

Bridgeland Land Opportunities

CYPRESS, TX

BRIDGELAND®



Property Features

- Lakeland Village Center
 - 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
 - Anchored by CVS/pharmacy
- Auto service opportunity on Bridgeland Creek Parkway
- Future Parkland Village Center
 - Proposed grocery-anchored center and mixed-use development
 - Restaurants, retail, professional and medical offices
 - Pad site opportunities
 - First commercial development in Parkland Village

Location Features

- Close access to major thoroughfares Grand Parkway and Highway 290
- Close proximity to Cypress Ranch HS (±2,716 students), Smith Middle School (±1,051 students), and Warner Elementary (±1,307 students)
- Located 15 minutes from the I-10 Energy Corridor, 30 minutes from the ExxonMobil campus and 45 minutes from Houston's Bush Intercontinental Airport
- Bridgeland is the leading master planned community in northwest Houston with 11,400 acres, approximately 8,500 current residents and 65,000 residents upon completion

PATRICK STITES

Director, Financial Services
281.719.6106
Patrick.Stites@HowardHughes.com

MARISSA MOREAU

Commerical Transactions Coordinator
281.719.6134
Marissa.Moreau@HowardHughes.com

Howard Hughes

Bridgeland Land Opportunities

CYPRESS, TX

BRIDGELAND®



PATRICK STITES

Director, Financial Services
281.719.6106
Patrick.Stites@HowardHughes.com

MARISSA MOREAU

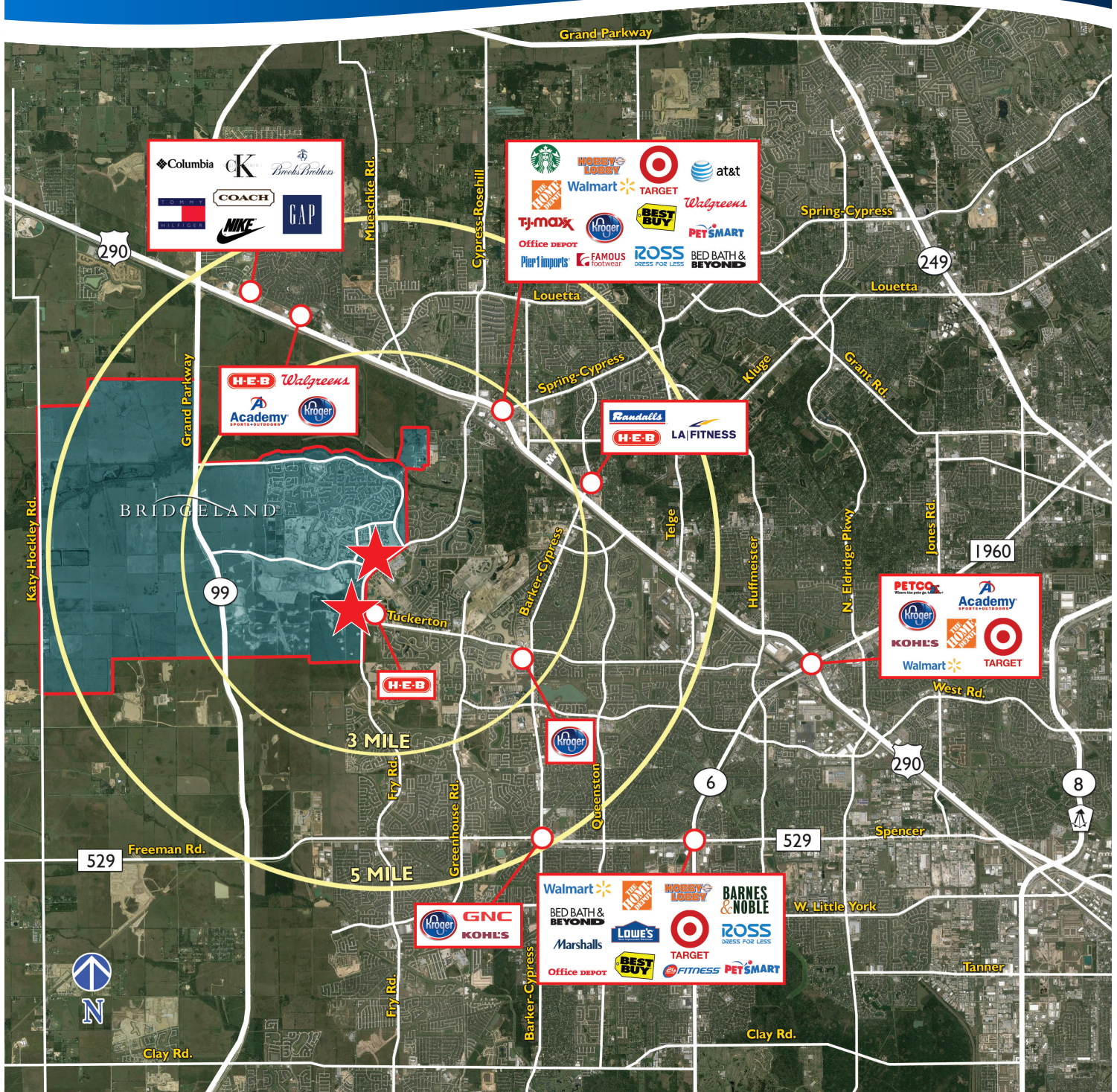
Commercal Transactions Coordinator
281.719.6134
Marissa.Moreau@HowardHughes.com

