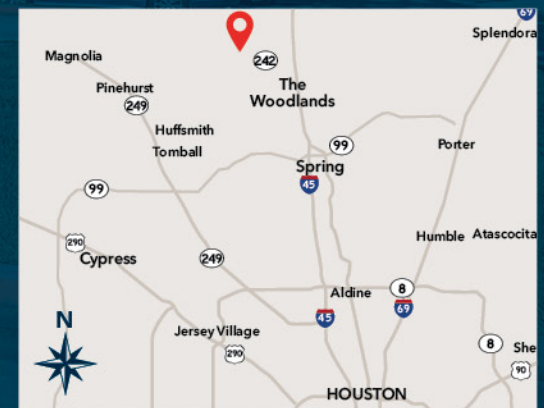
📞 713.659.3131, ext. 111

## HIGHLIGHTS

- Conveniently located in one of the largest villages of The Woodlands, one of the top master planned communities in the nation
- High visibility; located on one of only three Woodlands thoroughfares with access to and from I-45
- Across from Alden Bridge Kroger Center
- Two monument signs available
- Family-friendly tenant mix, including Kumon, Dosey Doe, Sharkey's Haircuts for Kids

## SIZE

- Building: 8,850 SF
- Pad Building: 2,400 SF
- Land: 1.75 Acres



**100% LEASED!**

CALL FOR FUTURE AVAILABILITY • LOCATED IN  
PROMINENT WOODLANDS NEIGHBORHOOD







**DEMOGRAPHICS**

**TRADE AREA BY  
BLOCK GROUPS**



RADIUS	1 MILE		2 MILE		5 MILE	
<b>Population</b>						
2023 Projection	13,488		36,467		152,058	
2018 Estimate	11,837		31,855		131,385	
2010 Census	11,272		29,208		105,047	
Growth 2018 - 2023	13.95%		14.48%		15.73%	
Growth 2010 - 2018	5.01%		9.06%		25.07%	
<b>2018 Population by Age</b>						
Median Age	36		37		38	
Average Age	35.80		37.20		38.40	
<b>2018 Population by Occupation</b>						
Civilian Employed	5,804	62.83%	15,676	62.57%	63,850	62.01%
Civilian Unemployed	195	2.11%	537	2.14%	2,270	2.20%
Civilian Non-Labor Force	3,230	34.97%	8,813	5.18%	36,742	35.68%
<b>2018 Population by Education</b>						
Some High School, No Diploma	173	2.23%	479	2.22%	3,223	3.58%
HS (Incl Equivalency)	421	5.41%	1,598	7.42%	12,177	13.52%
Some College, No Degree	1,497	19.25%	4,766	22.13%	22,071	24.50%
Associate Degree	221	2.84%	834	3.87%	3,500	3.88%
Bachelor Degree	4,010	51.58%	9,533	44.27%	1,865	35.37%
Advanced Degree	1,453	18.69%	4,323	20.08%	17,261	19.16%
<b>Households</b>						
# of Households 2023 Projection	4,724		12,811		55,602	
# of Households 2018 Estimate	4,146		11,192		48,077	
<b>Income</b>						
2018 Avg Household Income	\$160,455		\$163,553		\$144,328	
2018 Med Household Income	\$139,754		\$142,544		\$115,071	

