

*Howard Hughes*®

# **The Woodlands**®

## Backgrounder

### *The Woodlands Community*

Opened in 1974, The Woodlands® is a 28,000-acre, forested community where people live, work, play and learn as families and companies. Located 27 miles north of downtown Houston on I-45, it encompasses nine residential villages, commercial centers, a resort, a luxury hotel and convention center, additional upscale hotels, hospitals and health care facilities, and exceptional shopping, dining, entertainment and recreational amenities.

The Woodlands Waterway®, a 1.8-mile long water amenity, transportation corridor, and linear park, is a major destination that links the shopping, dining, residential, office, and entertainment venues in The Woodlands Town Center, the “downtown” of The Woodlands.

Throughout its 44-year history, The Woodlands has led the way among master-planned communities that practice environmental preservation. Of the 28,000 acres in The Woodlands, 7,665 acres are now devoted to green space in parks, golf courses and greenbelts. Nearly 8,000 acres (28%) will remain undeveloped green space at build-out.

The Woodlands is one of the best-selling master-planned communities in Texas and the nation. There are more than 33,830 single-family homes and more than 12,225 apartments, condominiums and townhomes in The Woodlands. The community has over 116,000 residents. More than 20 homebuilders are building new homes in The Woodlands. The community features a large selection of new homes and multifamily residences.

Over 2,100 businesses and corporations have found a home in The Woodlands, among them Anadarko Petroleum, Aon Hewitt, Chevron Phillips Chemical Company, Fox Networks Group, Huntsman Corporation, McKesson, Strike and Waste Connections, Inc. Nearly 35 million square feet of commercial, retail, industrial, and institutional development are here, providing jobs for approximately 67,000 people.

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 The Howard Hughes Corporation®, and in July 2011, The Howard Hughes Corporation acquired Morgan Stanley Real Estate’s interest in The Woodlands

The Howard Hughes Corporation 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 District in New York; Columbia, Maryland; The Woodlands®, The Woodlands Hills, and Bridgeland® in the Greater Houston, Texas area; Summerlin®, Las Vegas; and Ward Village® in Honolulu, Hawai'i. The Howard Hughes Corporation's 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. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC. For additional information about HHC, visit [www.howardhughes.com](http://www.howardhughes.com).

### *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 no-stoplight, 20-minute drive to George Bush Intercontinental Airport Houston from 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 The Woodlands Mall, a regional shopping center with indoor and outdoor venues, and Market Street, a 34-acre, Main-Street-styled shopping and special event destination. The Woodlands Waterway, a landscaped water feature and transportation corridor, links urban residential living to shopping, business, dining and entertainment venues in Town Center.

Situated along Lake Woodlands, Hughes Landing® is a mixed-use development from The Howard Hughes Corporation. The dynamic destination features a mixture of seven Class A Office Buildings included two new office buildings in Howard Hughes' newly acquired 12.92 acre campus of "Lake Front North in Hughes Landing" with future Class A space planned. One Lakes Edge, an upscale multifamily residence with a dog park and the future Two Lakes Edge®, both developed by Howard Hughes, offers multifamily residences with views of Lake Woodlands. An all-suite, 205-key Embassy Suites by Hilton is located in Hughes Landing for business and leisure travelers. A selection of retailers including its anchor, Whole Foods Market®, and Restaurant Row can be found here. Hughes Landing also features water sports, pieces of art and an entertainment venue. This dynamic destination is quickly becoming recognized as one of the Houston region's best mixed-use developments.

Public institutions and private companies are also at work in *The Research Forest*, including biomedical, pharmaceutical, energy and administrative companies.

Neighborhood village centers and other retail outlets provide conveniently located supermarkets, restaurants and service providers near residential neighborhoods in The Woodlands.

### *Healthcare*

Memorial Hermann The Woodlands Medical Center, a 351-bed acute care hospital, is located at I-45 and Medical Plaza Drive in The Woodlands. CHI St. Luke's Health - The Woodlands Hospital and CHI St. Luke's Health - Lakeside Hospital are faith-based, not-for-profit facilities with a total of 272 beds. The St. Luke's campus is located at the intersection of I-45 and College Park Drive (SH 242). Situated nearby is the new Texas Children's Hospital The Woodlands,

featuring 32 inpatient acute care beds; 28 critical care beds, and 14 PICU and 14 NICU beds. Located at I-45 and SH 242 is Houston Methodist The Woodlands Hospital, featuring 187 inpatient beds and 25 ICU beds. Emergency care centers, clinics and doctors' offices of nearly every specialty are located within The Woodlands.

Coming in 2019 – The University of Texas MD Anderson Cancer Center will open a three-story clinic in The Woodlands.

### *Lifelong Learning and Worship*

The Woodlands offers a lifetime of education, from preschool through primary, secondary, college, and graduate study.

