

# Demographic Detail Report

## Woodwinds Shopping Center

309-367 Sawdust Rd, The Woodlands, TX 77380

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **37,807 SF**  
 Year Built: **1984**

Total Available: **7,128 SF**  
 % Leased: **81.15%**  
 Rent/SF/Yr: **\$15.83**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	15,238	71,748	192,685
2017 Estimate	13,221	62,450	168,783
2010 Census	11,120	51,277	134,431
Growth 2017 - 2022	15.26%	14.89%	14.16%
Growth 2010 - 2017	18.89%	21.79%	25.55%
<b>2017 Population by Age</b>			
	<b>13,221</b>	<b>62,450</b>	<b>168,783</b>
Age 0 - 4	1,074 8.12%	4,372 7.00%	11,942 7.08%
Age 5 - 9	1,044 7.90%	4,454 7.13%	12,666 7.50%
Age 10 - 14	930 7.03%	4,327 6.93%	12,529 7.42%
Age 15 - 19	805 6.09%	3,942 6.31%	11,341 6.72%
Age 20 - 24	862 6.52%	3,726 5.97%	10,183 6.03%
Age 25 - 29	1,142 8.64%	4,224 6.76%	10,651 6.31%
Age 30 - 34	1,324 10.01%	4,824 7.72%	12,038 7.13%
Age 35 - 39	1,180 8.93%	4,779 7.65%	12,582 7.45%
Age 40 - 44	981 7.42%	4,554 7.29%	12,546 7.43%
Age 45 - 49	826 6.25%	4,236 6.78%	11,772 6.97%
Age 50 - 54	745 5.63%	4,144 6.64%	11,363 6.73%
Age 55 - 59	674 5.10%	4,033 6.46%	10,920 6.47%
Age 60 - 64	546 4.13%	3,474 5.56%	9,284 5.50%
Age 65 - 69	434 3.28%	2,825 4.52%	7,318 4.34%
Age 70 - 74	299 2.26%	1,976 3.16%	4,982 2.95%
Age 75 - 79	174 1.32%	1,193 1.91%	3,013 1.79%
Age 80 - 84	96 0.73%	701 1.12%	1,816 1.08%
Age 85+	85 0.64%	665 1.06%	1,836 1.09%
Age 65+	1,088 8.23%	7,360 11.79%	18,965 11.24%
<b>Median Age</b>	<b>32.80</b>	<b>36.40</b>	<b>36.20</b>
<b>Average Age</b>	<b>33.40</b>	<b>36.50</b>	<b>36.10</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	<b>13,221</b>		<b>62,450</b>		<b>168,783</b>	
White	10,738	81.22%	52,960	84.80%	141,182	83.65%
Black	1,265	9.57%	4,831	7.74%	13,893	8.23%
Am. Indian & Alaskan	136	1.03%	449	0.72%	1,148	0.68%
Asian	739	5.59%	2,754	4.41%	8,634	5.12%
Hawaiian & Pacific Island	47	0.36%	109	0.17%	301	0.18%
Other	296	2.24%	1,348	2.16%	3,624	2.15%
<b>Population by Hispanic Origin</b>	<b>13,221</b>		<b>62,450</b>		<b>168,783</b>	
Non-Hispanic Origin	8,712	65.90%	48,355	77.43%	132,024	78.22%
Hispanic Origin	4,509	34.10%	14,095	22.57%	36,759	21.78%
<b>2017 Median Age, Male</b>	<b>32.50</b>		<b>35.60</b>		<b>35.20</b>	
<b>2017 Average Age, Male</b>	<b>32.80</b>		<b>35.70</b>		<b>35.10</b>	
<b>2017 Median Age, Female</b>	<b>33.20</b>		<b>37.30</b>		<b>37.20</b>	
<b>2017 Average Age, Female</b>	<b>33.90</b>		<b>37.30</b>		<b>37.00</b>	
<b>2017 Population by Occupation Classification</b>	<b>10,011</b>		<b>48,502</b>		<b>129,371</b>	
Civilian Employed	7,078	70.70%	33,687	69.45%	88,546	68.44%
Civilian Unemployed	276	2.76%	1,161	2.39%	2,805	2.17%
