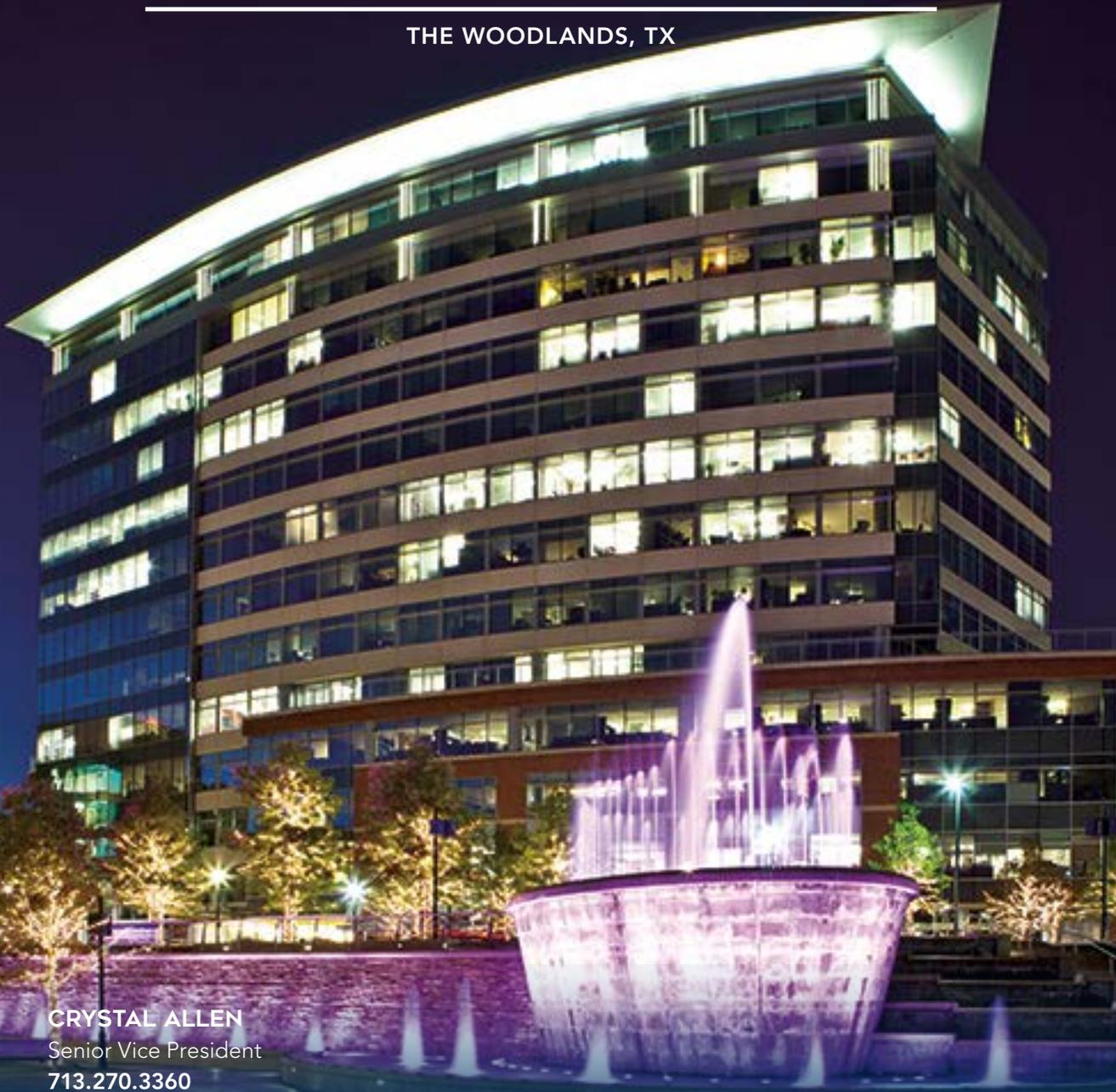


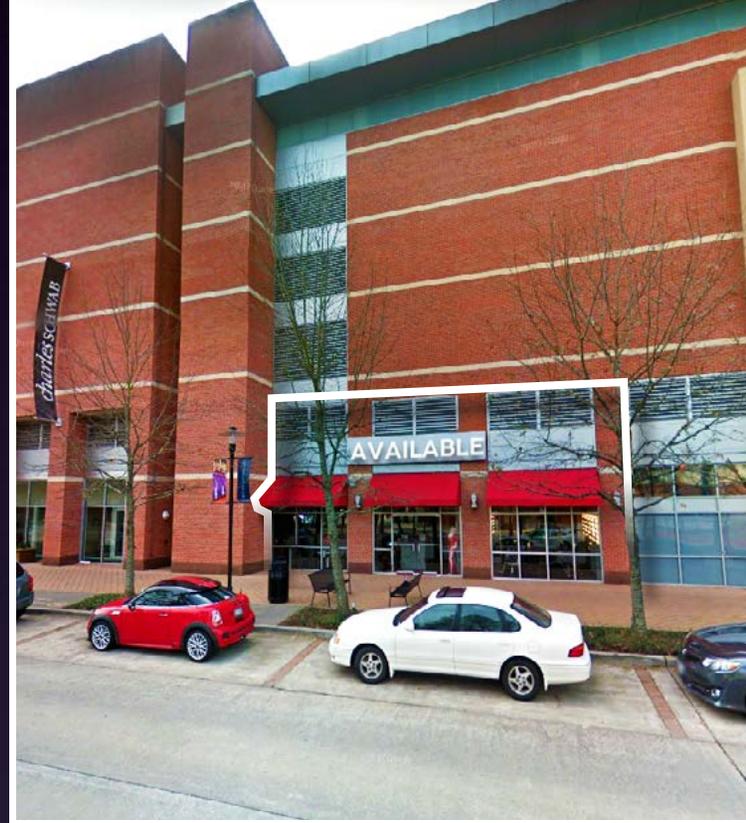
24 WATERWAY

2,612 SF GROUND FLOOR RETAIL

