

The Woodlands®

— A Howard Hughes Community —

The Woodlands 2023 Backgrounder

The Woodlands Master Planned Community

Opened in 1974, The Woodlands® is a 28,500-acre, forested master planned community developed by Howard Hughes Holdings Inc. where residents and companies alike can live, work, play and discover. Located 27 miles north of downtown Houston, Texas on I-45, the award-winning master planned community balances timeless natural settings with modern living and ranks first, second and third, respectively, as the best place in America to buy a home, raise a family and live, reinforced by safe neighborhoods and some of the best public schools in the nation.

50 years ago, what started as an idea of the entrepreneur and philanthropist, George Mitchell, has transcended into nine villages, a thriving commercial and retail district and residential offerings for every lifestyle and stage of life – all nestled within a dense green canopy of 151 parks and more than 220 miles of hiking and bike trails. As of 2023, The Woodlands has a population of 120,000 with an ultimate projected population of 134,500.

As Texas continues to be one of the most desired locations in the world to relocate companies, expand operations and grow a career, The Woodlands leverages knowledge from these 50 years of growth to build corporate centers offering tenants and employees premier, highly-amentized office environments focused on sustainability and wellness with an unprecedented 28% of its acreage dedicated to green space.

Since its inception, more than 2,460 businesses and corporations have found a home in The Woodlands, among them Howard Hughes, Huntsman Corporation, Oxy, Chevron Phillips Chemical Company, McKesson, and Waste Connections US, Inc. With more than 36 million square feet of commercial, retail, industrial, and institutional development, The Woodlands is home to nearly 67,000 employees.

Originally a project of Houston-based Mitchell Energy & Development Corp., owned by The Woodlands' founder, the late George P. Mitchell, The Woodlands was acquired by Crescent Real Estate Equities and Morgan Stanley Real Estate Fund II in 1997.

In 2003, The Rouse Company acquired Crescent's interest in The Woodlands, and in 2004, Rouse's interest was acquired by General Growth Properties, Inc. In January 2011, General Growth Properties' share in The Woodlands was acquired by Howard Hughes, and in July 2011, Howard Hughes acquired Morgan Stanley Real Estate's interest in The Woodlands.

Howard Hughes owns, manages, and develops commercial, residential, and mixed-use real estate throughout the U.S. Its award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: the Seaport in New York City; Downtown Columbia®, Maryland; The Woodlands®, Bridgeland® and The Woodlands Hills® in the Greater Houston, Texas area; Summerlin®, Las Vegas; Ward Village® in Honolulu, Hawai'i; and Teravalis™ in the Greater Phoenix, Arizona area. Howard Hughes' portfolio is strategically positioned to meet and accelerate development based on market demand, resulting in

one of the strongest real estate platforms in the country. Dedicated to innovative placemaking, the company is recognized for its ongoing commitment to design excellence and to the cultural life of its communities. Howard Hughes Holdings Inc. is traded on the New York Stock Exchange as HHH.

Working, Shopping, Dining & Entertainment

Business and industry flourish in separate commercial districts forming a 5,000-acre crescent along I-45, near the Grand Parkway and Hardy Toll Road. The Woodlands is a 20-minute drive to George Bush Intercontinental Airport Houston from the Town Center. Bush Intercontinental Airport is a major international hub.

The 1,000-acre Town Center is the destination for shopping, dining, and entertainment, with attractions including Market Street, a 34-acre, outdoor shopping and special event destination, The Woodlands Mall, a regional shopping center with indoor and outdoor venues, and The Woodlands Waterway, a landscaped water feature and transportation corridor which links urban residential living to shopping, business, dining and entertainment venues in Town Center.

Situated along 200-acre Lake Woodlands, Hughes Landing® is a 79-acre mixed-use development from Howard Hughes. The dynamic destination features seven Class A office buildings with future Class A office space planned. One Lakes Edge® and Two Lakes Edge, both developed by Howard Hughes, offer upscale multifamily residences with views of Lake Woodlands. An all-suite, 205-key Embassy Suites by Hilton is in Hughes Landing for business and leisure travelers. A selection of retailers including its anchor, Whole Foods® Market, and Restaurant Row are situated here. Hughes Landing also includes water sports, pieces of art and an entertainment venue, all in an urban walkable setting. This award-winning destination is recognized as one of the Houston region's best mixed-use developments.

Public institutions and private companies are also at work in the innovation district of The Woodlands including biomedical, pharmaceutical, energy and administrative companies.

Healthcare

The Woodlands is home to a renowned regional medical hub that includes five of the top medical providers, known in Houston as well as internationally. Offering quality healthcare, The Woodlands offers unmatched care at Memorial Herman The Woodlands Medical Center, Houston Methodist – The Woodlands Hospital, St. Luke's Health – The Woodlands and Lakeside Hospitals, Texas Children's Hospital The Woodlands and cancer care at MD Anderson The Woodlands along with specializations and clinical programs throughout the area.

Healthcare is the leading business sector in The Woodlands, one that, along with the second leading sector of education, has always supported employment and the overall success of the community.

Lifelong Learning and Worship

The Woodlands offers a lifetime of education, from early childhood education through primary school, secondary school, and higher education including bachelor's, master's and doctoral degree programs.

There are 23 public schools located in The Woodlands for students, grades K-12. The Woodlands is served by three public school districts: Conroe Independent School District, Tomball Independent School District and Magnolia Independent School District.

Private education is available at 11 acclaimed private schools in The Woodlands, including The John Cooper School, The Woodlands Christian Academy, School of Science and Technology, St. Anthony of

Padua Catholic School, Esprit International, and Cunae International. There are numerous preschools and daycare centers available for younger children.

Higher education expands the horizons of students at Lone Star College - Montgomery and Lone Star College – Creekside Center, part of the Lone Star College (LSC) System. Students can earn an associate degree in a variety of disciplines, improve and update workplace skills, and pursue continuing education opportunities. Degree plans from various universities are offered at the University Center at LSC-Montgomery, located on the campus of Lone Star College - Montgomery. The University Center is an innovative concept approved by the Texas Higher Education Coordinating Board that allows students to enroll at a partner university and complete a bachelor, master's, or doctorate degree without traveling to the university campus. Sam Houston State University – The Woodlands Center also offers upper level and graduate programs, located near the Lone Star campus.

Forty-one places of worship make their homes in The Woodlands.

Leisure and Recreation

Within The Woodlands, there are 220 miles of hike and bike paths, providing wooded trails between 151 parks, lakes, ponds, and seven championship golf courses. Neighborhood parks offer diverse recreation with swimming pools, spraygrounds, playgrounds, skateboard facilities, jogging and BMX tracks, dog parks, as well as basketball, tennis and pickleball courts. Lake Woodlands, a 200-acre lake flanked by two parks, offers kayaking, paddle boarding, sailing and catch-and-release fishing.

The Cynthia Woods Mitchell Pavilion outdoor amphitheater seats over 16,000 people for major touring shows from pop to opera. The Pavilion is also the “Summer Home” of The Houston Symphony. The venue is consistently ranked among the top Outdoor Amphitheaters in the World by *Pollstar* magazine, based on ticket sales.

Golfers can choose from seven championship golf courses, with 1,690 acres dedicated to 135 holes of golf.

The Woodlands offers numerous resorts, hotels and conference centers.

Throughout The Woodlands, an impressive collection of over 90 pieces of outdoor sculptures including 30 unique art benches and art bike racks add a cultural counterpoint to the wooded landscape.

[The Woodlands](#) is a development of [Howard Hughes](#).

Sources: Claritas, Howard Hughes Holdings Inc.