

MHW OFFERING MEMORANDUM

FOR SALE
OR LEASE



MainStreet America

18750 INTERSTATE 45 NORTH
SPRING, TEXAS 77373



MHW

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PROPERTY HIGHLIGHTS

- ✚ MainStreet America is a mixed-use development with a 44,019 SF, two (2) story, class A office building constructed in 2011 (furniture available)
- ✚ The buildings are situated on 12.41 acres of land with 258 surface parking spaces giving a 5.68/1,000 SF parking ratio
- ✚ The Property has high visibility, located on the east side of Interstate 45 between Houston, Texas and The Woodlands, Texas with a large, easily readable, two-sided electronic LED sign.
- ✚ Large, clear-span meeting space with built-in projectors and A/V equipment with a capacity of 240 people plus overflow
- ✚ 1,000kW diesel backup generator
- ✚ Private fiber internet lines
- ✚ Multiple breakrooms and Class A+ finishes throughout
- ✚ Additional 28 acres available adjacent
- ✚ Top of the line, 7-station cooking school/facility
- ✚ Ideal for medical, insurance, or hospitals due to close proximity to Memorial Hermann of The Woodlands, HCA Houston Northwest, and CHI St. Luke's Springwoods Village



OFFERING SUMMARY

MHW Brokerage Services, LLC is pleased to exclusively present an opportunity to lease or purchase a 100% fee-simple interest in MainStreet America. This Property is ideally located on Interstate 45 providing prominent visibility to nearly 271,000 cars per day. Situated in Spring, Texas just 5 miles south of The Woodlands and between FM 1960 and the Grand Parkway, MainStreet America has easy ingress and egress to Interstate 45 with quick access to Interstate 45, FM 1960, the Grand Parkway and the Hardy Toll Road. MainStreet America is only 19 minutes to George Bush Intercontinental Airport, 10 minutes to The Woodlands, and 28 minutes to downtown Houston. This 101,768 SF mixed-use center sits on 12.41 acres with a two-story, 44,019 SF Class A, office building.

MainStreet America is centrally located in North Houston with over 262,969 people residing in a five-mile radius and has seen tremendous growth, both residentially and commercially, since 2010 with a 2.9% annual increase during that time span. It is located south of Springwoods Village which houses ExxonMobil, HP Enterprises, The American Bureau of Shipping, and Southwestern Energy, to name a few. This property boasts amenities perfect for any Fortune 500 company corporate headquarters.



5-MILE DEMOGRAPHICS:



