Property Features
- 20-acre village center with 84,000 RSF of mixed-use development and a 1.96-acre pad site
- Up to 21,000 SF build-to-suit medical & professional space available
- Surface parking 4.65/1,000
- Monument signage opportunity
- Three schools are located directly across the street from Lakeland Village Center with the total enrollment of 4,933 students
- Bridgeland High School, a multi-educational village with nearly 1 million square-feet of learning space for 5,912 students, is in close proximity
- Bridgeland is the leading master planned community in northwest Houston with 9,600 acres, approximately 9,600 current residents and 65,000 residents upon completion
- Medical tenants include Active Life Dentistry, Cypress Endodontics, Cypress Ranch Vision and Select Physical Therapy. Center is anchored by CVS Pharmacy

Location Features
- **CLOSE ACCESS** to Grand Parkway and Highway 290
- **PEDESTRIAN ACCESS** From Lakeland Heights neighborhood
- **SCHOOLS WITHIN 3 MILES**
  - Cypress Ranch HS: 2,716 students
  - Smith Middle School: 1,051 students
  - Warner Elementary: 1,166 students
  - Bridgeland HS: 5,912 students
- 9,600 residents
  - 65,000 estimated residents upon completion

Area Demographics

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>3-MILE</th>
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<tbody>
<tr>
<td>2016</td>
<td>37,648</td>
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<td>2021 Projected</td>
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<tr>
<th>NUMBER OF HOUSEHOLDS</th>
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<td>2016</td>
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<table>
<thead>
<tr>
<th>AVERAGE HOUSEHOLDS INCOME</th>
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<td>2016</td>
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<td>2021 Projected</td>
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<table>
<thead>
<tr>
<th>% INCOME OVER $100K</th>
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<tbody>
<tr>
<td>2016</td>
</tr>
<tr>
<td>2021 Projected</td>
</tr>
</tbody>
</table>
**Amenities**

1. **Lakeland Village Center**
   - 9Round Fitness
   - Active Life Dentistry
   - Best Brains
   - Bridgeland Council
   - Bridgeland Fine Wines
   - Chiloscos Taco House
   - CVS Pharmacy
   - Cy Ranch Vision
   - Cypress Endodontics
   - Edelweiss Stube
   - Envoy Mortgage
   - Exquisite Premier Salon & Spa
   - F45 Training
   - Great Clips
   - L3 Craft Coffee
   - Le Macaron
   - Local Table
   - Marble Slab Creamery
   - Nails of America
   - Pinot’s Palette
   - Select Physical Therapy

2. **Shops at Cypress Creek Lakes**
   - CCL Cleaners
   - Cypress Creek Dental
   - McDonald’s
   - N. Harbor Bistro
   - Smoothie King
   - Subway
   - The Factory Salon
   - Venice Nails & Spa

3. Cypress Ranch High School
   - ± 2,716 Students

4. Smith Middle School
   - ± 1,051 Students

5. Warner Elementary
   - ± 1,166 Students

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**AREA OVERVIEW**

**PAD SITE**

**Bridgeland Facts**
- Size: 11,400 acres
- Current # of Occupied Homes: 2,600
- Current # of Residents: 6,600
- Total Projected Single Family Homes: ±17,000
- Total Projected Number of Residents: ±65,000
- Total Parks and Open Space: 3,000 acres
- Total Lakes and Waterways: 900 acres
- Total Interconnected Trails: 60 miles

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**Bridgeland Retail**
- Lakeland Village Center
  - Anchored by CVS/pharmacy
- Future Village Centers
  - Parkland, Creekland and Prairieland Villages
- Future Town Center
  - 800 acres (Retail, Office, Medical, Entertainment, Education)

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**Plans and renderings are artist's concepts and are subject to change. All information provided regarding this property is from sources deemed to be reliable; however, no warranty of representation is made to the accuracy thereof.**

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The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Our properties include master planned communities, operating properties, development opportunities and other unique assets spanning 14 states from New York to Hawai‘i. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC with major offices in New York, Columbia, MD, Dallas, Houston, Las Vegas and Honolulu.
BUILD-TO-SUIT OPTIONS

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

Fry Rd.
ABOUT BRIDGELAND

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

FACTS
Approximately 9,000 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  ± 60 ACRES 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 baseball 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 15 builders

Future Village Park
with a central model home park, offers 20 model homes by 15 builders

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.