

# Lakeland Village Center

Bridgeland's Newest Retail Hub





TOP-SELLING MASTER PLANNED  
#1  
BRIDGELAND®  
COMMUNITY IN HOUSTON

#11

Top-selling Master Planned  
Community in the Nation

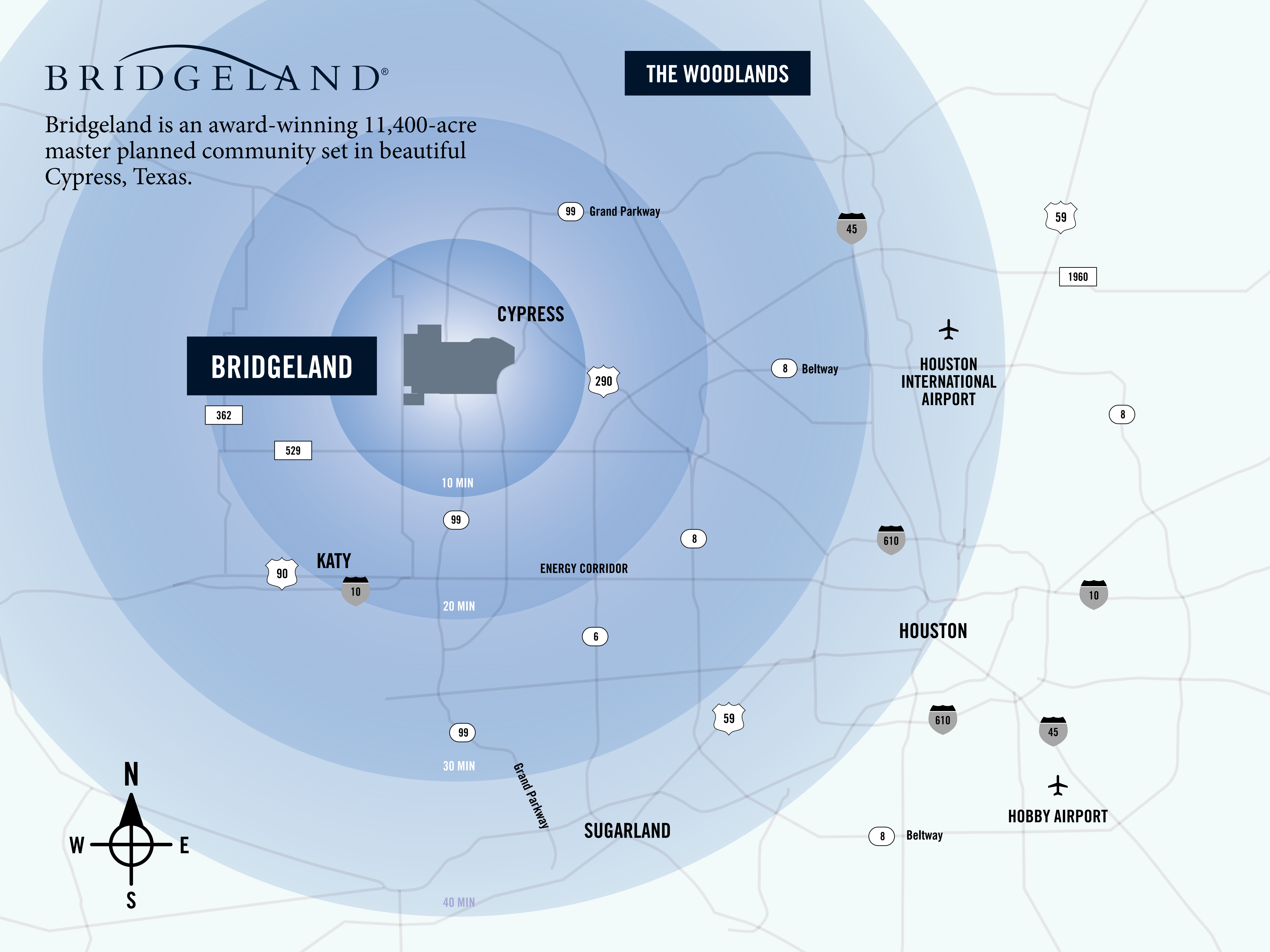




# BRIDGELAND®

Bridgeland is an award-winning 11,400-acre master planned community set in beautiful Cypress, Texas.

