

Lakeland Village Center®

RETAIL, PAD SITE AND PROFESSIONAL AND MEDICAL OFFICES
AVAILABLE FOR LEASE IN CYPRESS, TX

BRIDGELAND®



Property Features

- 20-acre village center with 84,000 RSF of mixed-use development and a ±1.96-acre pad site
- Restaurants, retail, professional and medical offices
- Bridgeland is the leading master planned community in northwest Houston with 11,400 acres, approximately 11,000 current residents and 65,000 residents upon completion
- Anchored by CVS Pharmacy®; other retailers include 9Round Fitness, Active Life Dentistry, Athletistry Performing Arts Center, Best Brains, Bridgeland Fine Wines, Bridgeland HOA, Chilosas Taco House, Cobb Specialty Cleaners, Cypress Endodontics, Cypress Ranch Vision, Envoy Mortgage, Premier Salons, F45 Fitness, Great Clips, KM, L3 Craft Coffee, Le Macaron, Local Bar, Local Table, Marble Slab Creamery, Nails of America, Pinot's Palette, Re/Max Professional Group, Select Physical Therapy, Shaka Power Yoga

Location Features

- Close access to major thoroughfares Grand Parkway and Highway 290
- Pedestrian access from Lakeland Heights neighborhood, Cypress Ranch HS (±2,716 students), Smith Middle School (±1,051 students) and Warner Elementary (±1,307 students)
- Cypress Ranch High School is directly across the street from Lakeland Village Center
- Bridgeland High School, an education village with nearly 1 million square-feet of learning space for ±5,912 students, is in close proximity

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Total
83,631 RSF &
±1.96-Acre Pad Site



Building	Suite	Tenant	SF
A1	100	CVS	15,550
A2	100	Great Clips	1,211
	125	Bridgeland Fine Wines	1,831
	150	Marble Slab Creamery	1,127
	200	Nails of America	3,567
A3	100	Local Table	4,686
A4	100	Pinot's Palette	2,338
	200	Athleistry Performing Arts Center	2,629
	250	Available Space	1,436
	300	Available Space	1,995
	400	9Round Fitness	1,362
B1	100	Local Bar	2,705
	150	L3 Craft Coffee	1,352
	200	Chilosos Taco House	1,313
	300	Cobb Specialty Cleaners	1,196
	400	Active Life Dentistry	2,951
	500	Cypress Ranch Vision	1,801
	600	Available Space	2,010
B2	100	Le Macaron	1,199
	200	Available Space	1,373
	250	Shaka Power Yoga	2,396
	300	Exquisite Premier Salon and Spa	1,988
	400	F45 Fitness	2,805
C1	100	Envoy Mortgage	1,544
	200	Available Space	2,985
C2	100	Re/Max	4,529
C3	100	Bridgeland Council	2,550
	200	Select Physical Therapy	1,979
C4	100	Available Space	3,303
	200	Edward Jones	1,226
C5	100	Cypress Endodontics	1,651
	200	Available Office/Medical Space	1,623
	300	Best Brains	1,255

- Executed Lease
- In Negotiations
- Space Available

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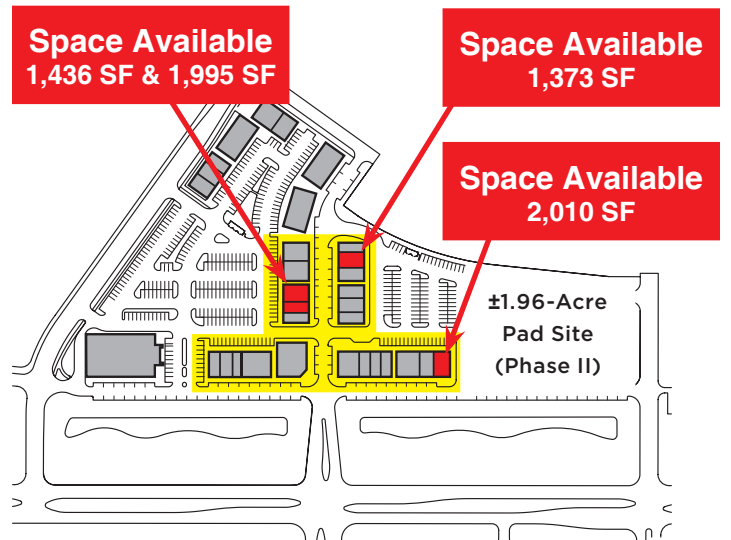
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Lakeland Village Center - Retail

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Lakeland Village Center - Medical & Professional Office Space