Civilian Non-Labor Force	2,657	26.54%	13,654	28.15%	38,009	29.38%
Armed Forces	0	0.00%	0	0.00%	11	0.01%
<b>Households by Marital Status</b>						
Married	2,005		12,457		36,372	
Married No Children	1,044		6,838		18,397	
Married w/Children	961		5,619		17,976	
<b>2017 Population by Education</b>	<b>10,020</b>		<b>44,977</b>		<b>117,353</b>	
Some High School, No Diploma	1,655	16.52%	3,476	7.73%	7,857	6.70%
High School Grad (Incl Equivalency)	1,326	13.23%	7,985	17.75%	21,004	17.90%
Some College, No Degree	2,940	29.34%	14,455	32.14%	36,830	31.38%
Associate Degree	1,514	15.11%	3,348	7.44%	7,231	6.16%
Bachelor Degree	1,539	15.36%	9,948	22.12%	29,296	24.96%
Advanced Degree	1,046	10.44%	5,765	12.82%	15,135	12.90%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>12,466</b>		<b>62,769</b>		<b>166,511</b>	
Real Estate & Finance	331	2.66%	2,094	3.34%	5,726	3.44%
Professional & Management	3,113	24.97%	19,059	30.36%	50,005	30.03%
Public Administration	159	1.28%	1,025	1.63%	2,596	1.56%
Education & Health	1,078	8.65%	6,190	9.86%	17,225	10.34%
Services	1,861	14.93%	5,230	8.33%	12,568	7.55%
Information	103	0.83%	391	0.62%	1,154	0.69%
Sales	1,770	14.20%	8,785	14.00%	24,173	14.52%
Transportation	133	1.07%	675	1.08%	1,778	1.07%
Retail	999	8.01%	3,939	6.28%	9,749	5.85%
Wholesale	222	1.78%	1,412	2.25%	4,428	2.66%
Manufacturing	552	4.43%	3,146	5.01%	8,995	5.40%
Production	679	5.45%	2,880	4.59%	7,416	4.45%
Construction	370	2.97%	2,004	3.19%	4,991	3.00%
Utilities	542	4.35%	2,563	4.08%	6,801	4.08%
Agriculture & Mining	194	1.56%	1,751	2.79%	5,018	3.01%
Farming, Fishing, Forestry	0	0.00%	31	0.05%	31	0.02%
Other Services	360	2.89%	1,594	2.54%	3,857	2.32%
<b>2017 Worker Travel Time to Job</b>	<b>6,789</b>		<b>32,154</b>		<b>84,689</b>	
<30 Minutes	4,647	68.45%	18,342	57.04%	42,920	50.68%
30-60 Minutes	1,730	25.48%	10,650	33.12%	30,772	36.34%
60+ Minutes	412	6.07%	3,162	9.83%	10,997	12.99%
<b>2010 Households by HH Size</b>	<b>4,536</b>		<b>19,893</b>		<b>49,233</b>	
1-Person Households	1,390	30.64%	5,136	25.82%	10,672	21.68%
2-Person Households	1,416	31.22%	6,422	32.28%	15,660	31.81%
3-Person Households	768	16.93%	3,420	17.19%	8,863	18.00%
4-Person Households	545	12.01%	2,828	14.22%	8,080	16.41%
5-Person Households	243	5.36%	1,323	6.65%	3,823	7.77%
6-Person Households	111	2.45%	501	2.52%	1,418	2.88%
7 or more Person Households	63	1.39%	263	1.32%	717	1.46%
<b>2017 Average Household Size</b>	<b>2.50</b>		<b>2.50</b>		<b>2.70</b>	
<b>Households</b>						
2022 Projection	6,193		28,317		70,997	
2017 Estimate	5,375		24,582		62,070	
2010 Census	4,537		19,893		49,234	
Growth 2017 - 2022	15.22%		15.19%		14.38%	
Growth 2010 - 2017	18.47%		23.57%		26.07%	

