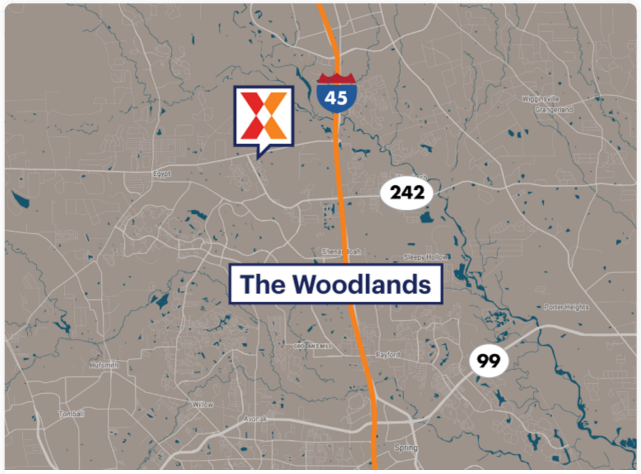
Windvale Center

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

9420 College Park Drive | The Woodlands, TX 77384

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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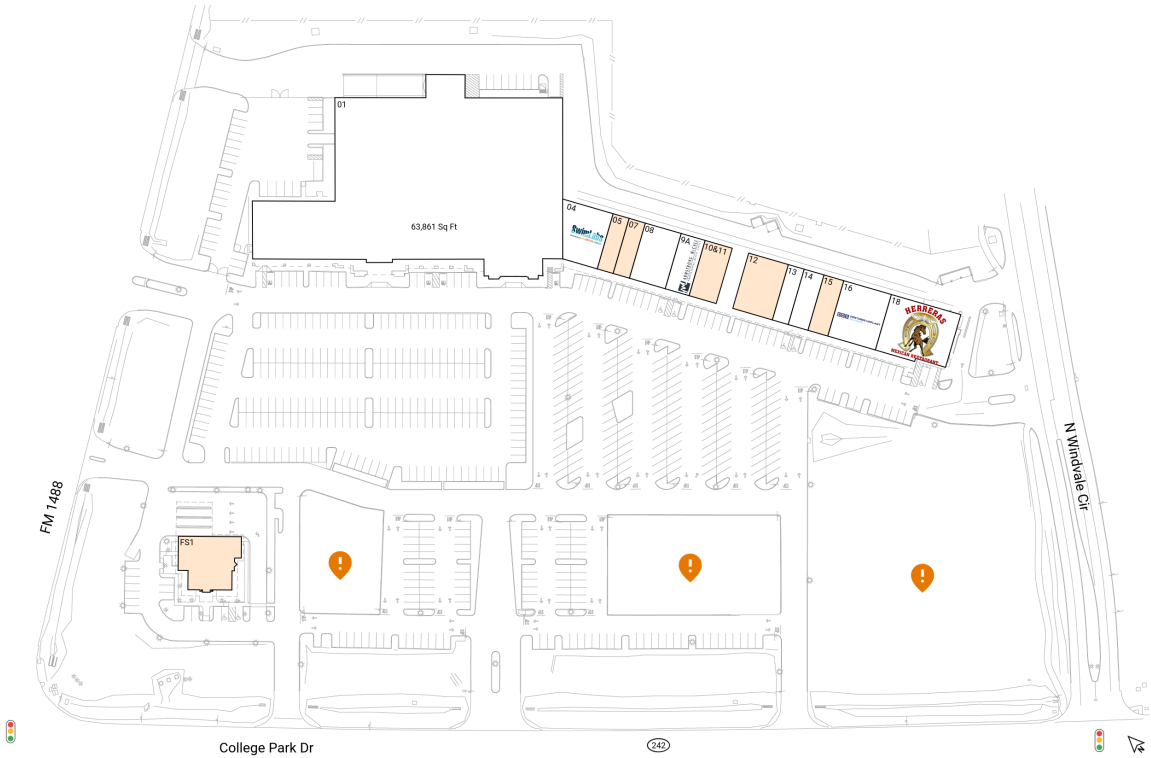
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Available Spaces

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
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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