

PINE MARKET

MONTGOMERY, TX



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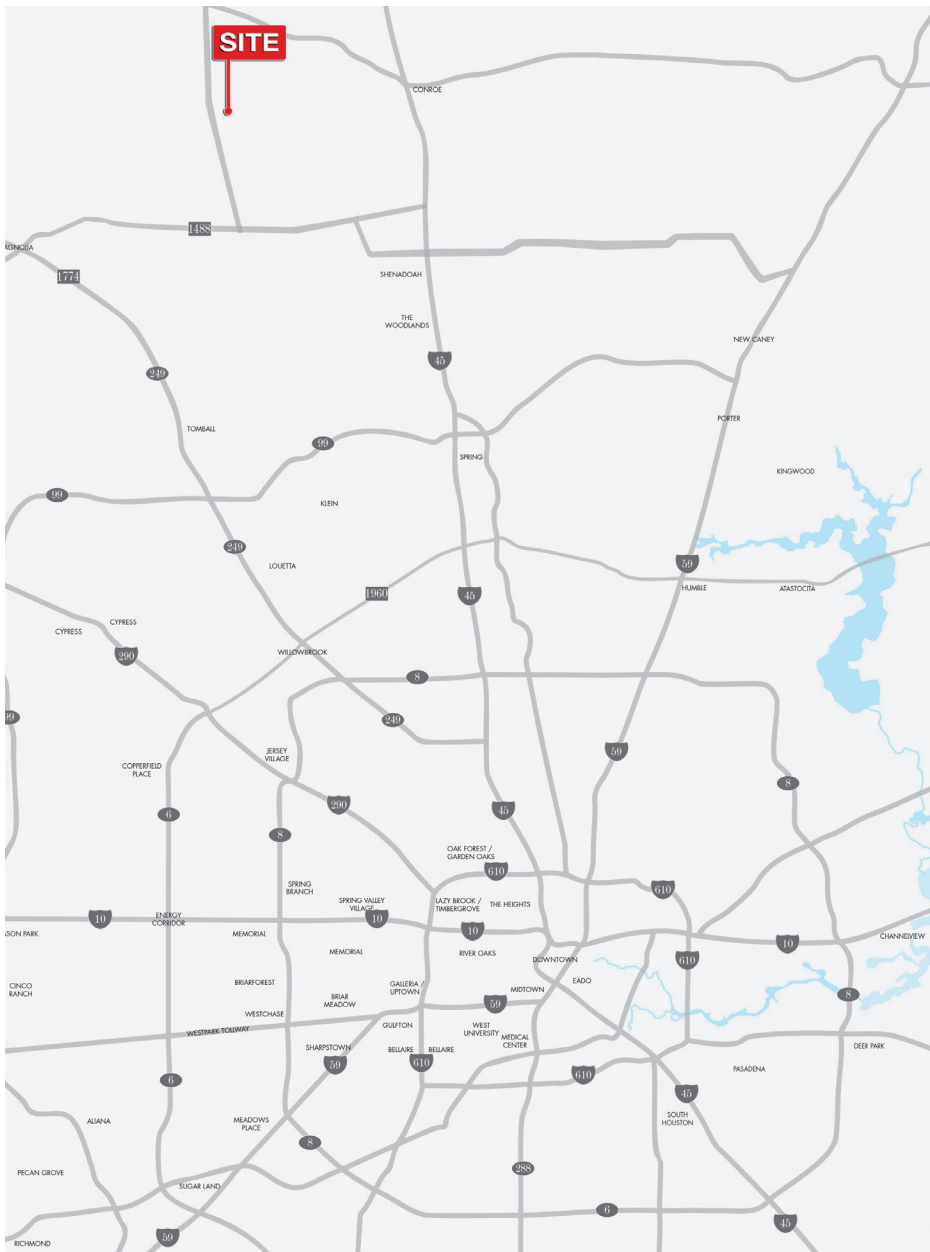
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ABOUT



PROJECT SCOPE

Pine Market is a mixed-use lifestyle destination in the heart of Woodforest, a top-selling master-planned community in Montgomery, TX. Surrounded by strong demographics and steady residential growth, the project offers approx. 110,515 SF of retail space across Buildings 1, 2, 3, 4, 5, 8, and 10—now leasing as part of Phases 3 and 4. This is a rare opportunity to join a thriving, amenity-rich environment designed for retail, dining, and service-oriented concepts.

