

Lakeland Village Center

Bridgeland's Retail Hub



An aerial photograph of a master-planned community during a vibrant sunset. The sun is a bright, glowing orb on the horizon, casting a warm orange and yellow light across the sky and the landscape. The sky is filled with dramatic, dark clouds that catch the low light of the sun. Below the horizon, a large body of water reflects the sunset colors. The community itself is a sprawling residential area with numerous houses, many of which have blue roofs and light-colored siding. The houses are arranged in a planned, grid-like fashion with winding streets. In the center of the community, there is a large, green, rectangular park area with a central fountain. The fountain has a single water jet. Surrounding the park are more houses and streets. In the foreground, there is a large, circular landscaped area with a central tree and a paved path that curves around it. The overall scene is peaceful and well-maintained.

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

#1

Texas' #1 Selling
Master Planned Community
RCLCO

#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

CYPRESS

BRIDGELAND

HOUSTON
INTERNATIONAL
AIRPORT

HOUSTON

HOBBY AIRPORT

SUGARLAND

ENERGY CORRIDOR

99 Grand Parkway

45

59

1960

8 Beltway

290

362

529

10 MIN

99

8

610

90

KATY

10

20 MIN

6

99

59

610

45

30 MIN

Grand Parkway

8 Beltway



40 MIN

The Future of Bridgeland

99 Grand Parkway

BRIDGELAND CENTRAL

- 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

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

Bridgeland Lake Parkway

LAKELAND VILLAGE (OPEN)

- 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

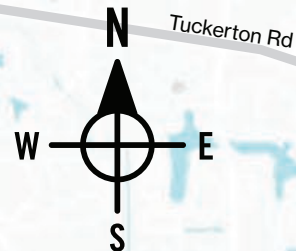
Fry Rd

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 (OPEN)

- 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



HOUSTON BUSINESS JOURNAL 2019 LANDMARK AWARD “RESIDENTIAL”

±250

Miles of Trails

900

Acres of Lakes

30000

Acres of Open Space

400

Acres of Parks

Green Space within
1/4 Mile
from Every Home

Demographics

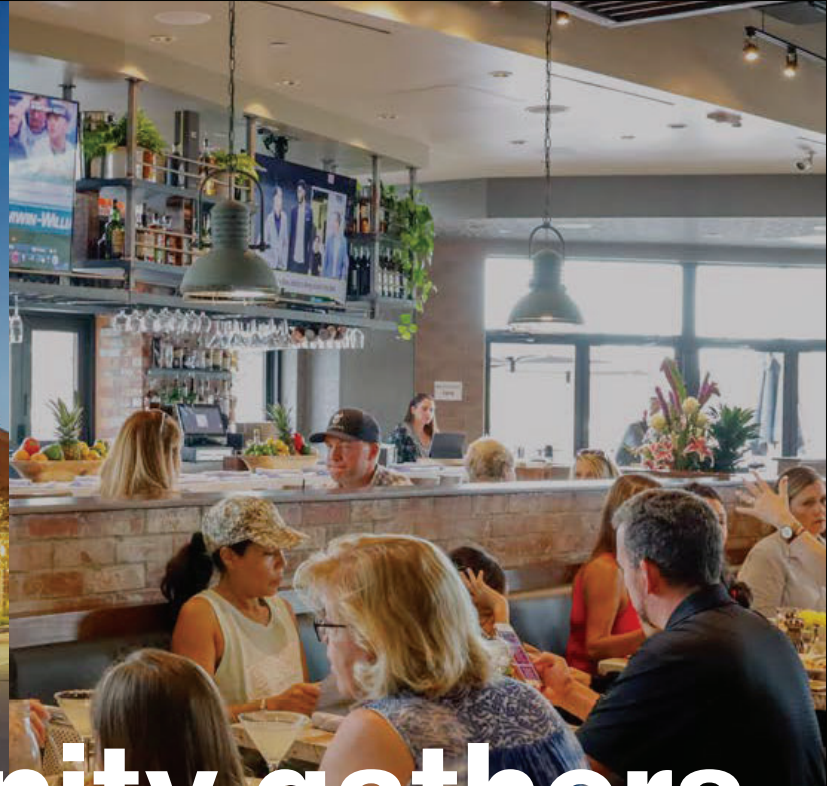


		3-MILE	5-MILE
POPULATION	2020	51,094	177,217
	2025 Projected	57,000	189,870
NUMBER OF HOUSEHOLDS	2020	16,358	55,669
	2025 Projected	18,257	59,742
MEDIAN AGE	2020	34	33
	2025 Projected	35	35
AVERAGE HH INCOME	2020	\$146,672	\$126,933
	2025 Projected	\$148,125	\$128,782
MEDIAN HH INCOME	2020	\$123,712	\$103,950
	2025 Projected	\$125,160	\$105,429
% INCOME OVER \$75K (need to add up to \$75K)	2020	76.6%	67.4%
	2025 Projected	76.9%	67.9%
% INCOME OVER \$100K (need to add up to \$100K)	2020	62.7%	52.0%
	2025 Projected	63.3%	52.7%
% OF COLLEGE GRADUATES (4-YR) (Bachelors degree)	2020	38.9%	32.4%
	2025 Projected	38.9%	32.6%
% OF COLLEGE GRADUATES (4-YR+) (Bachelors & advanced degrees)	2020	56.9%	46.8%
	2025 Projected	56.9%	47.1%