Howard Hughes

Bridgeland Land Opportunities

CYPRESS, TX

BRIDGELAND®



PATRICK STITES

Director, Financial Services
281.719.6106
Patrick.Stites@HowardHughes.com

MARISSA MOREAU

Commerical Transactions Coordinator
281.719.6134
Marissa.Moreau@HowardHughes.com

Howard Hughes

Bridgeland Land Opportunities

CYPRESS, TX



Bridgeland Cypress-Fairbanks ISD Campus



Bridgeland Kayaker

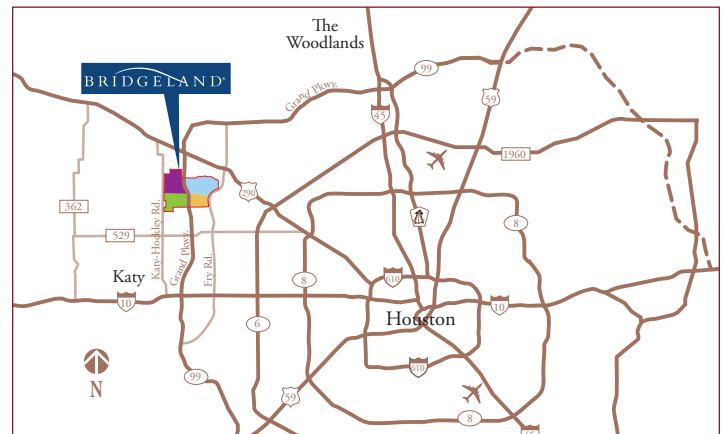


Bridgeland Bridge

Area Demographics

POPULATION	1-Mile	3-Mile	5-Mile
2020	9,601	51,094	177,217
2025 Projected	10,971	57,000	189,870
NUMBER OF HOUSEHOLDS			
2020	3,053	16,358	55,669
2025 Projected	3,491	18,257	59,742
MEDIAN AGE			
2020	34	34	33
2025 Projected	35	35	35
AVERAGE HH INCOME			
2020	\$151,167	\$146,672	\$126,933
2025 Projected	\$152,104	\$148,125	\$128,782
MEDIAN HH INCOME			
2020	\$128,409	\$123,712	\$103,950
2025 Projected	\$129,674	\$125,160	\$105,429
% INCOME OVER \$75K			
2020	77.4%	76.6%	67.4%
2025 Projected	77.7%	76.9%	67.9%
% INCOME OVER \$100K			
2020	65.8%	62.7%	52.0%
2025 Projected	66.3%	63.3%	52.7%

Source: Metrostudy / Neustar, Inc.



PATRICK STITES

Director, Financial Services
281.719.6106
Patrick.Stites@HowardHughes.com

MARISSA MOREAU

Commerical Transactions Coordinator
281.719.6134
Marissa.Moreau@HowardHughes.com





LOCATION

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

FACTS

Aproximately 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 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 15 builders

Future Village 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.

PATRICK STITES

Director, Financial Services
281.719.6106

Patrick.Stites@HowardHughes.com

MARISSA MOREAU

Commerical Transactions Coordinator
281.719.6134

Marissa.Moreau@HowardHughes.com

Howard Hughes