

The Woodlands®



**It's in our
Nature**

The Nature of
Modern Living

Inspired by
Endless Discovery

Designed for
How You Work

Guide to Discovery

Experience the Nature of Modern Life.

Welcome to The Woodlands, an award-winning 28,000-acre master planned community, just north of Houston with more than 117,000 residents. Boasting an unprecedented 28 percent open/green space, alongside first-class amenities for the live, work and discover lifestyle, The Woodlands truly embraces nature in the every day.

Since 1974, The Woodlands has fostered an enriching and distinctive environment, balancing timeless natural settings with modern living. From work to leisure, the area continues to thrive with Fortune 500 companies, upscale restaurants, specialty shopping, an impressive selection of hotels, and world-class entertainment and events.

Not just an enchanting place to live, but also a quality-driven way of life, The Woodlands today continues to reflect the best of natural, modern living. It's in our nature.

We look forward to seeing what it can be for you.

The Woodlands®



Designed for How You Work

The Woodlands continues to flourish with quality mixed-use developments and Class A office buildings. From work to leisure, the community thrives with upscale restaurants, retail and entertainment venues, as well as access to top-rated health care.

Business
Office
Retail
Medical Excellence



The Nature of Growth

The Woodlands is home to almost 2,200 businesses that employ more than 67,000 people. With modern work remaining ever-ambitious and globally connected, The Woodlands continues to support its thriving workforce at scale. Home to a number of Fortune 500 companies, The Woodlands continues to support other emerging companies as they innovate, grow and expand.

A THRIVING ECONOMY

- 35 million square feet of office, retail, hospitality, research, institutional and industrial space
- Robust workforce and workforce development programs, including college bachelor's and master's degrees
- Pro-business, pro-growth attitude with attractive tax incentives for qualifying companies

ACCESSIBILITY

- Located directly on Interstate-45 and minutes from Grand Parkway/ Highway 99
- Easy access to Downtown Houston and Houston's George Bush Intercontinental Airport

117,000+

RESIDENTS

2,100+

EMPLOYERS

67,000+

EMPLOYEES

\$19B

TAX VALUES

DEMOGRAPHICS OF THE WOODLANDS

- Average HHI - \$126,110 (HOUSTON MSA = \$61,708)
- Median HHI - \$117,180 (HOUSTON MSA = \$63,802)
- Median new home price - \$464,760 (HOUSTON MSA = \$300,000)
- Median resale home price - \$376,500 (HOUSTON MSA = \$224,000)
- Median resident age - 42 (HOUSTON MSA = 34)
- College educated - 62% (HOUSTON MSA = 32%)
- Households with children - 39% (HOUSTON MSA = 25%)

Job growth in The Woodlands has increased 17% over the past 5 years.
(HOUSTON MSA = APPROXIMATELY 8%)



THE WOODLANDS IS ONE OF HOUSTON'S MOST DESIRABLE OFFICE MARKETS, with seven Fortune 500 corporate headquarters and many other Fortune 500 companies having a presence in The Woodlands.

Modern Office

The Woodlands offers a comprehensive availability of floor plans, office types and build-to-suits designed for modern convenience and flexible layouts. When you become a part of this flourishing community, you'll enjoy a convenient, high-profile location for your business and a wonderful place for your employees to work.

11.9M sf
OFFICE SPACE

3.4M sf
INDUSTRIAL/TECHNICAL SPACE

CLASS A OFFICE

- Premier Office Locations
- Waterfront Views
- Urban Lifestyle Destination
- Walkability to World-Class Amenities

TENANT PROGRAMS

- Howard Hughes Executive Club
- Concierge Program
- Relocation Services
- Preferred Hospitality Rates
- Corporate Housing
- Health and Wellness Program





A TOP RETAIL DESTINATION

- Best in class mixed-use developments
- Thriving retail scene
- Urban walkability
- Variety of national, regional and local restaurants and retailers

RETAIL DESTINATIONS IN THE WOODLANDS

- Hughes Landing
- Waterway Square
- Creekside Park Village Center
- Creekside Park West
- Lake Woodlands Crossing
- Future Research Crossing and College Park North

8.1M SQUARE FEET
OF RETAIL SPACE

Retail Destination

The Woodlands offers unparalleled retail opportunities to connect with residents, workers and visitors of our community. Restaurant and shopping destinations include Hughes Landing with Restaurant Row and Whole Foods Market®, specialty shops, Market Street, The Woodlands Mall and Waterway Square, all located in The Woodlands Town Center.®

MEDICAL OFFICE SPACE IS AVAILABLE THROUGHOUT THE WOODLANDS, INCLUDING CREEKSIDE PARK VILLAGE CENTER.