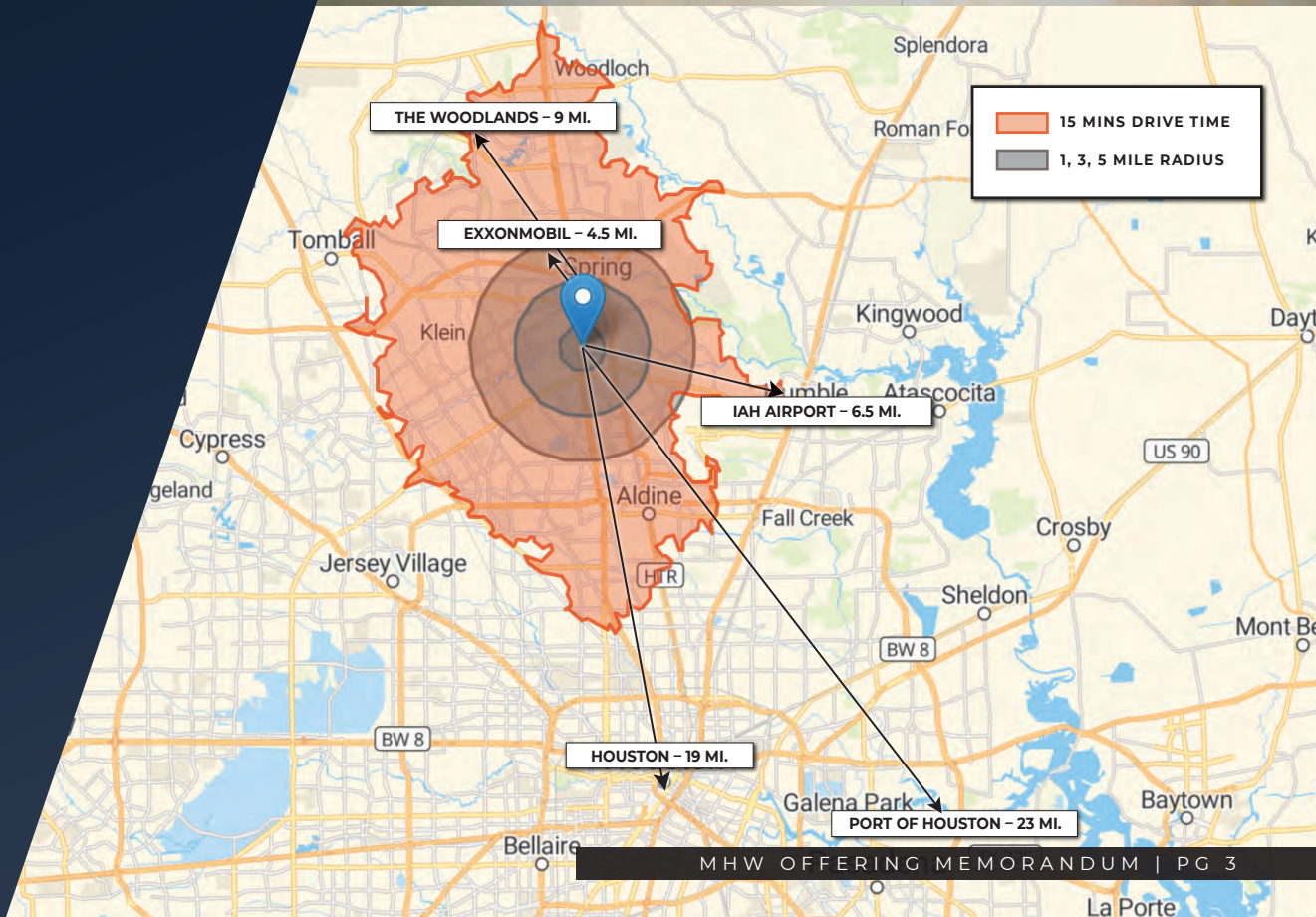
POPULATION:
263,000



HOUSEHOLDS:
92,000



AVERAGE HOUSEHOLD
INCOME:
\$82,000





BUILDING DETAILS

MAIN OFFICE BUILDING	44,019 SF
EVENT HALL WITH COOKING SCHOOL	8,342 SF
OFFICE/WAREHOUSE	8,944 SF
12 SINGLE FAMILY RESIDENCES/MODEL HOMES	40,463 SF
TOTAL: 101,768 SF	
ACREAGE:	12.41 ACRES
YEAR BUILT:	2011
BUILDING CLASS:	CLASS A
PARKING RATIO:	5.68 PER 1,000 SF