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### SITE PLAN

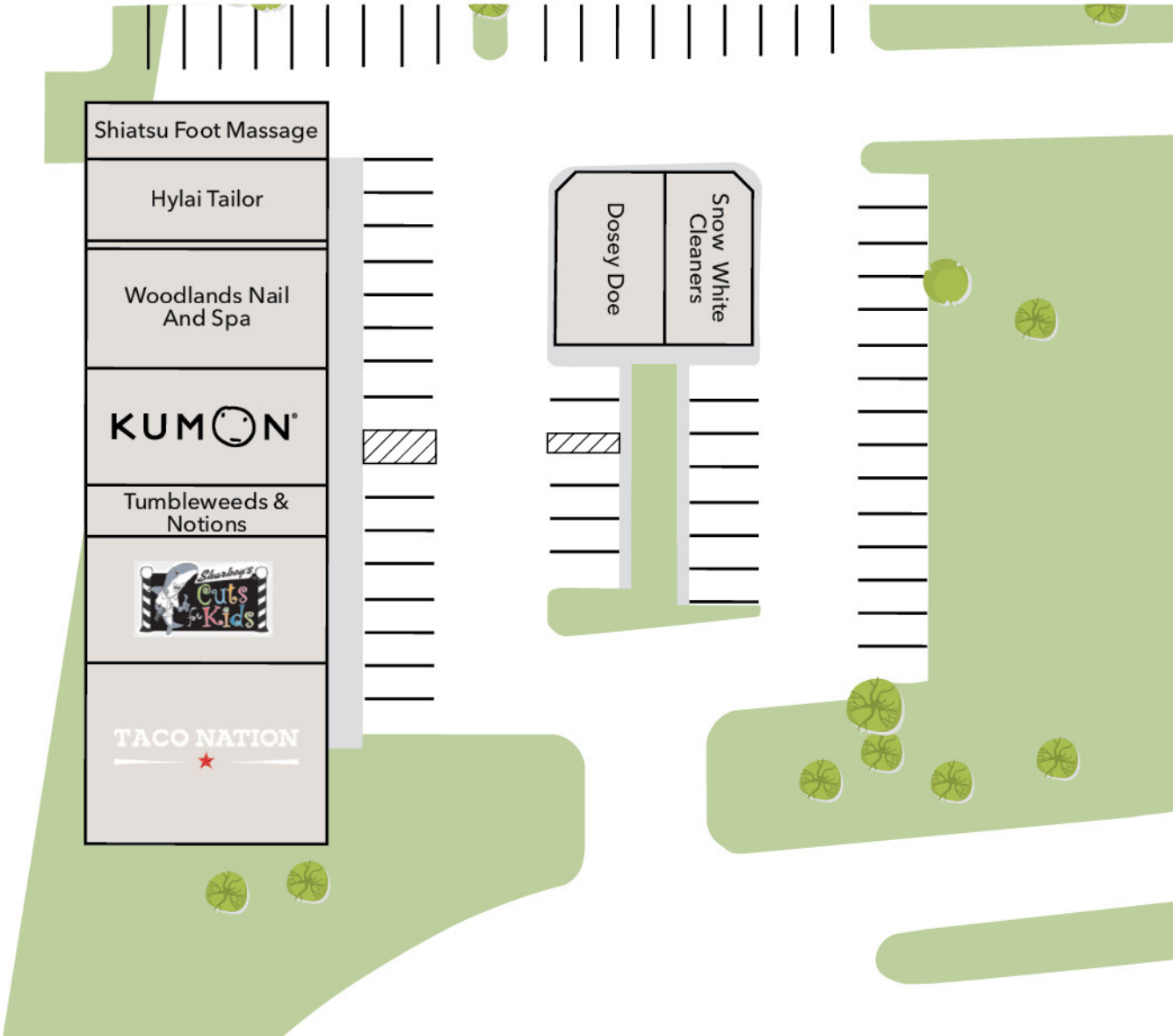
- AVAILABLE
- LEASE PENDING
- EXECUTED

### TENANT / SQ FT

1. Shiatsu Foot Massage / 850
2. Hylai Tailor / 1,000
3. Woodlands Nail & Spa / 1,500
4. Kumon / 1,200
5. Tumbleweeds & Notions / 700
6. Sharkey's Hair Cuts for Kids / 1,500
7. Taco Nation / 2,100
8. Dosey Doe / 1,500
9. Snow White Cleaners / 840

### TOTAL GLA

- Building: 8,850 SF
- Pad Building: 2,400 SF
- Land: 1.75 Acres



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.