Top-Rated Health Care

The Woodlands boasts a renowned medical hub that is home to five of the top medical providers, not only in the Houston area, but internationally as well. With an unmatched quality of care, The Woodlands provides top-rated health care with specializations and clinical programs for residents throughout the region.



Our Dedicated Health Care Providers:

- Memorial Hermann**
The Woodlands Medical Center
- Houston Methodist**
The Woodlands Hospital
- CHI St. Luke's Health**
The Woodlands and Lakeside Hospitals
- Texas Children's Hospital**
The Woodlands
- The University of Texas MD Anderson Cancer Center**
The Woodlands



Inspired by Endless Discovery

Just like the changing seasons, there's always something new to discover in The Woodlands. From world-class sporting events to world-famous music acts and local cultural celebrations, there's naturally something for everyone.

Shopping + Dining
World-Class Sporting Events, Arts + Entertainment
Hospitality + Accommodations



World-Class Dining and Retail

The Woodlands offers specialty retail and culinary experiences for residents and guests to enjoy. From seasonal and fresh produce to classic cuts and well-loved establishments, there's no shortage of places to dine or eat out in The Woodlands. You'll find modern flavors and world-class cuisine at Restaurant Row, Market Street and Waterway Square,[®] local favorites within each of our villages and plenty of options in between.

200+

SPECIALTY AND FAMILY RESTAURANTS

11

VILLAGE SHOPPING CENTERS

4

LARGE-SCALE SHOPPING AND DINING DESTINATIONS



“

It's truly remarkable the caliber of artists who have graced our stage. From Frank Sinatra's grand opening to the leading performers of today, this is a really special place.”

JERRY MACDONALD, PRESIDENT AND CEO, THE CYNTHIA WOODS MITCHELL PAVILION



World-Famous Pavilion

The Cynthia Woods Mitchell Pavilion has become one of the top-rated outdoor amphitheaters in the world and an iconic venue in its own right. The Pavilion is a landmark venue, drawing sell-out crowds from near and far, for world-famous artists and performances.



70 OUTDOOR SCULPTURES AND PUBLIC ART PIECES



Photo Credit: Kevin C. Cox/Getty Images for IRONMAN

Flourishing Local Art & Culture

From The Woodlands Waterway Arts Festival to The Cynthia Woods Mitchell Pavilion, Inspire Film Festival, Glade Gallery and Glade Cultural Center, arts are alive in The Woodlands.

- **The Woodlands Waterway Arts Festival**
More than 200 national artists selected by The Woodlands Arts Council transform Town Green Park and The Woodlands Waterway® into an outdoor art gallery, with entertainment stages, activities and food.
- **Inspire Film Festival**
This five-day cinematic festival is dedicated to entertaining and inspiring audiences with films and stories that celebrate the human spirit.
- **Glade Gallery and Glade Cultural Center**
As one of the leading contemporary fine art galleries in the region, the museum for contemporary art, film and visual culture continues to play a leading role in modern art in the community.

Signature Sporting Events

Notable annual events in The Woodlands that attract top athletes include the **PGA TOUR'S** Champions Tour Insuperity Invitational, **IRONMAN** Texas North American Championship, and **The Woodlands Marathon** and **The Woodlands Triathlon**.



“Nestled among breathtaking natural surroundings, The Woodlands offers some of the most serene escapes in the Houston area.”
HEAD OF HOSPITALITY, THE WOODLANDS RESORT



1



2



3



4

Discover Modern Hospitality

Whether you are looking for contemporary comfort, a family vacation or an intimate weekend getaway, The Woodlands offers a range of lodging options nestled among stunning natural surroundings to soothe and refresh the mind, body and spirit.

1 **The Woodlands Resort** is a beautifully enhanced, sprawling destination offering a range of services and amenities. With its sleek, modern design, The Resort is home to an expansive waterpark and lazy river, 36 holes of golf, a rejuvenating spa, 60,000 square feet of meeting space and several distinctive dining options, including the award-winning Robard’s Steakhouse.

2 **The Westin at The Woodlands** is a contemporary and stylish hotel with wellness-focused amenities overlooking The Woodlands Waterway and just steps away from upscale shopping and exciting entertainment options, including Market Street and The Cynthia Woods Mitchell Pavilion. The newly opened Sorriso Modern Italian Kitchen and Como Social Club offer a vibrant dining and social atmosphere.