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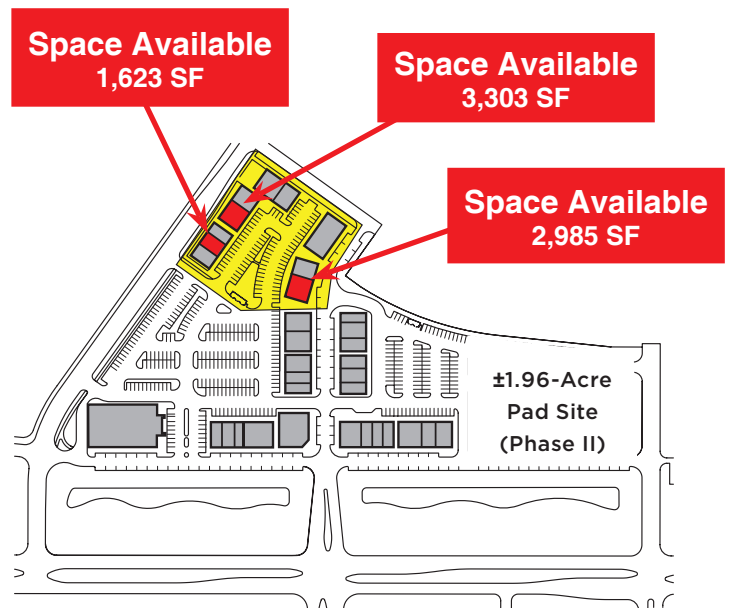


Medical and Professional Office Property Features

- Monument signage opportunity
- Medical tenants include Active Life Dentistry, Cypress Endodontics, Cypress Ranch Vision, and Select Physical Therapy

Health Care Expenditure

- 1-Mile = \$17.3M; 3-Mile = \$85.6M; 5-Mile \$312M
- 1 minute drive time = \$265M



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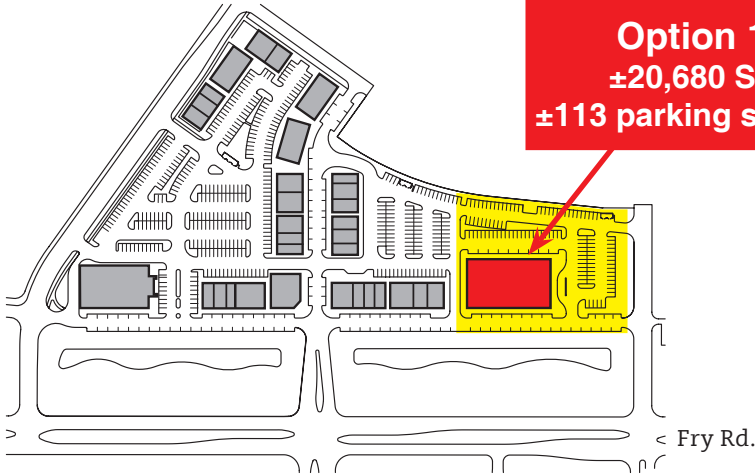
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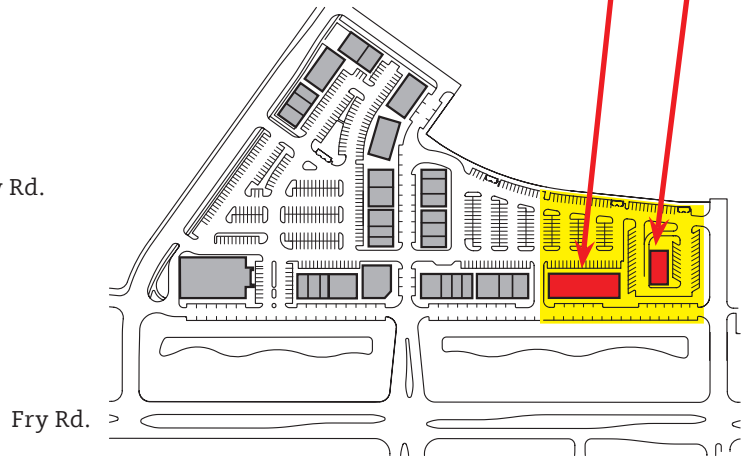
Lakeland Village Center - Phase II Site Plans

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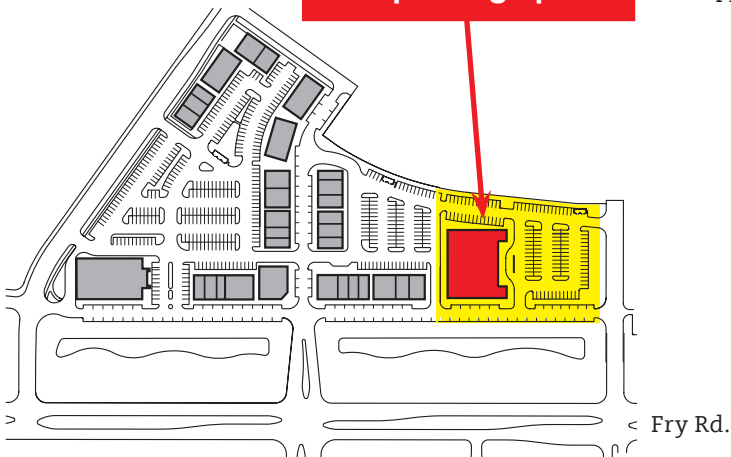
Option 1
±20,680 SF
±113 parking spaces