DETAILS

- Multiple Spaces/Sizes Available (see site plan)
- Call Broker for Pricing

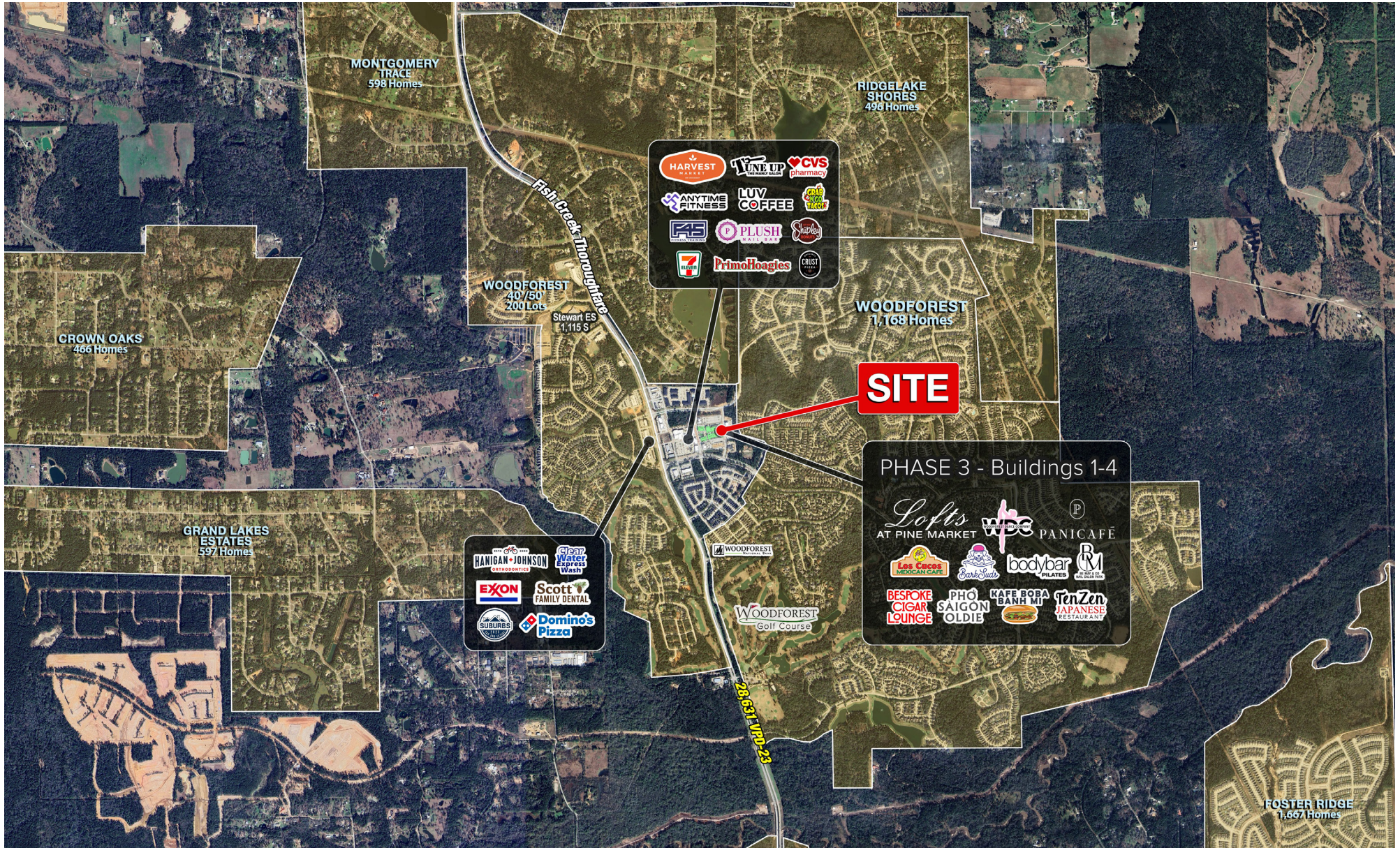
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	4,951	20,146	60,405
Avg. HH Income	\$194,717	\$195,193	\$166,419
Total Housing Units	1,705	6,913	21,688
Daytime Population	4,043	14,490	52,722
Medium Home Value	\$513,529	\$476,071	\$443,878