THE WOODLANDS, TX



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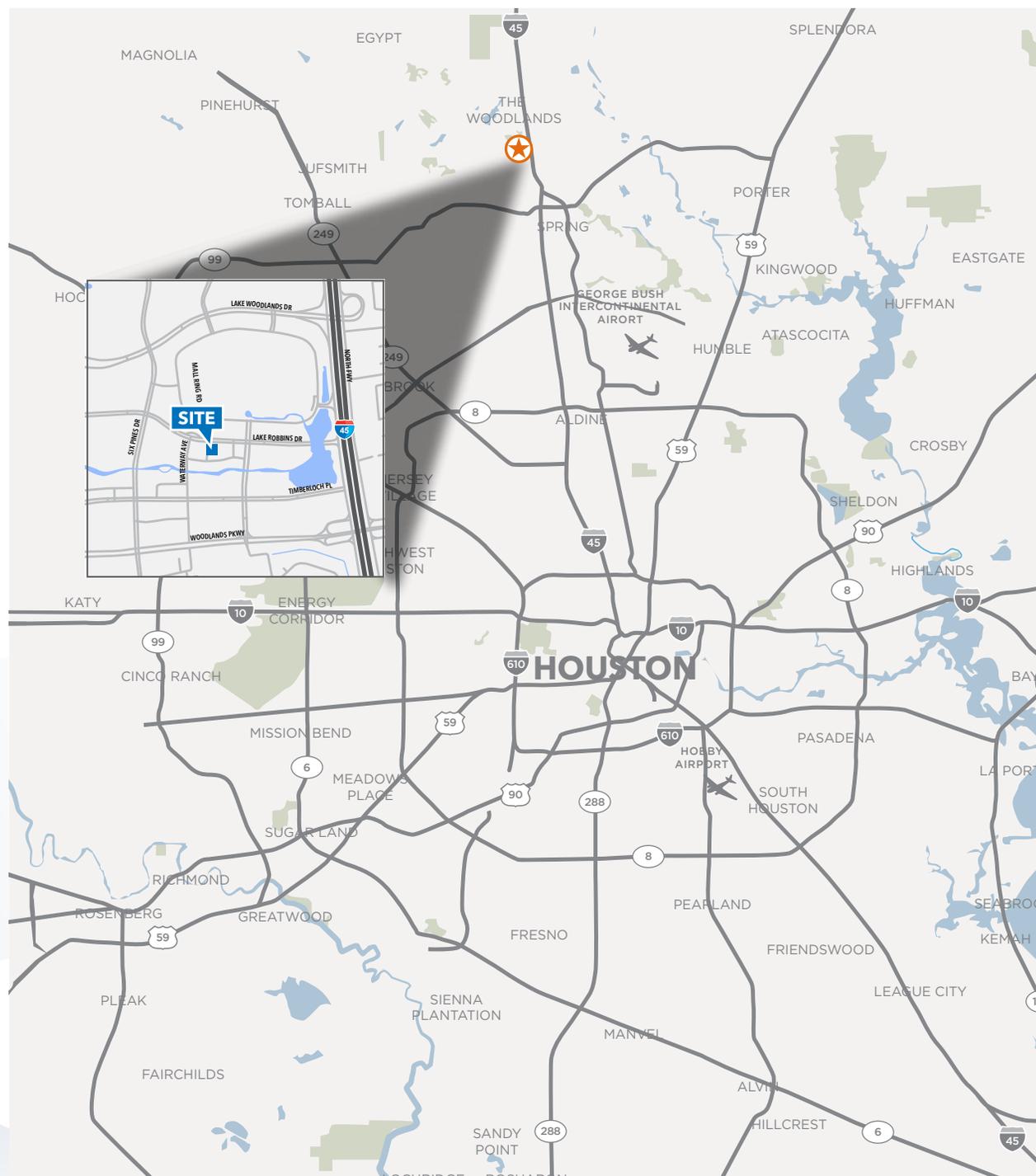
 **TRANSWESTERN**
RETAIL