The Woodlands is served by three public school districts. Students living in the Villages of Grogan's Mill, Panther Creek, Alden Bridge, Carlton Woods, Cochran's Crossing, most of Sterling Ridge, Indian Springs and College Park attend schools that are part of the Conroe Independent School District. There are 23 public schools located in The Woodlands for students, grades K-12.

Children living in the Villages of Creekside Park and the gated community of Carlton Woods Creekside attend schools located in the Tomball Independent School District. Creekside Forest, Timber Creek and Creekview Elementary schools and Creekside Park Junior High School are all located in the Village of Creekside Park. The 400-acre neighborhood called May Valley in the Village of Sterling Ridge is located within the Magnolia ISD.

Conroe, Tomball and Magnolia School Districts offer exceptional educational opportunities and have programs for gifted and talented students as well as special needs students, vocational and advanced science programs. For more information, visit [www.conroeisd.net](http://www.conroeisd.net), [www.tomballisd.net](http://www.tomballisd.net) and [www.magnoliaisd.org](http://www.magnoliaisd.org).

Private education is available at nine acclaimed private schools in The Woodlands, including The John Cooper School, The Woodlands Christian Academy, St. Anthony of Padua Catholic School, Esprit International, Cuna International and The Woodlands Preparatory School. There are numerous pre-schools 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 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 Lone Star College - University Center at Montgomery, located on the campus of Lone Star College - Montgomery. LSC-University Center at Montgomery is an innovative concept approved by Texas Higher Education Coordinating Board that allows students to enroll at a partner university and complete a bachelor, masters, 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.

Over 40 religious congregations also make their homes in The Woodlands.

## *Leisure and Recreation*

More than 210 miles of hike and bike paths provide wooded trails between nearly 150 parks, lakes, ponds, and seven championship golf courses. Neighborhood parks offer such diversions as swimming pools, spraygrounds, playgrounds, skateboard facilities, jogging and BMX tracks, dog parks, basketball and tennis courts. Lake Woodlands, a 200-acre lake flanked by two parks, is a wonderful place for kayaking, paddle boarding, sailing and fishing. Kayak and paddle boards are available for rent at Riva Row Boat House at The Woodlands Waterway and Lakes Edge Boat House at Lake Woodlands.

Art and culture find a home at The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater which 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.

Other athletic and recreational facilities include The Woodlands Township Recreation Center and two regional YMCAs. Several private fitness centers are also conveniently located throughout the community.

There are numerous hotels in The Woodlands. The Howard Hughes Corporation owns and manages The Woodlands Resort, Embassy Suites by Hilton at Hughes Landing and The Westin at The Woodlands. The Woodlands Resort. The Resort is one of the top conference centers in the nation and provides 406 guest rooms and suites, 60,000 square feet of meeting space and services and amenities for business meetings or conferences as well as leisure travel. Guest attractions at The Resort include a major water amenity called, The Forest Oasis Waterscape™, and a lazy river. Robard’s Steakhouse is also located at The Resort.

Also, a 205-key Embassy Suites by Hilton The Woodlands is located at Hughes Landing on Lake Woodlands. An upscale hotel, The Westin at The Woodlands features 302 rooms and 15,000 square feet of meeting and event space. Sorriso Modern Italian Kitchen will be coming in the fall 2018 to The Westin at The Woodlands. The hotel overlooks The Woodlands Waterway and Waterway Square®, a public plaza with multiple water features including a 120-foot long cascading water wall with dancing columns of water, boomer jets that shoot water 75 feet into the air, and fountains choreographed to music with colored lights at night. A children’s interactive fountain is also located in Waterway Square, which overlooks The Waterway.

The boutique Hyatt Place Houston/The Woodlands hotel is located at Market Street.

## *Community Events*

Special community events are an integral part of The Woodlands’ experience. Annual events include the Arbor Day Celebration in January; The Woodlands Waterway Arts Festival in April; the July 3<sup>rd</sup> “Star-Spangled Salute” free concert and the Red, Hot and Blue Festival with a grand fireworks show on the 4<sup>th</sup> of July; Trick or Treat Trail and The Woodlands Wildflower Festival in the fall; and iWow (International Winter on The Waterway) and The Lighting of the Doves heralding the holiday season. One of the largest indoor ice skating rinks in the area opens in Town Center each winter. There are also numerous athletic events here including the Memorial Hermann Ironman North American Championship Texas, free concerts and family-oriented

events at Hughes Landing, Northshore Park, Creekside Park Village Green, Market Street and Waterway Square throughout the year.

Throughout The Woodlands, an impressive collection of nearly 60 pieces of outdoor sculpture along with unique art benches add a cultural counterpoint to the wooded landscape.

For more information about The Woodlands, visit [www.thewoodlands.com](http://www.thewoodlands.com).