

CLASS A MEDICAL OFFICE SPACE FOR LEASE

# LAKELAND VILLAGE CENTER

BRIDGELAND AWARD-WINNING MASTER PLANNED COMMUNITY  
CYPRESS, TEXAS



**BUILD-TO-SUIT  
UP TO  
21,000 SF**

## Property Features

- 20-acre village center with 84,000 RSF of mixed-use development and a  $\pm 1.96$ -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  $\pm 5,912$  students, is in close proximity
- Bridgeland is the leading master planned community in northwest Houston with 11,400 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

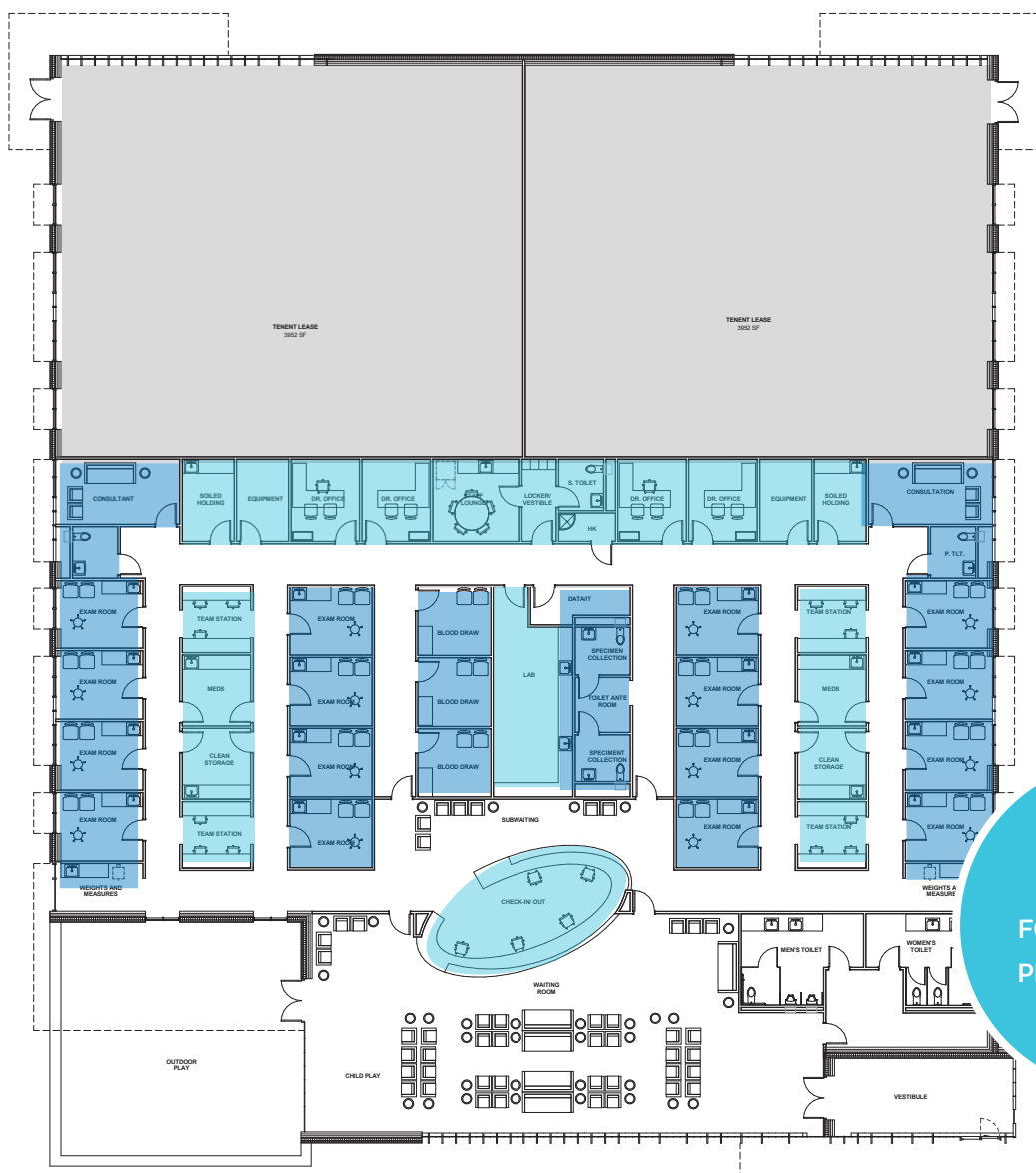
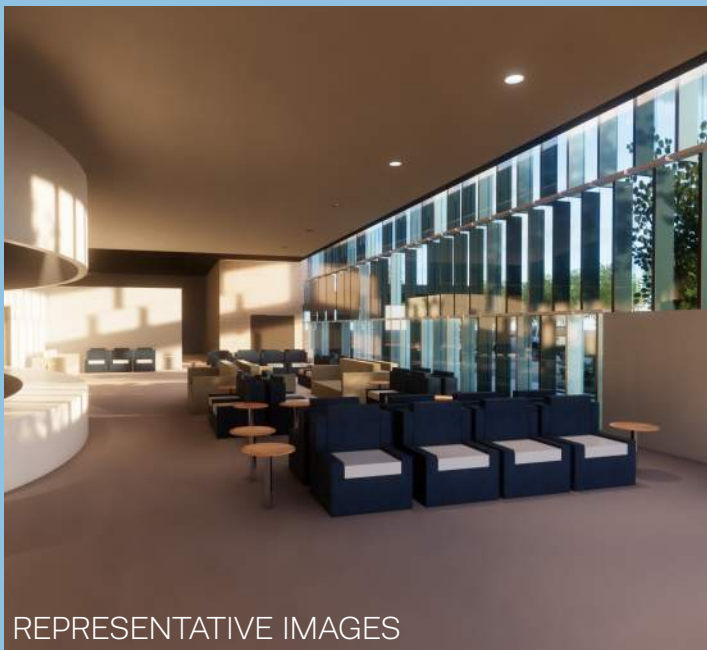
## Area Demographics