## THE WOODLANDS





# The Future of Bridgeland

99 Grand Parkway

## BRIDGELAND CENTRAL (future)

- Projected total lots at buildout - 1,650
- Projected # of multifamily units at buildout - 2,200
- Projected # of residents at buildout - 10,780
- Projected date to start - to be determined
- Projected date of residential buildout completed - 2029

Bridgeland Lake Parkway

## CREEKLAND VILLAGE

- Projected total homes at buildout - 1,800
- Projected # of residents at buildout - 5,800
- Projected date to start - 2028
- Projected date of buildout completed - 2033

## LAKELAND VILLAGE

- Projected total lots at buildout - 3,400
- Current # of occupied homes - 3,025
- Current # of residents - 11,800
- Projected # of residents at buildout - 10,800
- Projected date of buildout completed - 2019



Bridgeland Creek Pkwy

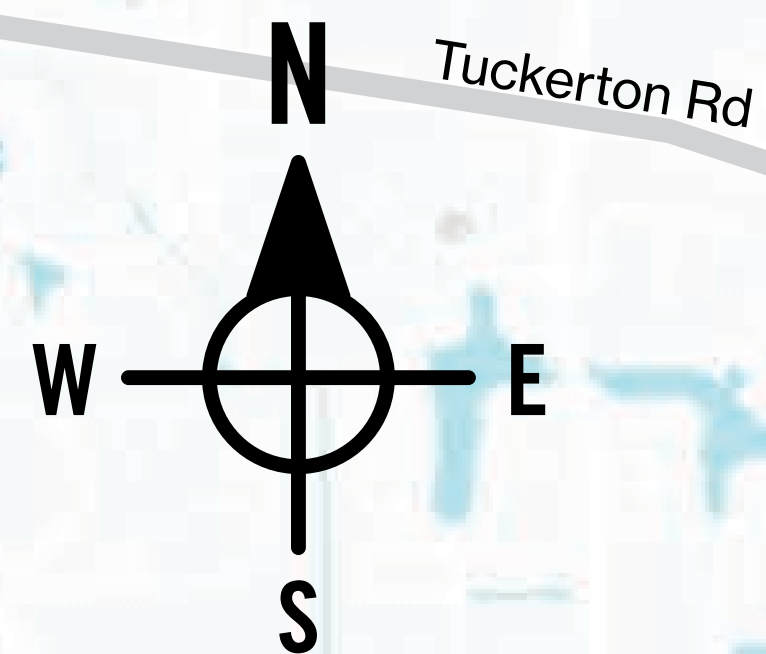
Fry Rd

## PRAIRIELAND VILLAGE

- Projected total lots at buildout - 6,900
- Projected # of multifamily units at buildout - 1,900
- Projected # of residents at buildout - 24,640
- Projected date to start - 2021
- Projected date of buildout completed - 2033

## PARKLAND VILLAGE

- Projected total lots at buildout - 3,000
- Current # of occupied homes - 175
- Current # of residents - 600
- Projected # of multifamily units at buildout - 1,021
- Projected # of residents at buildout - 11,300
- Projected date of buildout completed - 2025





# Bridgeland Amenities



**±250**  
Miles of Trails

**900**  
Acres of Lakes

**3000**  
Acres of Open Space

**400**  
Acres of Parks

Green Space within  
**1/4 Mile**  
from Every Home



# Demographics



		3-MILE	5-MILE
POPULATION	2019	50,985	173,723
	2024 Projected	58,265	190,233
NUMBER OF HOUSEHOLDS	2019	16,375	54,638
	2024 Projected	18,720	59,938
MEDIAN AGE	2019	33	33
	2024 Projected	35	34
AVERAGE HH INCOME	2019	\$145,071	\$123,686
	2024 Projected	\$146,632	\$125,380
MEDIAN HH INCOME	2019	\$124,006	\$104,348
	2024 Projected	\$125,493	\$105,674
% INCOME OVER \$75K (need to add up to \$75K)	2019	78.0%	66.8%
	2024 Projected	78.5%	67.3%
% INCOME OVER \$100K (need to add up to \$100K)	2019	63.1%	52.7%
	2024 Projected	63.7%	53.5%
% OF COLLEGE GRADUATES (4-YR) (Bachelors degree)	2019	35.6%	31.3%
	2024 Projected	35.7%	31.4%
% OF COLLEGE GRADUATES (4-YR+) (Bachelors & advanced degrees)	2019	54.4%	45.4%
	2024 Projected	54.6%	45.6%