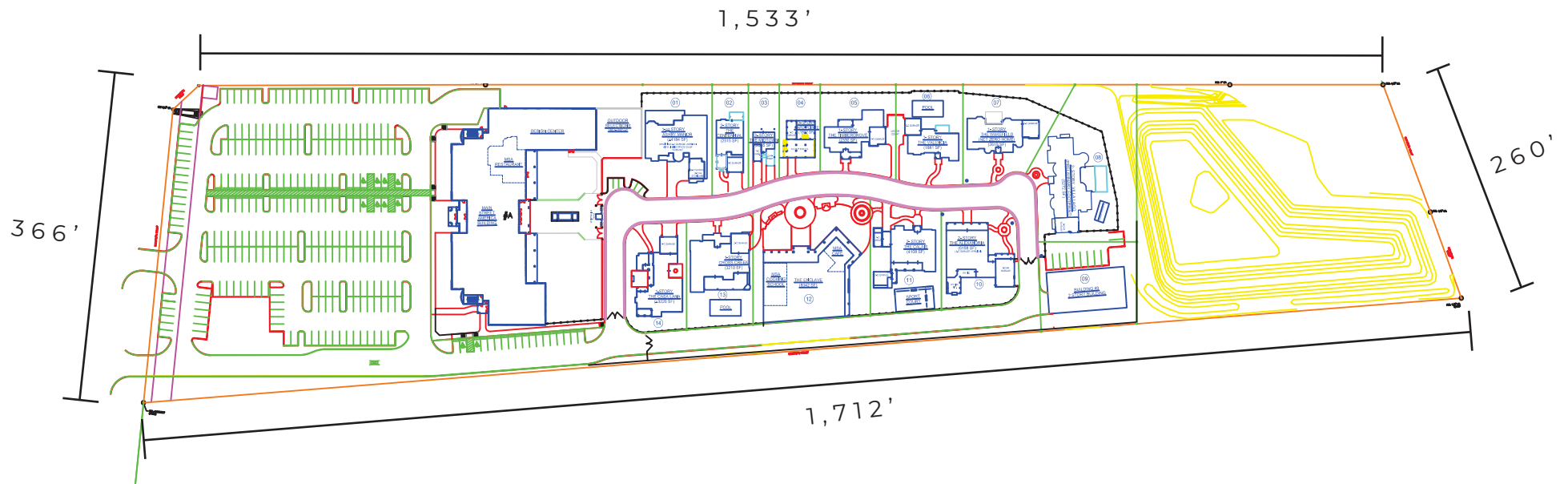
MERCHANT AERIAL VIEW



AERIAL VIEW

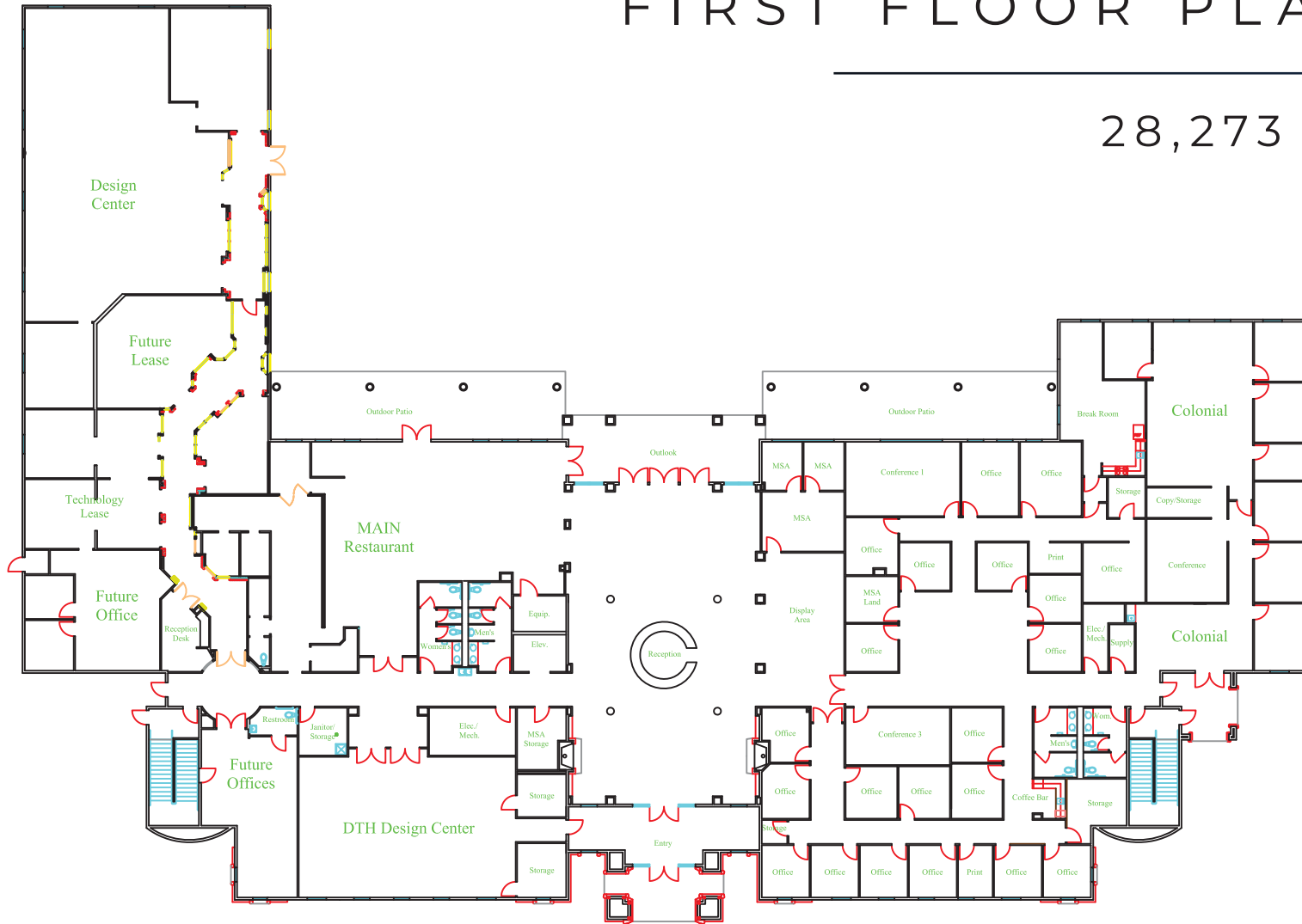


SITE PLAN



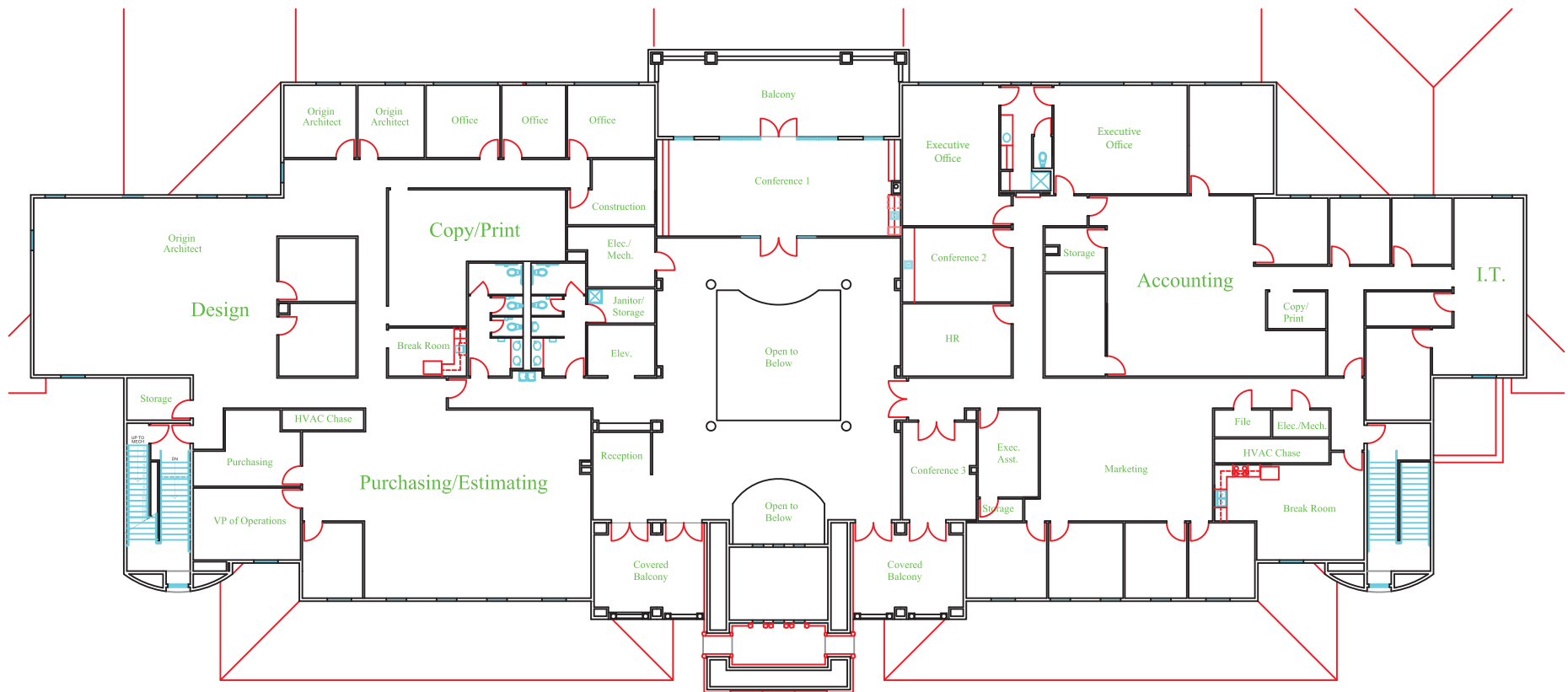
MAIN BUILDING FIRST FLOOR PLAN

28,273 SF

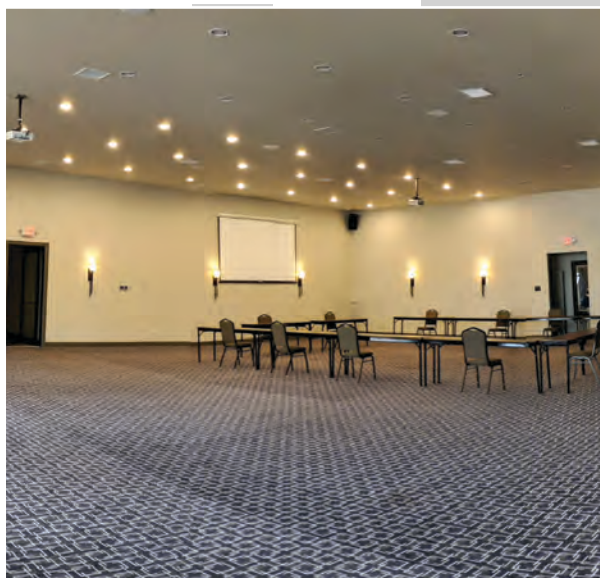


MAIN BUILDING SECOND FLOOR PLAN

17,263 SF



INTERIOR PHOTOS



The Woodlands is a 28,000 acre, master-planned community with approximately 118,000 residents.

About 2,100 businesses make their home in The Woodlands, among them Anadarko Petroleum, Aon Hewitt, Chevron Phillips Chemical Company, Fox Networks Group, Huntman Corporation, McKesson, Strike, and Waste Connections.

THE WOODLANDS HOSTS A NUMBER OF PRIZED AMENITIES SUCH AS:

Cynthia Woods Mitchell Pavilion holds 16,500 people and is the second-most heavily used amphitheater in the world