POPULATION	3-MILE
2016	37,648
2021 Projected	45,407

NUMBER OF HOUSEHOLDS	
2016	12,542
2021 Projected	15,162

AVERAGE HOUSEHOLDS INCOME	
2016	\$111,632
2021 Projected	\$125,598

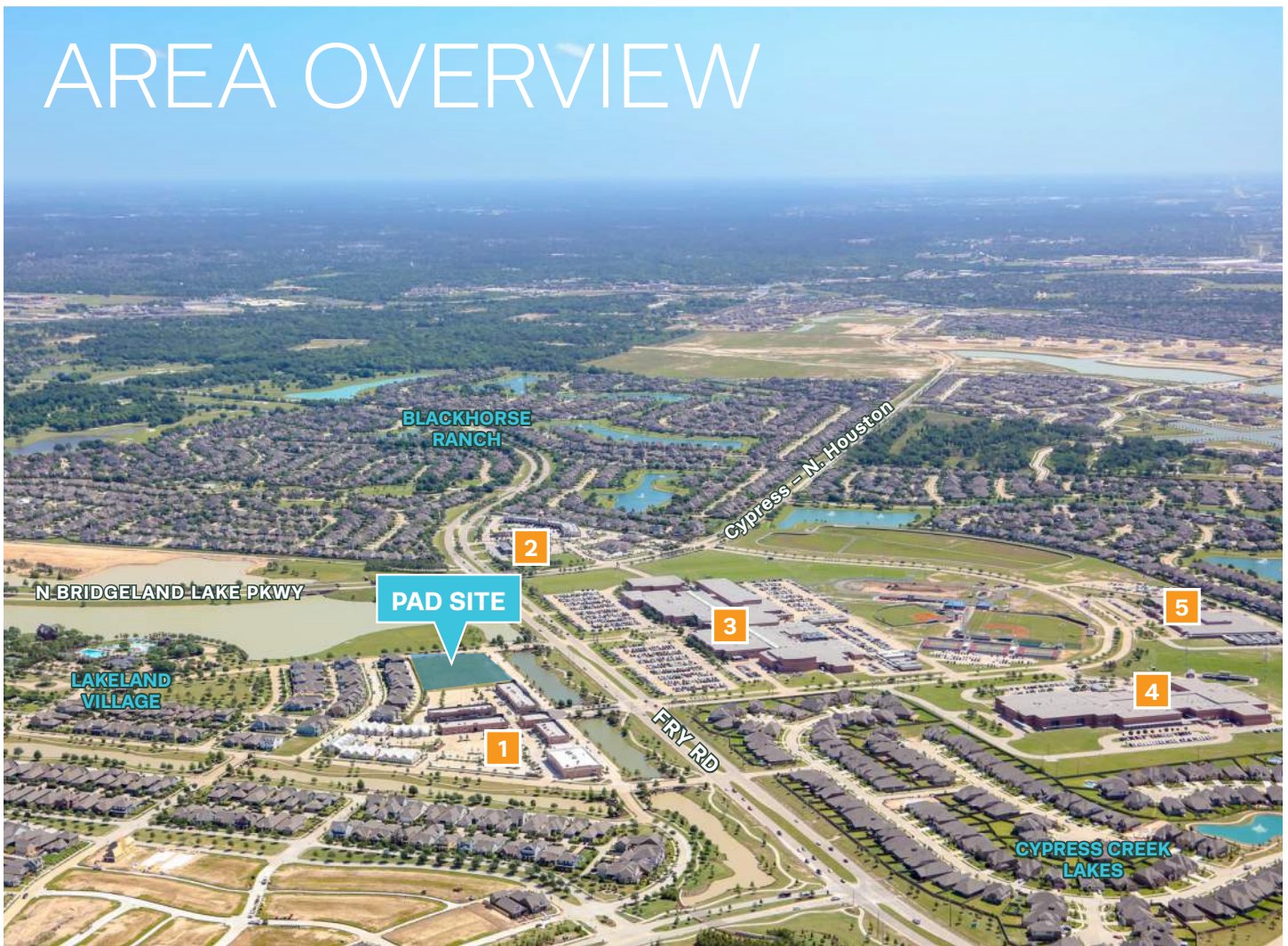
% INCOME OVER \$100K	
2016	45.9%
2021 Projected	52.9%