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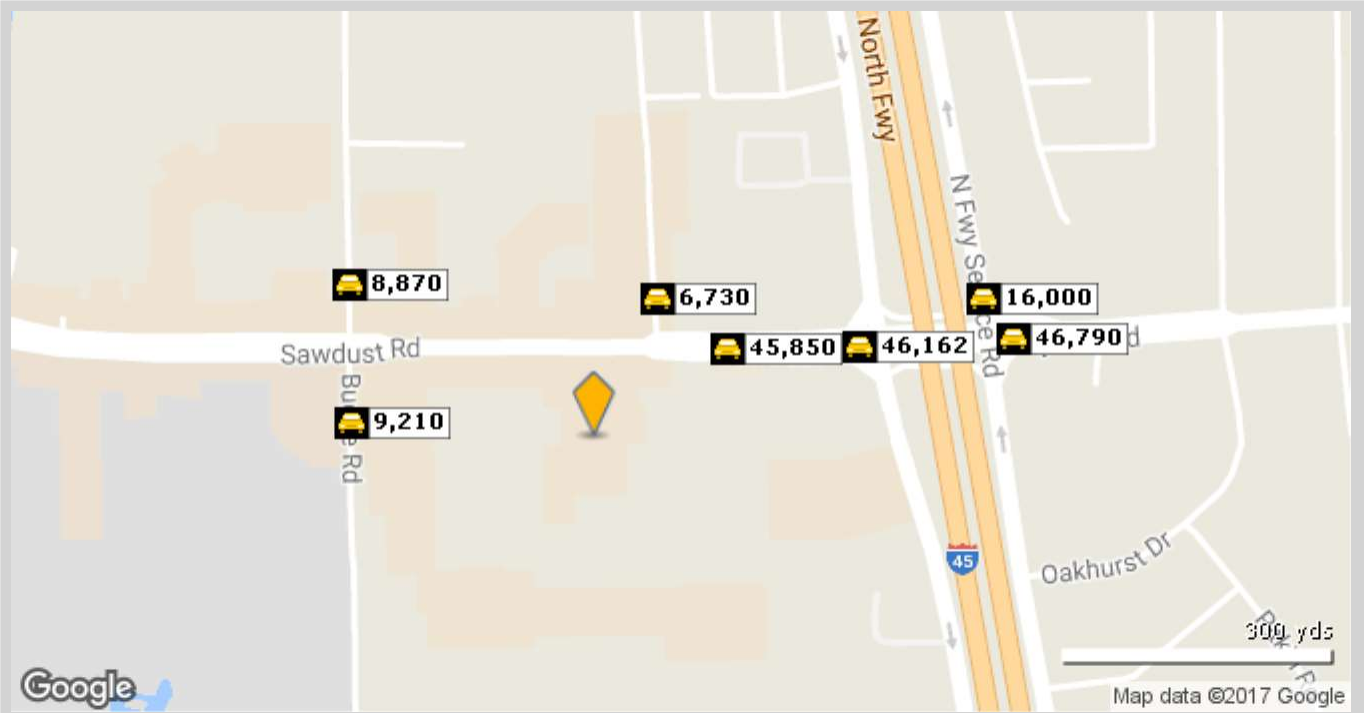
Radius	1 Mile	3 Mile	5 Mile
<b>2017 Households by HH Income</b>	<b>5,373</b>	<b>24,582</b>	<b>62,068</b>
<\$25,000	809 15.06%	2,710 11.02%	5,861 9.44%
\$25,000 - \$50,000	1,656 30.82%	4,542 18.48%	9,389 15.13%
\$50,000 - \$75,000	951 17.70%	4,779 19.44%	11,009 17.74%
\$75,000 - \$100,000	659 12.27%	3,294 13.40%	8,888 14.32%
\$100,000 - \$125,000	425 7.91%	3,104 12.63%	8,395 13.53%
\$125,000 - \$150,000	202 3.76%	1,722 7.01%	4,657 7.50%
\$150,000 - \$200,000	295 5.49%	1,784 7.26%	5,343 8.61%
\$200,000+	376 7.00%	2,647 10.77%	8,526 13.74%
<b>2017 Avg Household Income</b>	<b>\$80,555</b>	<b>\$102,164</b>	<b>\$113,672</b>
<b>2017 Med Household Income</b>	<b>\$54,301</b>	<b>\$76,973</b>	<b>\$88,430</b>
<b>2017 Occupied Housing</b>	<b>5,375</b>	<b>24,581</b>	<b>62,070</b>
Owner Occupied	1,637 30.46%	14,782 60.14%	45,758 73.72%
Renter Occupied	3,738 69.54%	9,799 39.86%	16,312 26.28%
<b>2010 Housing Units</b>	<b>5,615</b>	<b>25,343</b>	<b>62,029</b>
1 Unit	1,896 33.77%	17,183 67.80%	51,023 82.26%
2 - 4 Units	295 5.25%	473 1.87%	869 1.40%
5 - 19 Units	2,123 37.81%	3,922 15.48%	4,974 8.02%
20+ Units	1,301 23.17%	3,765 14.86%	5,163 8.32%
<b>2017 Housing Value</b>	<b>1,637</b>	<b>14,782</b>	<b>45,757</b>
<\$100,000	66 4.03%	1,046 7.08%	3,386 7.40%
\$100,000 - \$200,000	657 40.13%	7,485 50.64%	20,066 43.85%
\$200,000 - \$300,000	379 23.15%	2,698 18.25%	10,545 23.05%
\$300,000 - \$400,000	36 2.20%	1,118 7.56%	4,646 10.15%
\$400,000 - \$500,000	25 1.53%	542 3.67%	2,182 4.77%
