

**3705 COLLEGE PARK DR.**  
THE WOODLANDS, TX 77384



**FOR LEASE | OFFICE / RETAIL**



# PROPERTY HIGHLIGHTS

PRIMARY USE  
**OFFICE / RETAIL**

AREA OF TOWN  
**NORTH / THE WOODLANDS**

PROPERTY SIZE  
**11,445 SF**

AVAILABLE SPACE  
**1,345 - 4,742 SF**

LEASE RATE  
**\$27.00/SF/YR; GROSS**

DATE AVAILABLE  
**IMMEDIATE**



## FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM  
OFFICE: 281.973.4562  
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

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## PROPERTY DESCRIPTION

- 11,445 SF one-story office building owned and occupied by Citizens Bank in The Woodlands
- Built in 2009
- Available lease space will have its own entry.
- Parking ratio: 5+/1,000 SF NRA; 60 Total surface parking spaces.
- Ideally located directly adjacent to The Woodlands College Park High School, boasting a student population of more than 3,300.
- Just across the street from Lone Star College Montgomery, with a student population of 15,363
- Within 1.5 miles from St. Luke's Medical Center, Texas Children's Hospital, and Houston Methodist The Woodlands Hospital.
- Various restaurants and retail in the immediate area
- Easy access to SH 242 and I-45



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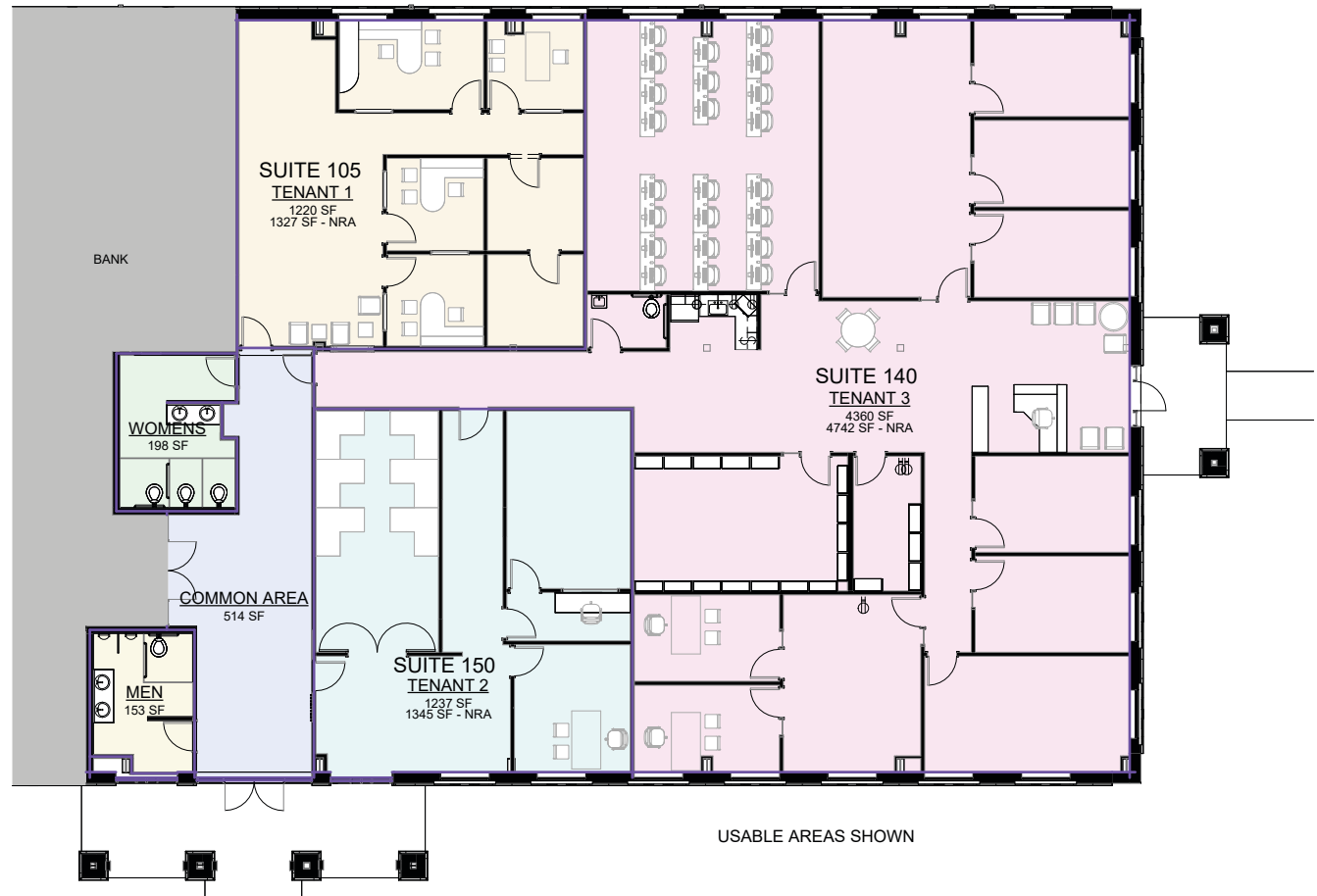
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# AVAILABLE SPACE

