

# THE WOODLANDS CROSSING

SEC WOODLANDS PARKWAY & KUYKENDAHL ROAD

THE WOODLANDS, TEXAS



## PROJECT HIGHLIGHTS

- ★ The Shopping Center consists of 22 acres with 83,500 sf of existing retail; when completed Woodlands Crossing will contain over 128,000 sf of retail and community related services.
- ★ The Shopping Center fronts Kuykendahl Road, a primary north-south artery through The Woodlands. With shopping centers anchored by HEB and Kroger on opposite corners, the intersection is well established as a retail destination.
- ★ Creekside Park, the latest village to be developed in The Woodlands is located directly south of the Shopping Center and will be home to more than 20,000 new residents living in approximately 7,100 housing units; buildout anticipated to be 5 years.

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles	5 Miles
Population	9,078	31,199	68,601	129,266
Households	2,873	10,505	23,132	43,865
Growth since				
2000 Census	+95.16%	+70.34%	+63.73%	+88.58%
2010 Est. Avg.				
HH Income	\$118,969	\$122,789	\$124,063	\$118,052



## TRAFFIC COUNTS

Woodlands Parkway (.5 mi. east of site)	40,018 vpd
Woodlands Parkway (1 mi. west of site)	25,400 vpd
Kuykendahl Road	18,613 vpd
Flintridge Drive	6,022 vpd

Source: The Woodlands Corporation May 2011

## FOR LEASING CONTACT

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