**TEST FIT  
FOUR PHYSICIAN  
PEDIATRIC PODS**



# AREA OVERVIEW



## Amenities

### 1 Lakeland Village Center

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

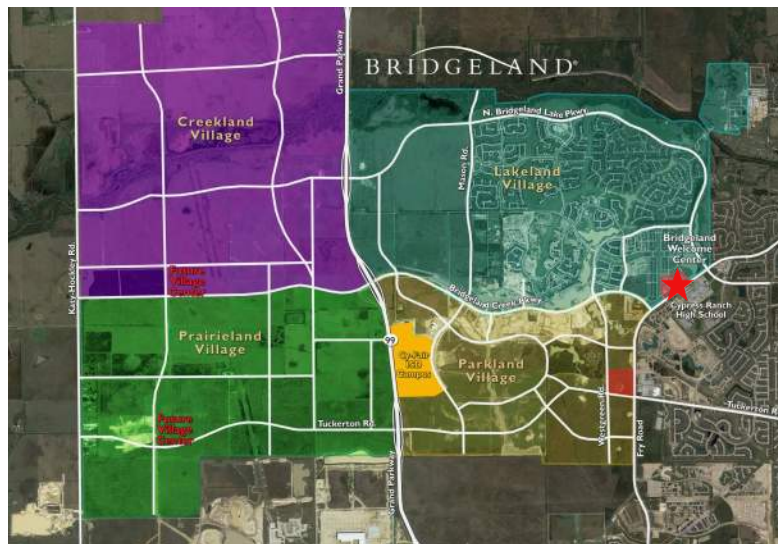
### 2 Shops at Cypress Creek Lakes

CCL Cleaners	Smoothie King
Cypress Creek Dental	Subway
McDonald's	The Factory Salon
N. Harbor Bistro	Venice Nails & Spa