\$500,000 - \$1,000,000	397 24.25%	1,433 9.69%	4,094 8.95%
\$1,000,000+	77 4.70%	460 3.11%	838 1.83%
<b>2017 Median Home Value</b>	<b>\$225,198</b>	<b>\$184,769</b>	<b>\$197,141</b>
<b>2017 Housing Units by Yr Built</b>	<b>5,724</b>	<b>25,948</b>	<b>64,250</b>
Built 2010+	617 10.78%	4,405 16.98%	11,942 18.59%
Built 2000 - 2010	1,234 21.56%	6,710 25.86%	20,917 32.56%
Built 1990 - 1999	1,415 24.72%	4,622 17.81%	9,511 14.80%
Built 1980 - 1989	1,119 19.55%	3,870 14.91%	10,336 16.09%
Built 1970 - 1979	1,184 20.68%	5,374 20.71%	9,718 15.13%
Built 1960 - 1969	144 2.52%	794 3.06%	1,295 2.02%
Built 1950 - 1959	4 0.07%	86 0.33%	245 0.38%
Built <1949	7 0.12%	87 0.34%	286 0.45%
<b>2017 Median Year Built</b>	<b>1992</b>	<b>1995</b>	<b>1999</b>

# Traffic Count Report

## Woodwinds Shopping Center

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Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **37,807 SF**  
 Year Built: **1984**  
 Total Available: **7,128 SF**  
 % Leased: **81.15%**  
 Rent/SF/Yr: **\$15.83**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Borough Park Dr	Sawdust Rd	0.03 S	2016	6,730	MPSI	.10
2	Sawdust Rd	Borough Park Dr	0.04 W	2016	45,850	MPSI	.11
3	Budde Rd	Sawdust Rd	0.05 N	2016	9,210	MPSI	.16
4	Sawdust Rd	Frontage Rd	0.01 E	2010	45,483	MPSI	.18
5	Sawdust Rd	I- 45	0.01 E	2016	46,162	MPSI	.18
6	Budde Rd	Sawdust Rd	0.04 S	2016	8,870	MPSI	.19
7	Frontage Rd	Rayford Rd	0.03 S	2010	22,160	MPSI	.27
8	I- 45	Rayford Rd	0.03 S	2014	15,203	MPSI	.27
9	I - 45 Frontage Rd		0.00	2016	16,000	MPSI	.27
10	Rayford Rd	I- 45	0.02 W	2016	46,790	MPSI	.28