

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**

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



100% LEASED

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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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

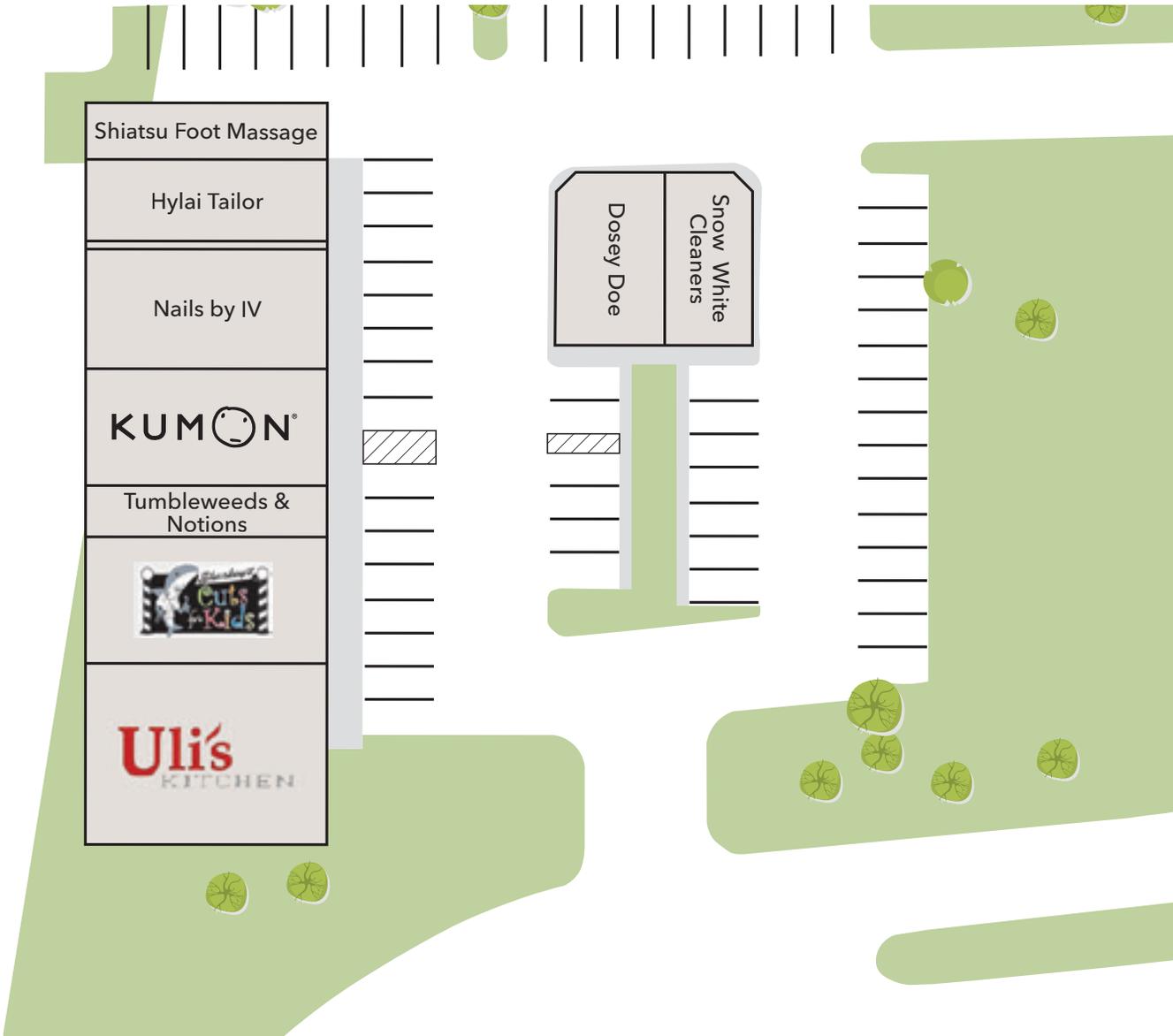
- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SQ FT

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

TOTAL GLA

- Building: 8,850 SF
- Pad Building: 2,400 SF
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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.