# Lakeland Village Center

20-acre village center  
with 84,000 RSF of  
mixed-use development







Where the community gathers



# Within Walking Distance from Three Schools



Warner Elementary School  
(±1,166 students)

Cypress Ranch High School  
(±2,716 students)

Smith Middle School  
(±1,051 students)

Lakeland Village Center

Bridgeland  
Welcome Center

Lakeland Heights

4,933  
students



# BRIDGELAND®

±16,750 Homes

House-Hahl Rd

Bridgeland HS &  
Multi-educational  
Campus  
(±5,912 student)

Lakeland Village  
(±3,400 homes)

Lakeland  
Heights

Bridgeland  
Welcome  
Center

Blackhorse Ranch  
(±661 homes)

West  
Place  
(±418 homes)

Lakeland Village  
Center

Cypress N. Houston

Cypress Ranch High School  
(±2,716 students)

Foundry  
Church

Warner Elem.  
(±1,166 students)

Parkland Village  
(3,000 homes)

Parkland  
Village Center  
(future)

Smith Middle School  
(±1,051 students)

HEB

Cypress  
Creek Lakes  
(±2,100 homes)

Towne Lake  
(±3,000 homes)

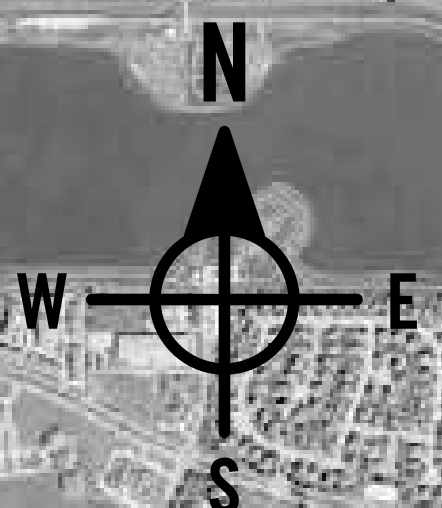
Barker-Cypress Rd

Stone Gate  
(±1,827 homes)

Tuckerton Rd

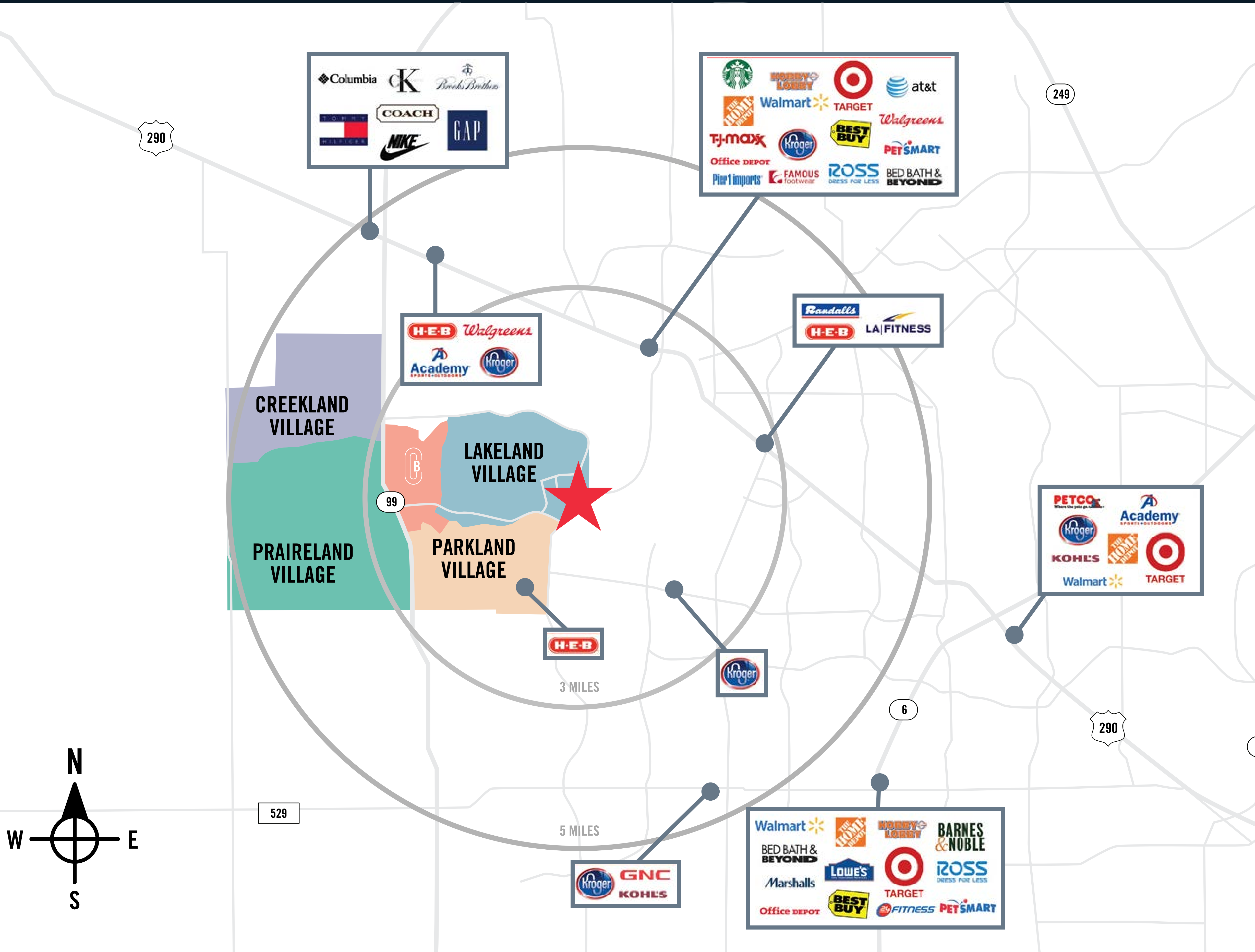
Ersa Grae  
(±3,137 homes)