| SUITE | SF            | RATE                 |
|-------|---------------|----------------------|
| 105   | 1,327 SF NRA* | \$27.00/SF/YR; GROSS |
| 140   | 4,742 SF NRA* | \$27.00/SF/YR; GROSS |
| 150   | 1,345 SF NRA* | \$27.00/SF/YR; GROSS |

\*Suites may be combined for max contiguous of 7,414 SF NRA.



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# ABOUT THE WOODLANDS

Welcome to The Woodlands, TX – a vibrant, thriving community located just north of Houston, offering an exceptional environment for businesses to grow and thrive. With a population of over 120,000 and a steady upward trajectory, The Woodlands is a highly sought-after location for professionals, families, and entrepreneurs alike.

This master-planned community boasts a diverse demographic mix, including young professionals, established families, and retirees, making it an ideal place to reach a broad audience. The area's affluence is reflected in its high median household income and its appeal to a wide range of businesses, from retail to professional services.

The Woodlands offers a flourishing business scene with a mix of major corporations, local startups, and retail hubs. Its proximity to Houston's economic center, along with its reputation as a center for innovation, makes it a prime location for businesses looking to expand or establish a presence. The Woodlands' walkable Town Center features luxury retail outlets, top-tier restaurants, and a bustling entertainment district, making it a perfect environment for retailers and service-based businesses to attract high foot traffic.

With its top-rated schools, extensive parks and green spaces, world-class healthcare facilities, and a range of recreational opportunities, The Woodlands provides an unparalleled lifestyle that supports a healthy work-life balance. Plus, with easy access to major highways and the George Bush Intercontinental Airport, your business will be well-positioned for success.



## THE WOODLANDS FACTS

|            |                              |
|------------|------------------------------|
| LAND       | 43.9 square miles            |
| FOUNDED    | 1974                         |
| POPULATION | ~124,541                     |
| DENSITY    | 2,644 PEOPLE/<br>SQUARE MILE |

## PROXIMITY

|                                            |             |
|--------------------------------------------|-------------|
| HOUSTON CBD                                | ~37 MINUTES |
| CONROE                                     | ~18 MINUTES |
| GEORGE BUSH<br>INTERCONTINENTAL<br>AIRPORT | ~23 MINUTES |
| BELTWAY 8                                  | ~20 MINUTES |

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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 & A BROKER SHOULD BE IN WRITING & 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.

|                                     |             |                 |              |
|-------------------------------------|-------------|-----------------|--------------|
| Dapar, Inc. dba McAlpine Interests  | 313655      | adam@mi-cre.com | 281 973 4562 |
| Licensed Broker/Broker Firm Name or | License No. | Email           | Phone        |
| Primary Assumed Business Name       |             |                 |              |

|                           |             |                 |              |
|---------------------------|-------------|-----------------|--------------|
| Adam McAlpine             | 600646      | adam@mi-cre.com | 281 973 4562 |
| Designated Broker of Firm | License No. | Email           | Phone        |

|                                    |             |       |       |
|------------------------------------|-------------|-------|-------|
|                                    |             |       |       |
| Licensed Supervisor of Sales Agent | License No. | Email | Phone |

|                              |             |       |       |
|------------------------------|-------------|-------|-------|
|                              |             |       |       |
| Sales Agent/Associate's Name | License No. | Email | Phone |

|                                       |      |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

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