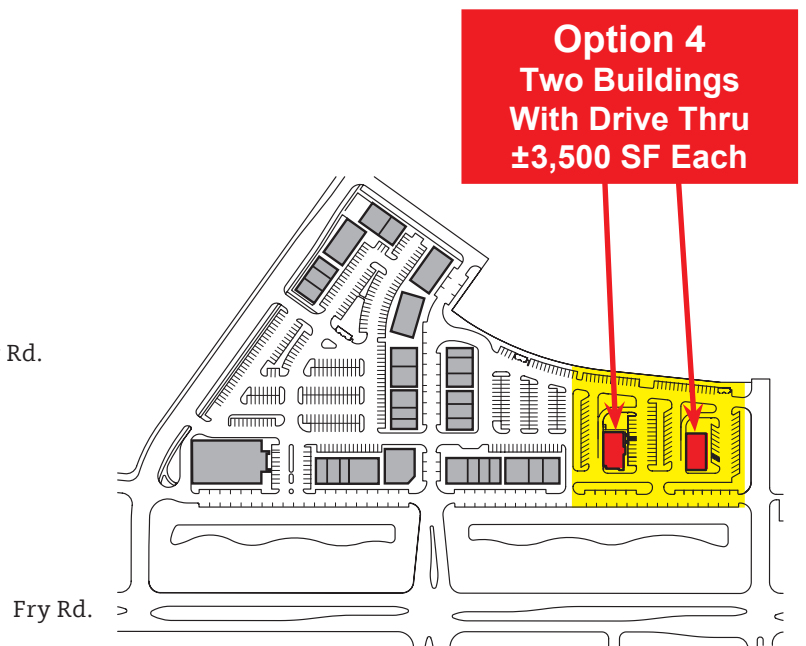
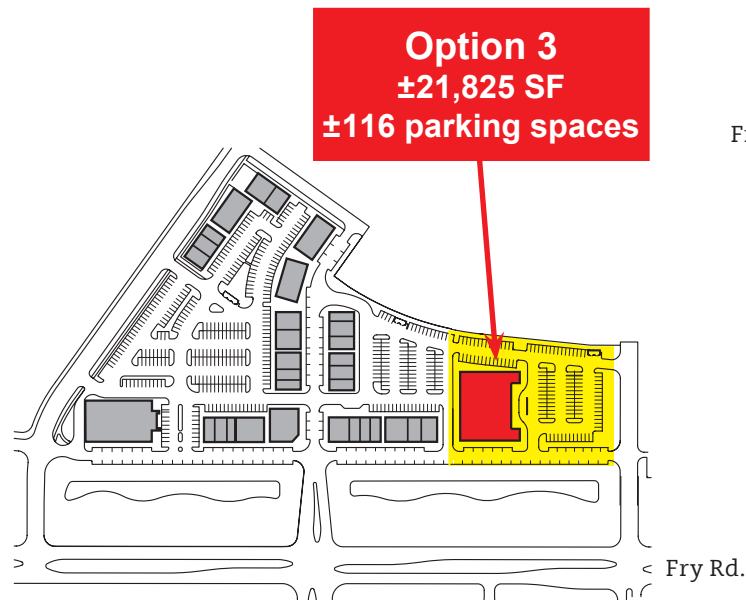
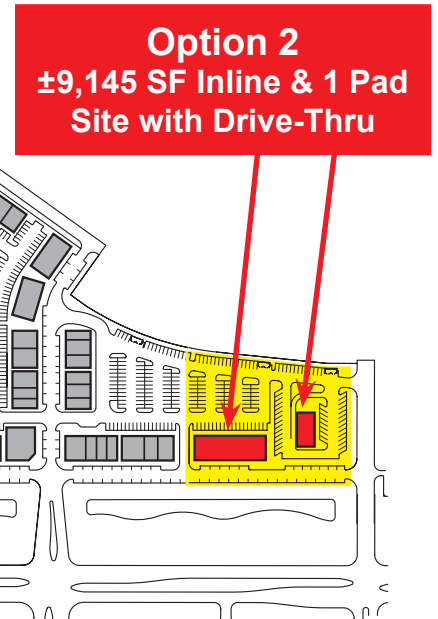
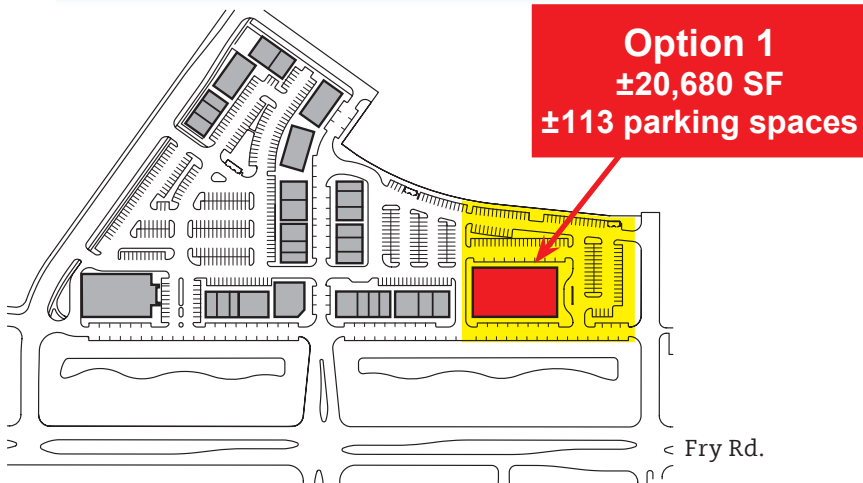
3 Cypress Ranch High School  
± 2,716 Students

4 Smith Middle School  
± 1,051 Students

5 Warner Elementary  
+ 1,166 Students



# BUILD-TO-SUIT OPTIONS





# 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 neighbors