PROPERTY INFORMATION

- Surrounded by over 11.4 million SF of office & 55,000 employees
- Proximity to 2 million SF of retail, restaurants and entertainment
- 715 upscale hotel rooms and over 700 class A residential units and within walking distance
- Area tenants include: Cinemark, Hubbell & Hudson, Morton's Grille, Cyclone Anaya's, Churrascos, Flemings, Mahoney's (coming soon), Bar Louie and Spenga (coming soon)

AVAILABLE

- 2,612 SF retail fronting Lake Robbins



POPULATION

1 Mile	3 Miles	5 Miles
4,638	61,054	151,078



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
25,797	113,811	175,305



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$119,725	\$103,519	\$111,695



TRAFFIC COUNTS

Waterway South of Lake Robbins	3,544 CPD
Lake Robbins West of Waterway	9,439 CPD
Lake Robbins East of Waterway	10,394 CPD

Hughes Landing

- 66 acre mixed-use development on Lake Woodlands with 175,000 SF of retail and restaurants, five Class A office buildings, Embassy Suites by Hilton and One Lakes Edge luxury apartments

Pinecroft Center I & II

- 520,000 square feet of power center shopping
- Anchored by Ross, World Market, Bed Bath & Beyond, Best Buy, Toys 'R Us, Academy, Marshall's, Target

Residential

- 41,849 homes in The Woodlands
- 66,240 homes in a 7-mile radius
- 5,002 future homes to be developed in a 7-mile radius

Hospitality

- Three hotels with 851 guestrooms
- 2 AAA Four Diamond rated hotels located in Waterway Square
- 70,000 square feet convention center

30 miles to CBD
14 miles to George Bush Intercontinental Airport
5 miles to Exxon campus

Market Street

- 560,000 square feet of lifestyle center shopping
- Features high end, luxury shopping including Michael Kors, Tiffany & Co., Lululemon, Kendra Scott and Brooks Brothers

Cynthia Woods Mitchell Pavilion

- 16,000 seat outdoor amphitheater
- Rated among top outdoor amphitheaters nationally
- Attracts 488,000 visitors annually
- Ranked as the second most successful amphitheater in the world, according to Pollstar

Woodlands Mall

- 1.3 million square feet with over 200 retailers
- Anchored by Nordstrom, Macy's, Dillards & JC Penny
- Two movie theaters totaling 22 screens

Waterway Square Office

- 3.4 million square feet
- Major employers: Anadarko, McKessen, Newfield Exploration

