

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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MULTI-TENANT RETAIL BUILDING FOR LEASE



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



AVAILABLE

1,500 SF

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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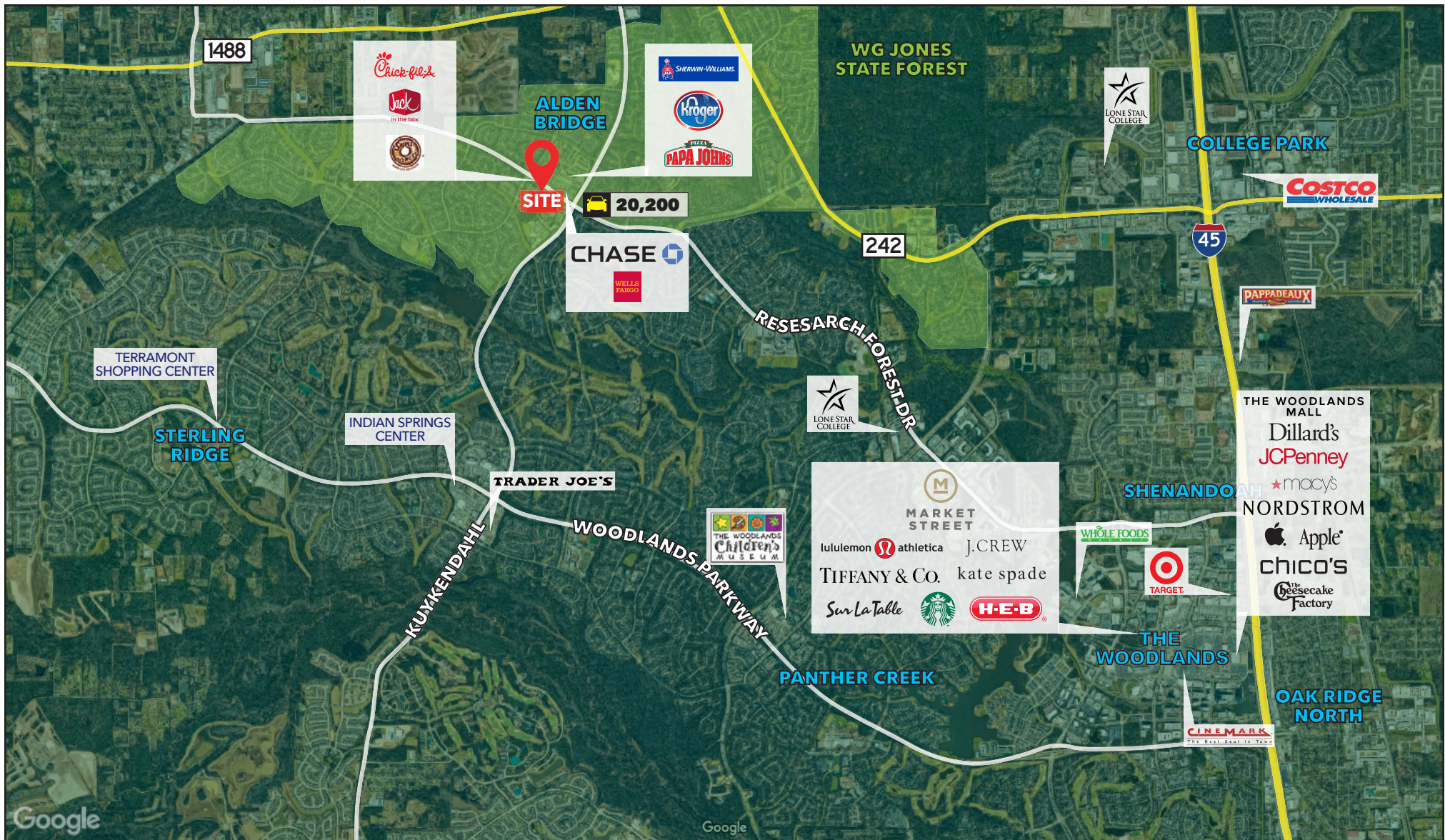
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DEMOGRAPHICS

TRADE AREA BY
BLOCK GROUPS



RADIUS	1 MILE		2 MILE		5 MILE	
Population						
2025 Projection	13,542		37,754		158,113	
2020 Estimate	12,200		33,725		139,726	
2010 Census	11,623		29,857		105,261	
Growth 2020 - 2025	11.00%		11.95%		13.16%	
Growth 2010 - 2020	4.96%		12.96%		32.74%	
2020 Population by Age						
Median Age	39.60		40.70		39.50	
Average Age	37.60		38.20		38.00	
2020 Population by Occupation						
Civilian Employed	5,892	61.96%	16,446	62.15%	68,177	62.64%
Civilian Unemployed	217	2.28%	552	2.09%	1,764	1.62%
Civilian Non-Labor Force	3,390	35.65%	9,427	35.62%	38,755	35.61%
2020 Population by Education						
Some High School, No Diploma	183	2.26%	524	2.28%	3,475	3.62%
High School Grad (Incl Equivalency)	444	5.49%	1,768	7.69%	13,143	13.69%
Some College, No Degree	1,591	19.69%	5,230	22.74%	23,645	24.63%
Associate Degree	224	2.77%	902	3.92%	3,710	3.86%
Bachelor Degree	4,136	51.18%	10,054	43.71%	33,828	35.24%
Advanced Degree	1,503	18.60%	4,525	19.67%	18,190	18.95%
Households						
2025 Projection	4,734		13,309		57,474	
2020 Estimate	4,268		11,893		50,861	
Income						
2020 Avg Household Income	\$145,773		\$154,276		\$147,601	
2020 Med Household Income	\$119,933		\$133,337		\$119,631	

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SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SQ FT

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

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.