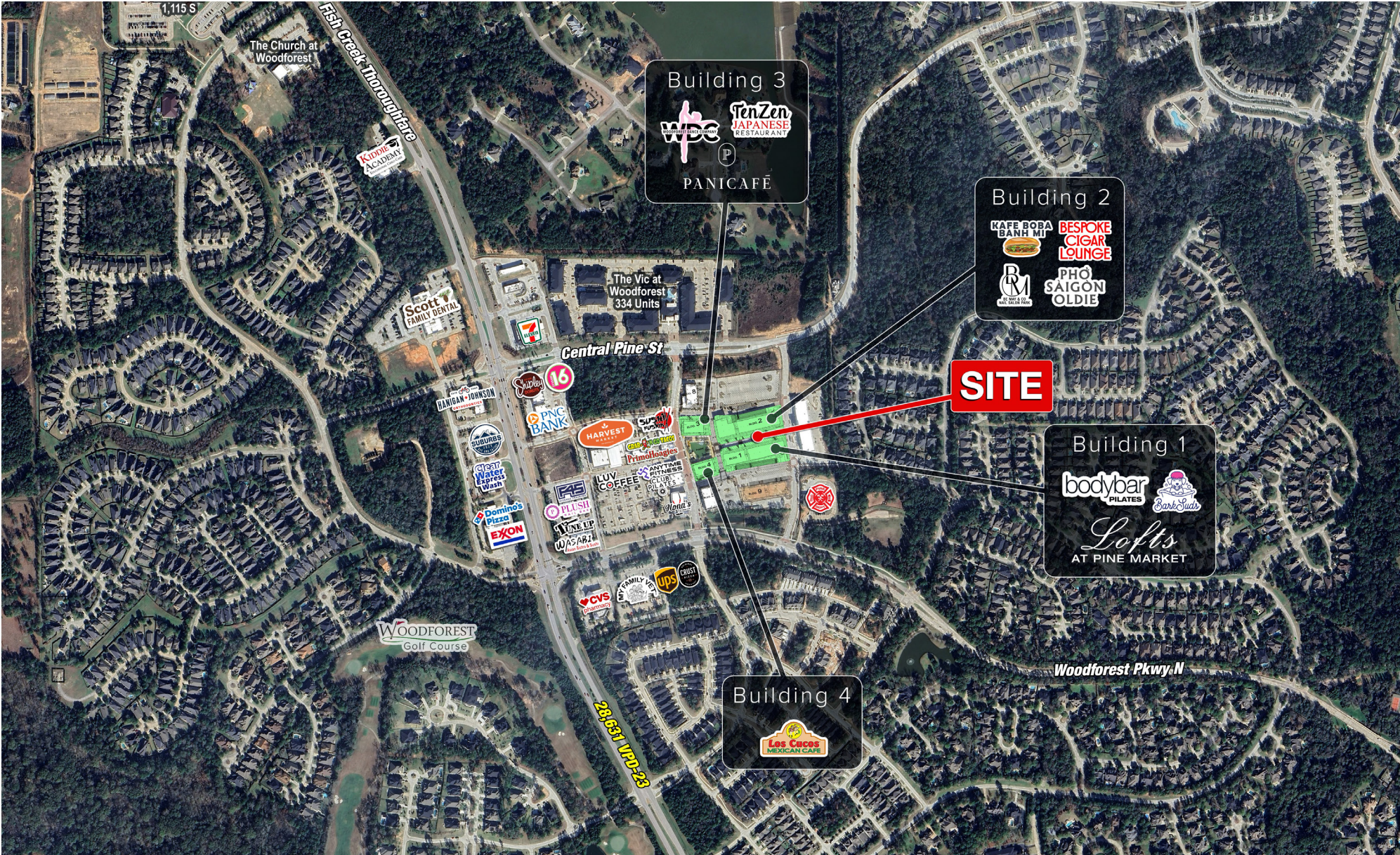
AREA RETAILERS



MARKET AERIAL



ZOOM AERIAL



SITE PLAN

BUILDING 1		
100-500	AVAILABLE	9,365 SF
550	MANAGEMENT	1,494 SF
600	CMG FINANCIAL	2,304 SF
700	AVAILABLE	1,848 SF
800	WF WELLNESS SPA	1,781 SF
900	AVAILABLE	3,218 SF
1000	BARK SUDS	1,408 SF
1100	BODYBAR PILATES	2,412 SF

BUILDING 2		
100	AVAILABLE	2,625 SF
200	AVAILABLE	1,696 SF
300	BE MAY & CO NAIL SALON	7,621 SF
300B	KAFE BOBA	2,044 SF
300C	PHO SAIGON OLDIE	2,697 SF
900	AVAILABLE	4,103 SF
1000	AVAILABLE	2,389 SF
1100	AVAILABLE	1,371 SF
1150	F45	3,006 SF

BUILDING 3		
100	WF DANCE COMPANY	2,800 SF
200	PANICAFE	1,400 SF
300	TENZEN STEAKHOUSE	4,200 SF

BUILDING 4		
100	MORELIA PALETAS	1,500 SF
200	LOS CUCOS	6,900 SF

BUILDING 5		
100	THE AIRWAY DENTISTS	2,586 SF
200	AVAILABLE	6,519 SF

BUILDING 8		
100	STEAKHOUSE RESTAURANT	6,353 SF
300	BLAST SWIM ACADEMY	2,000 SF

BUILDING 10		
100	AVAILABLE	21,505 SF



SITE PLAN



BUILDING 1

SITE PLAN



BUILDING 2

SITE PLAN



BUILDING 5

SITE PLAN



BUILDING 10

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



CONSUMER PROFILE - ESRI

MEET THE SAVVY SUBURBANITES...



ESRI's **Savvy Suburbanites (1D)** are the dominant tapestry segment for Pine Market.

- 100% of households within 1 mile
- 91.7% of households within 3 miles
- 38.8% of households within 5 miles



KEY CHARACTERISTICS:



Residents prefer late model, family-oriented vehicles - SUVs, minivans, and station wagons.



Informed shoppers that do their research prior to purchasing and focus on quality.



Financially active, using a number of resources for informed investing. Many carry second mortgages and home equity credit lines.



Foodies - they like to cook and prefer natural or organic products.



Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.

SHOP^{CO.}

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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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