SITE



xfinity
Ferrari
 Texas Children's Hospital
 DVM
 BURGERFI

Bar Louie
 YUCATAN
 TACO STAND

crush
 GRIMALDI'S
 GRILL & BAKERY
 Cyclone Anaya's
 MEXICAN RESTAURANT

Chutrascos
 the gooses
 ACRE
 RESTAURANT & SALON SPA

Refuge
 THE BOUTIQUE

CURRENT
 STARBUCKS
 COFFEE

KONA GRILL
 kitchen • sushi • cocktails

Nestle
 TOLL HOUSE
 CHOCOLATE
 LIGHT Rx
 FACE & BODY
 Baker St.
 Pub & Grill

Vander Pops
 THE SWEETS
 SPENGA
 MAHONEY'S
 charles
 SCHWAB
 HUBBELL
 & HUDSON

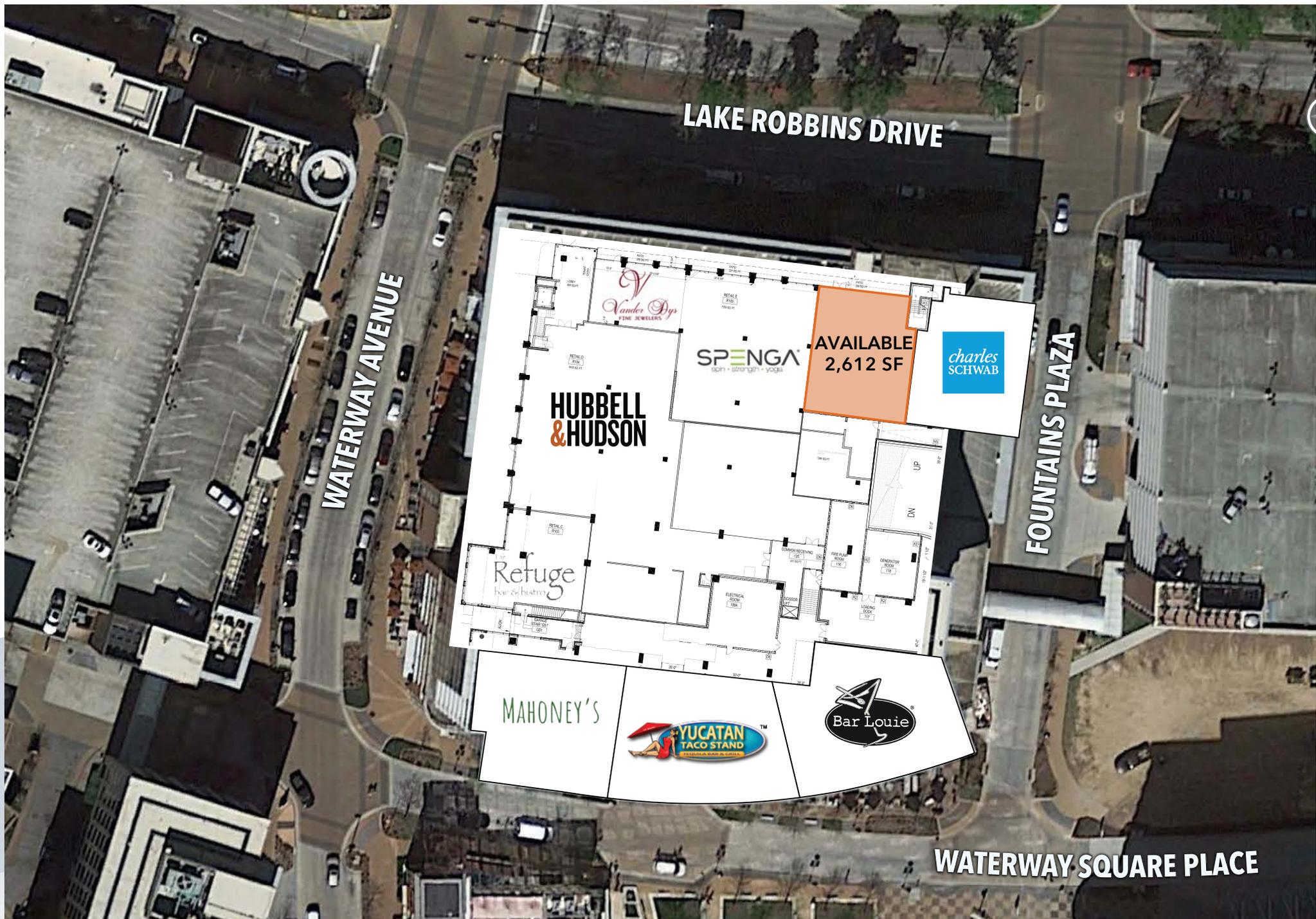
MORTON'S
 GRILLE
 WHICH
 WICHE
 RESTAURANT & BAR
 WOODFOREST
 NATIONAL BANK
 MEMBER FDIC