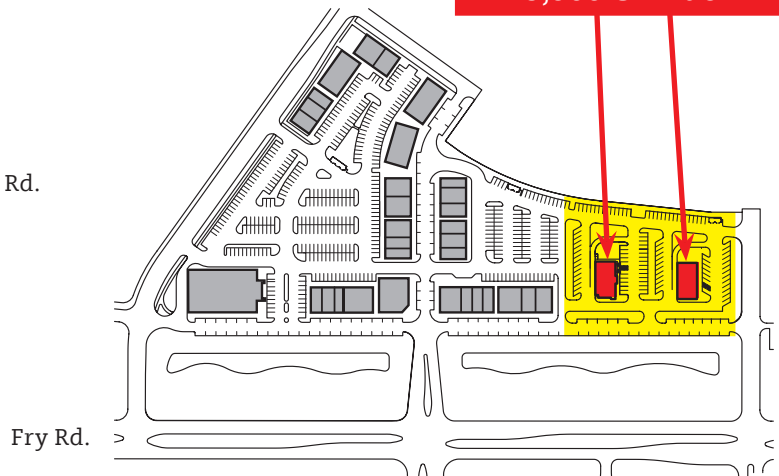
Option 2
±9,145 SF Inline & 1 Pad
Site with Drive-Thru



Option 3
±21,825 SF
±116 parking spaces



Option 4
Two Buildings
With Drive Thru
±3,500 SF Each



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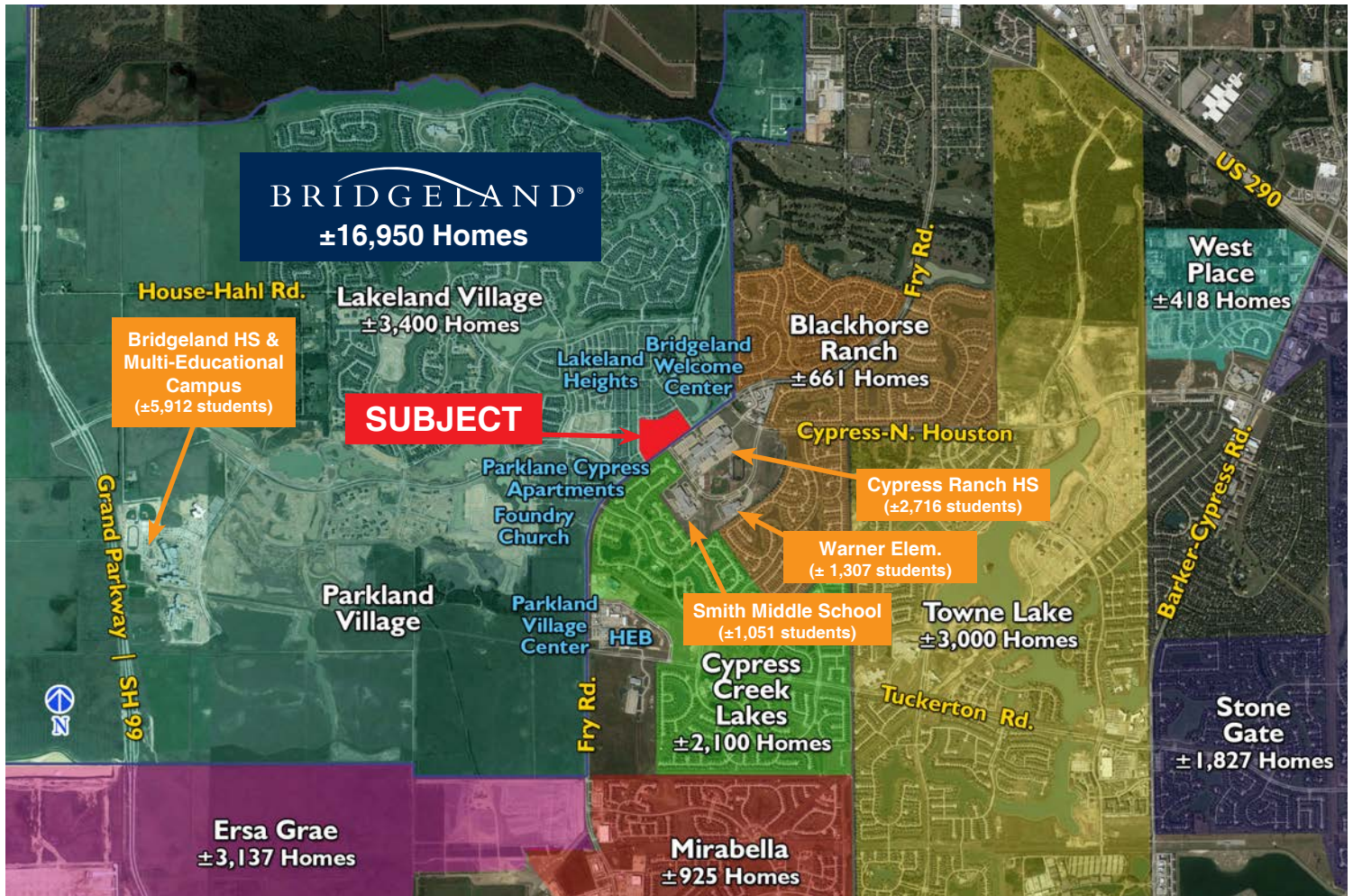
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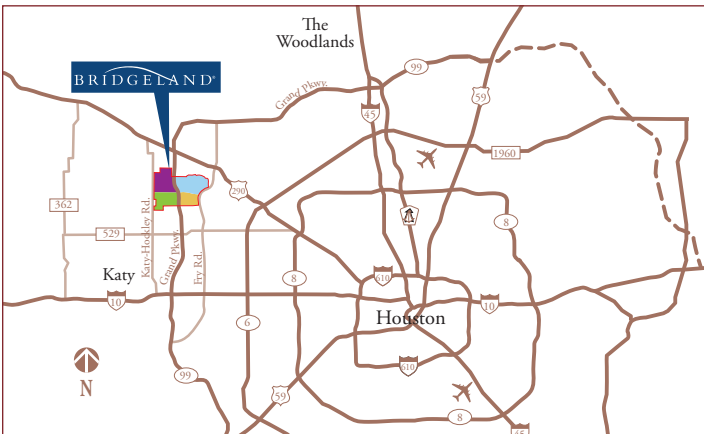
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Area Retailers/Office



