

Windvale Center

9420 College Park Drive | The Woodlands, TX 77384

Montgomery County | Houston-Pasadena-The Woodlands, TX | 100,688 Sq Ft

30.2284, -95.5096



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 10,356 | 56,795 | 151,250 |
| Daytime Pop. | 7,564 | 48,435 | 138,259 |
| Households | 4,097 | 22,201 | 55,962 |
| Income | \$160,983 | \$174,215 | \$186,632 |

Source: Synergos Technologies, Inc. 2024

Tesla-anchored center

Affluent and highly educated trade area with an avg household income of \$174K+ with 61% having a college education within 3 miles

High visibility from 46K+ vehicles daily on FM 1488 Rd and 18K+ vehicles daily on College Park Dr (Kalibrate 2020, 2025)

Close proximity to Lone Star College-Montgomery with 16K+ students (LSC 2025), as well as major medical complexes including 220-bed St. Luke's Health Hospital, 187-bed Houston Methodist Hospital, and 74-bed Texas Children's Hospital (Dept of Homeland Security 2024)

Pad sites available

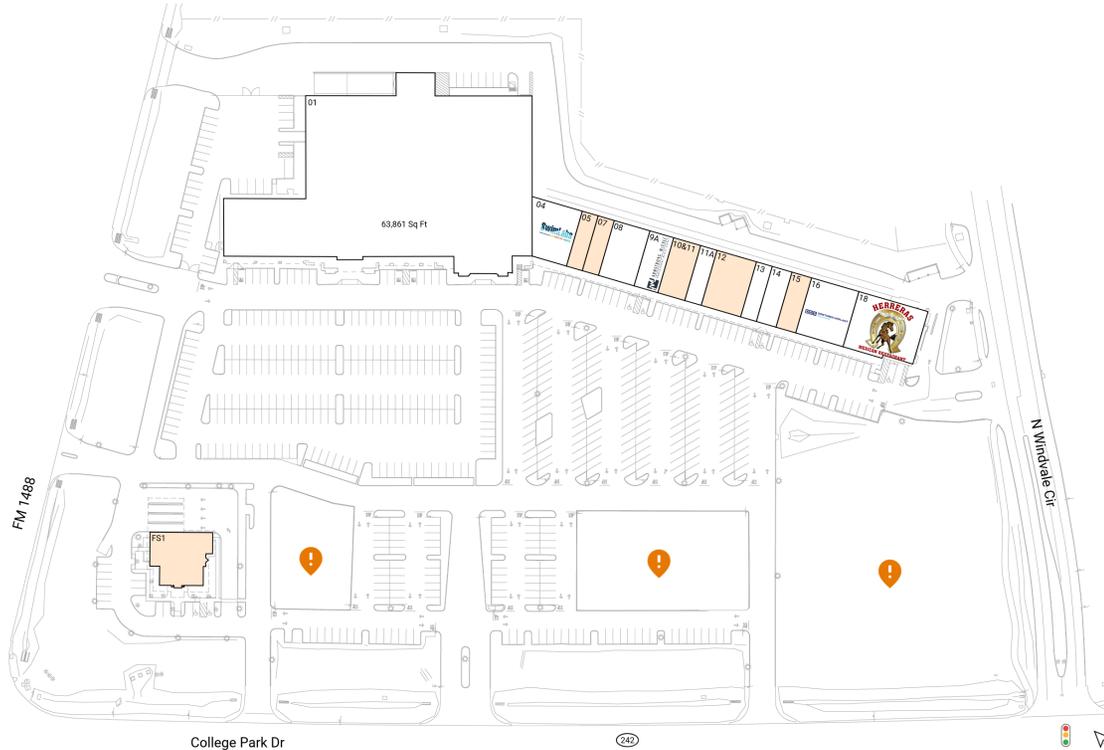


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Available Spaces

| | | | | | |
|-------|-------------|------|-------|-------------|------|
| 05 | 1,400 Sq Ft | 360° | FS1 | 5,000 Sq Ft | 360° |
| 07 | 1,400 Sq Ft | 360° | OPO 1 | 0 Sq Ft | |
| 10&11 | 2,387 Sq Ft | 360° | OPO 2 | 0 Sq Ft | |
| 12 | 3,500 Sq Ft | 360° | OPO 3 | 0 Sq Ft | |
| 15 | 1,750 Sq Ft | 360° | | | |

Current Tenants Space size listed in square feet

| | | |
|-----|------------------------------------|--------|
| 01 | Tesla | 63,861 |
| 04 | Swimlabs | 3,740 |
| 08 | Armed Forces Recruiting | 3,150 |
| 9A | Armstrong McCall | 2,100 |
| 11A | Tweez Nailz & Zpa | 1,463 |
| 13 | Golden Chop Sticks | 1,400 |
| 14 | The Woodlands Hair Elite | 1,750 |
| 16 | DDS Dentures and Implant Solutions | 4,200 |
| 18 | Herrera's Mexican Restaurant | 3,587 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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