Fleming's
 PRIME STEAKHOUSE & WINE BAR

BRIO
 Italian grille

The Cheesecake Factory
 PF CHANG'S
 CHINA BISTRO

CINEMARK



LAKE ROBBINS DRIVE

WATERWAY AVENUE

FOUNTAINS PLAZA

WATERWAY SQUARE PLACE

AVAILABLE
2,612 SF



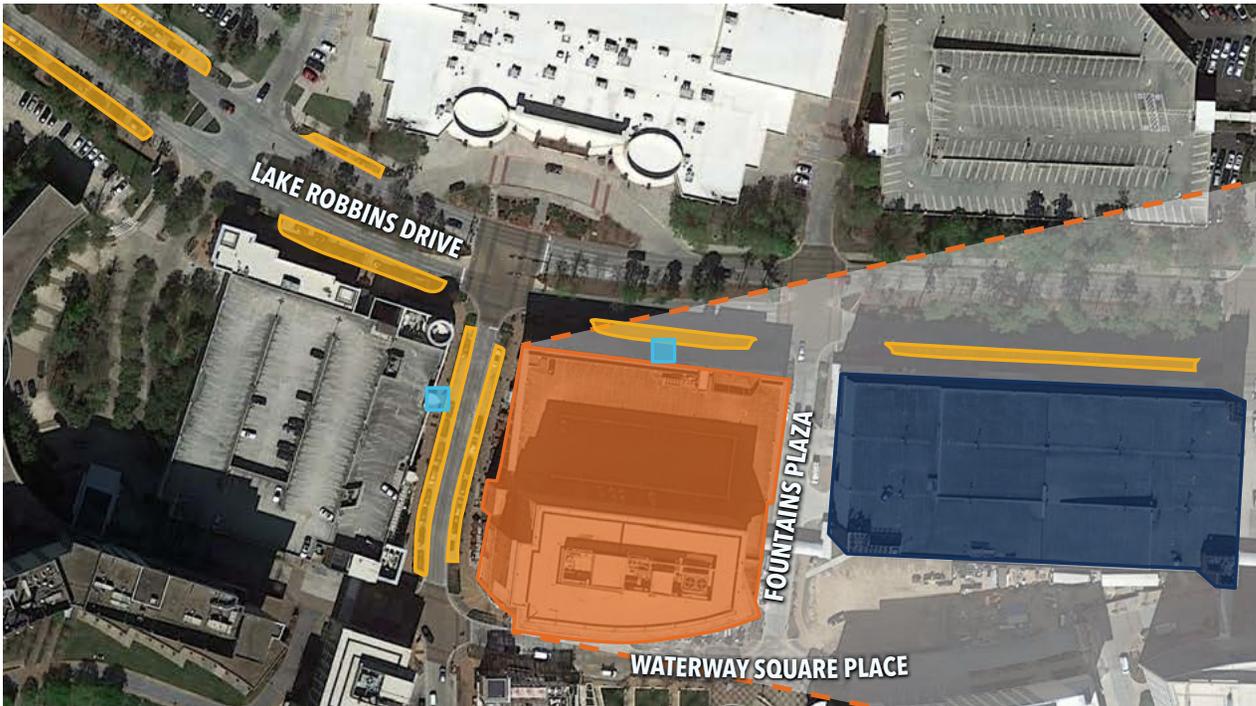
HUBBELL
& HUDSON

SPENGA
earn • strength • yours

Refuge
bar & bistro

MAHONEY'S

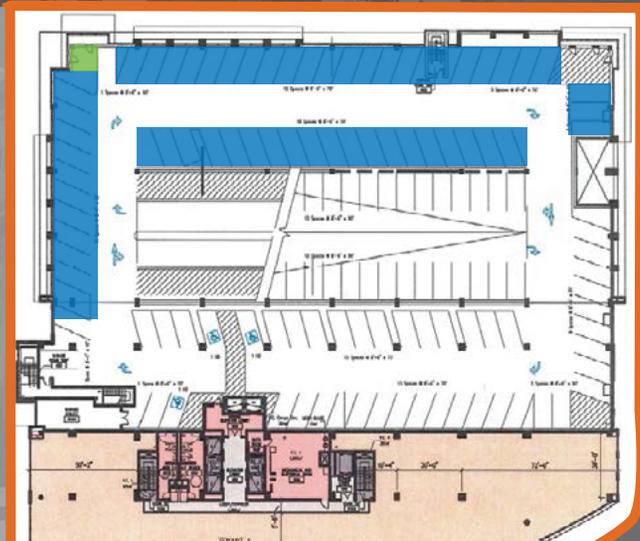




RETAIL DESIGNATED SPACES
[NON-EXCLUSIVE]

ELEVATOR FOR 1ST FLOOR
VESTIBULE

The garage fully opens for retail use after 5:00pm on weekdays



24 WATERWAY PARKING GARAGE

- Located in the 24 Waterway building
- Provides 54 spaces for the exclusive use of Hubbell & Hudson Bistro and tenants backfilling the vacant space
- Provides elevator access to the first floor
- After 5:00 PM the garage clears out and is open parking in the evening
- Parking validation for retail patrons

STREET PARKING

- Limited, free parking is available along Lake Robbins Drive and Waterway Avenue

24 WATERWAY VALET

- Building ownership will provide valet services for patrons

WATERWAY SQUARE GARAGE

- Ownership has rights to parking spaces
- Parking validation for retail patrons
- Employees may utilize
- Open to the general public for a fee (prices vary)

SURFACE LOT PARKING

- Self parking spaces available for retail patrons



WATERWAY COURT

WATERWAY AVENUE

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the

buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date