Area Demographics

POPULATION 2018	1-mile	3-mile	5-mile
2019	9,514	50,985	173,723
2024 Projected	11,102	58,265	190,233
NUMBER OF HOUSEHOLDS			
2019	3,033	16,375	54,638
2024 Projected	3,540	18,720	59,938
MEDIAN AGE			
2019	34	33	33
2024 Projected	35	35	34
AVERAGE HH INCOME			
2019	\$148,855	\$145,071	\$123,686
2024 Projected	\$149,891	\$146,632	\$125,380
MEDIAN HH INCOME			
2019	\$127,018	\$124,006	\$104,348
2024 Projected	\$127,959	\$125,493	\$105,674
% INCOME OVER \$75K			
2019	79.5%	78.0%	66.8%
2024 Projected	80.0%	78.5%	67.3%
% INCOME OVER \$100K			
2019	63.9%	63.1%	52.7%
2024 Projected	64.5%	63.7%	53.5%

Source: Metrostudy / Neustar, Inc. - 4.08.19

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LOCATION

Bridgeland, a 11,400-acre master planned community, is located approximately 30 miles northwest of downtown Houston.

FACTS

Aproximately 11,000 people now live in Bridgeland, with an estimated 65,000 residents upon completion. Bridgeland is comprised of four villages, and approximately 20,000 homes are projected.

Amenities

3000 ACRES
of open space

±250 MILES
of trails

900 ACRES
of lakes

400 ACRES
of parks

Green space within
1/4 MILE
from every home

Cypress Creek Nature Trail

currently two-and-a-half miles, will stretch for six miles upon completion

House Hahl Trail

with fitness stations and areas of reforestation

Cypress Lake

Kayaking, paddle boating and catch-and-release fishing

Festival Park

for community events, concerts and other activities

LAKELAND VILLAGE

6-Acre Activity Center Complex

features a resort-style pool, fitness center, community center, tennis courts and playgrounds

20-Acre Park

with heated lap pool, spray park, tennis and basketball courts, skate park, dog park and canoe/kayak launch

PARKLAND VILLAGE

Bridgeland's New Village

with a central model home park, offers 20 model homes by 16 builders

Dragonfly Park

with lazy river, beach-entry pool, serenity pool, fitness center, activity center with event space, tennis and basketball courts, playgrounds and dog park

Nearby 140-acre Josey Lake

features a boat house, two-story birding tower

Highly-Rated Cy-Fair ISD Schools

127-acre Educational Village includes Bridgeland High School, Wells Elementary and a future middle school.

Pope Elementary located in Bridgeland services three of the community's neighborhoods.

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