3 **Embassy Suites by Hilton** at Hughes Landing offers stunning views of Lake Woodlands, impeccable service and natural walkability to the area’s most sought-after activities, alongside 3,000 square feet of meeting and banquet space.

4 **The Woodlands Waterway Marriott Hotel & Convention Center** — with 343 guest rooms and 70,000 square feet of meeting space — offers convenience to The Cynthia Woods Mitchell Pavilion, The Woodlands Mall and Market Street, not to mention front-door access to The Woodlands Waterway.



The Nature of Modern Living

Welcome to a community that delivers life as it's meant to be with vibrant places to live, work and discover. Enjoy countless quality homes, comfortably nestled amongst world-leading parks and trails, and outstanding schools. All this surrounded by numerous local shopping and dining options and a growing walkable urban center. That's the nature of modern living.

Nature + Recreation
Residential
Education



7,665

ACRES OF OPEN GREEN SPACE

200

ACRES OF LAKE WOODLANDS

220

MILES OF CONNECTED HIKE AND BIKE TRAILS

147

NEIGHBORHOOD PARKS

LEGACY OF WORLD-LEADING ECOLOGICAL LANDSCAPE DESIGN



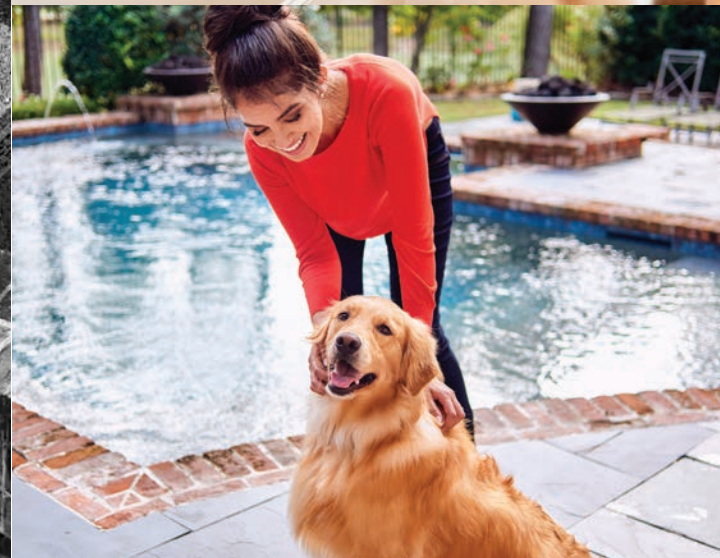
Nature: Our Hallmark Property

Our climate and natural environment promise the beauty of nature all around, all year round—even amongst urban living. With mental and physical health benefits, lifestyle advantages and a positive impact on the environment, we believe that nature should be part of everyday life, as our outdoor spaces, parks and amenities can attest.

THE BEST OF NATURE AND RECREATION: A SNAPSHOT

- Three membership golf clubs, including The Club at Carlton Woods, The Woodlands Country Club and The Golf Trails of The Woodlands
- Two boathouses, including Riva Row and Lakes Edge, for rowing, kayaking and paddleboarding
- 14 community pools and five spraygrounds
- 74 outdoor tennis courts
- 70 sculptures and outdoor art located throughout the community





Timeless Homes for Modern Lifestyles

When you find that perfect place, there's something still resoundingly true about the old adage, "Home is where the heart is." Since our inception, we've provided ample opportunities to find that perfect home, and today, we still remain one of the best-selling master planned communities in the U.S.

With a variety of home styles spanning lakeside settings, golf courses, private communities, greenbelts and urban living, The Woodlands is the ultimate location for your lifestyle.

- **Nine distinct residential villages** have homes from the \$320s to \$2 million+.
- **Luxury residential apartments** include One Lakes Edge® and Two Lakes Edge at Hughes Landing®, Millennium Six Pines and Millennium Waterway in The Woodlands Town Center®, and Creekside Park® The Residences in the Village of Creekside Park.



31

PRESCHOOLS AND
CHILD CARE CENTERS

23

HIGHLY ACCLAIMED
PUBLIC SCHOOLS

10

PRIVATE SCHOOLS

13K+

STUDENTS ENROLLED
IN COLLEGE COURSES

Undergraduate and graduate degree programs at Lone Star College-Montgomery, Lone Star College-University Center and Sam Houston State University-The Woodlands Center

Endless Education for the Modern Age

There's always more to learn. Our education boasts some of the top schools in the nation. From preschool to technical certificates and doctoral degrees, The Woodlands' wide range of educational institutions and programs are committed to educating and nurturing minds and careers for today and tomorrow.



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