The Woodlands Town Center is a 1,000 acre destination for shopping, dining, and entertainment with attractions including The Woodlands Mall and The Woodlands Waterway



The Woodlands MarketStreet is a 36-acre mixed use development that is home to over 100 high-end retail stores



Memorial Hermann of The Woodlands hosts a 397-bed main hospital and four professional office buildings as well as a designated Level II trauma center that has been granted Magnet® status.



- Springwoods Village is a 2,000-acre award-winning, mixed-use urban development in the growing north Houston community.
- The Springwoods Village development includes more than 9 million square feet of commercial space and is home to companies like Hewlett-Packard, the American Bureau of Shipping (ABS), Hewlett Packard Enterprise, Exxon Mobil, and Southwestern Energy.
- Springwoods Village also features a 60-acre urban district with hotels, restaurants, retail space, single-family homes, apartments and townhomes.





MODEL HOMES

- Twelve (12) beautifully built model homes totaling 40,463 SF constructed by long-time custom home builder, Design Tech Homes.
- The homes range in size from 1,802 SF up to 6,198 SF.
- Built to represent unique architectural styles including Craftsman, Spanish Courtyard, Texas Hill Country, Mediterranean, Waterfront, Contemporary, and more.
- Six homes are completed, fully decorated, furnished, and ready for occupancy. Six homes are under renovation.



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