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

Towne Lake
(±3,000 homes)

Cypress
Creek Lakes
(±2,100 homes)

Tuckerton Rd

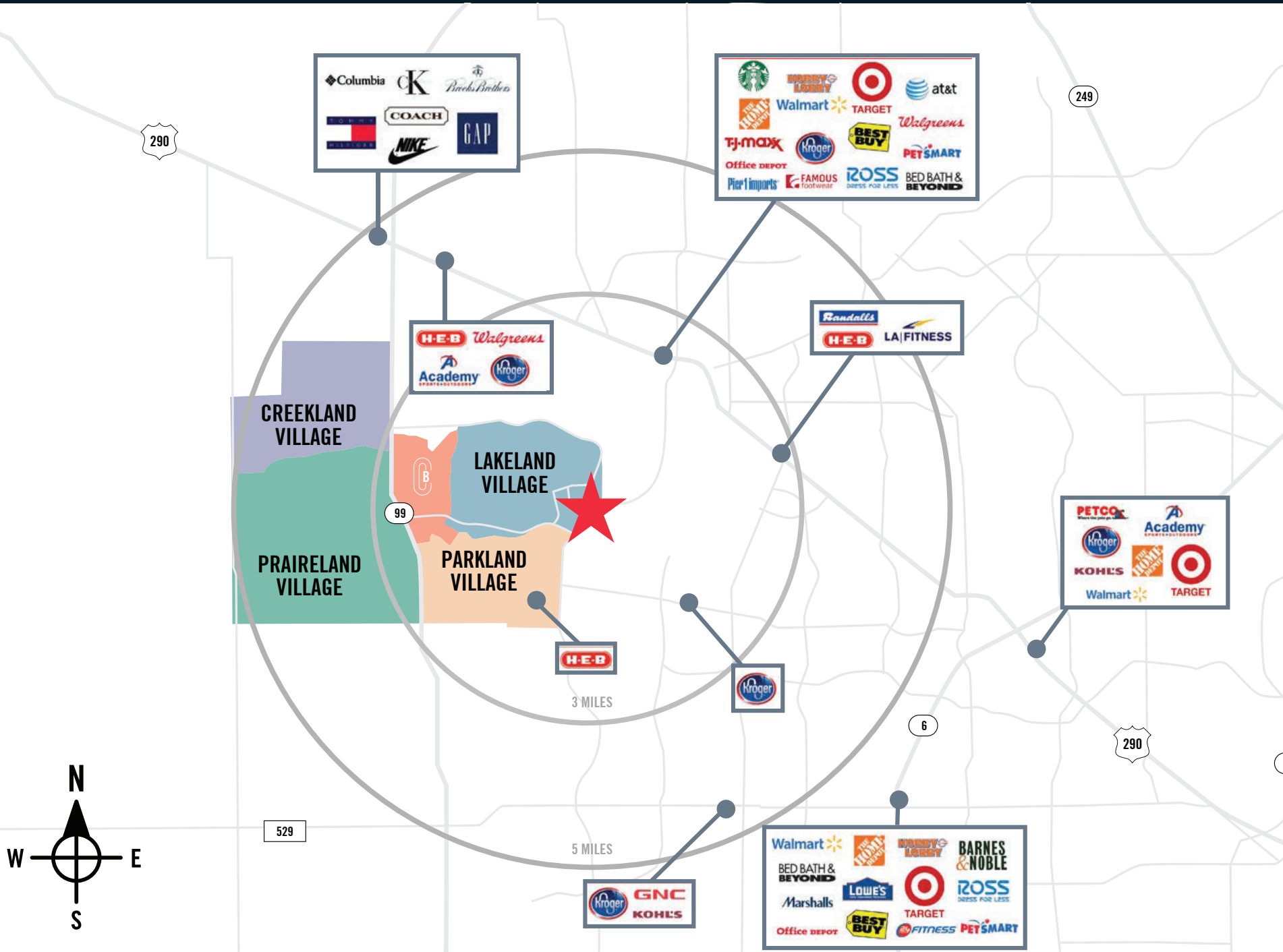
Stone Gate
(±1,827 homes)

Ersa Grae
(±3,137 homes)

Mirabella
(±925 homes)



Retail Snapshot



Tenant Mix

CVS Pharmacy®

Local Table

Local Bar

Chilosos Taco House

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



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





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