Mirabella  
(±925 homes)





# Retail Snapshot





# Tenant Mix

CVS Pharmacy®

Local Table

Local Bar

Chilosos Taco House

Pinot's Palette

Craft Coffee

Edelweiss Stube

Shaka Power Yoga

Marble Slab Creamery

9Round Fitness

Active Life Dentistry

Athletistry Performing Arts Center

Best Brains

Bridgeland Fine Wines

Bridgeland HOA

Cypress Endodontics

Cypress Ranch Vision

Envoy Mortgage

Exquisite Premier Salon and Spa

F45 Fitness

Great Clips

Le Macaron

Nails of America

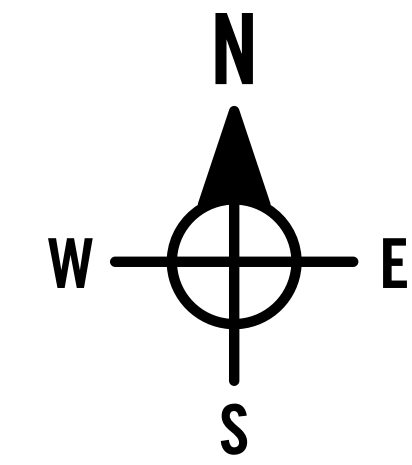
Re/Max Professional Group

Select Physical Therapy





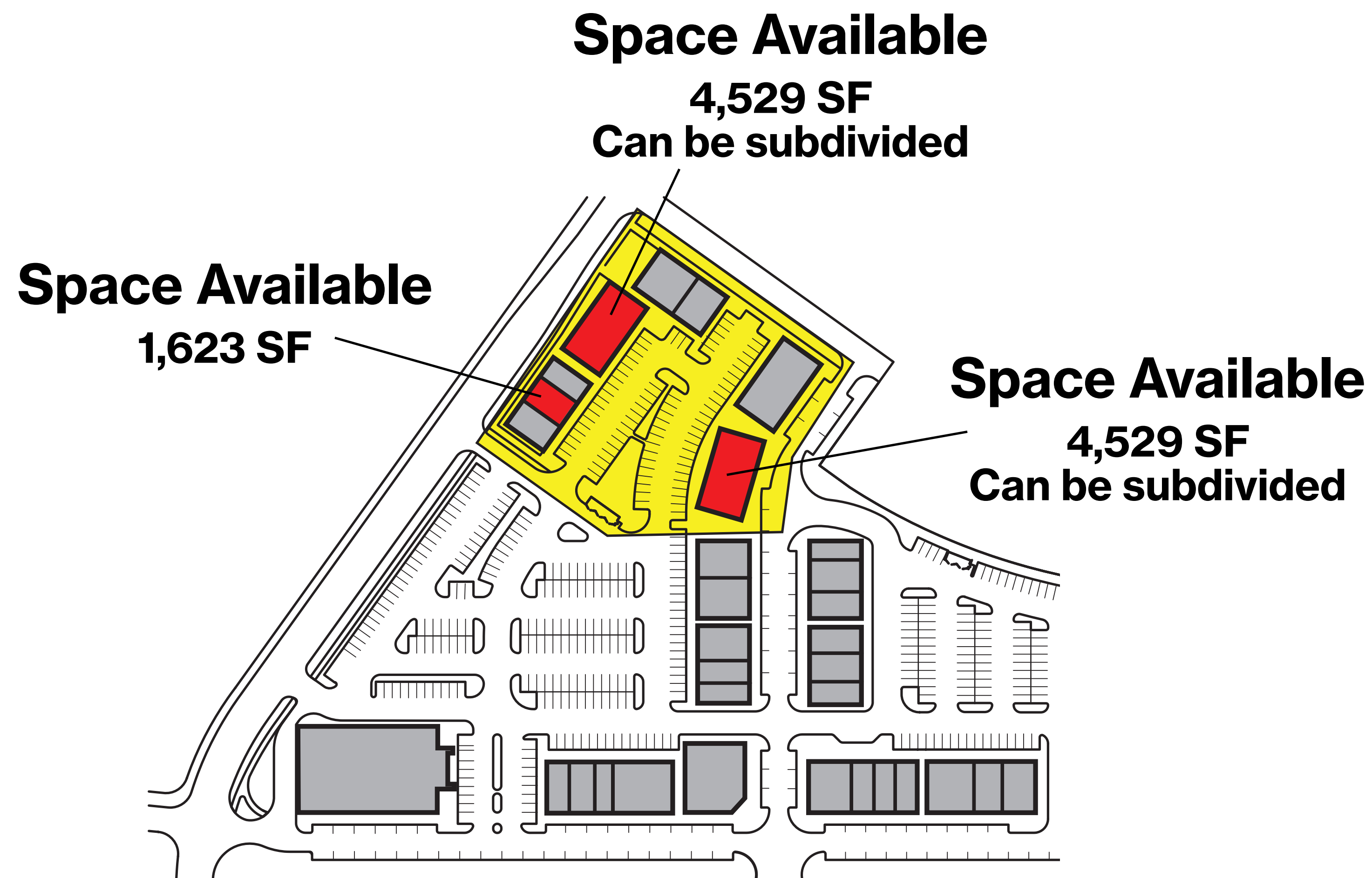
Site Plan



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	Athletistry 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	Available Space	1,196
	400	Active Life Dentistry	2,951
	500	Cypress Ranch Vision	1,801
	600	Edelweiss Stube	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	Available Space	1,544
	200	Available Space	1,100
	300	Available Space	1,785
C2	100	Re/Max	4,529
	200	Bridgeland Council	2,550
C3	100	Select Physical Therapy	1,979
	200	Available Space	3,303
C4	100	Available Space	1,226
	200	Available Space	
	300	Available Space	
C5	100	Cypress Endodontics	1,621
	200	Available Office/Medical Space	1,623
	300	Best Brains	1,255



# Medical & Professional Office Space



6% Broker Commission  
offered on all deals executed  
in the Medical Professional  
Park at Lakeland Village  
Center (Building C)  
through 12/31/2019.





# Medical & Professional Office Space

## Medical & Professional Office Property Features

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

## Healthcare Expenditure

- 1-Mile = \$16.3M  
3-Mile = \$84.8M  
5-Mile = \$319M
- 10 minute drive time = \$272.4M

## Approved Medical Uses

- Orthodontist
- Periodontist
- Dermatologist
- Pediatrician
- OBGYN
- Sleep Disorder
- Urologist
- Vascular
- Audiologist
- Podiatrist
- Allergist
- Primary Care / Family Medicine
- ENT
- Counseling
- Med Spa
- Hormone Therapy







## Rip Reynolds

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