



Multi-Use Retail Development – Retail Center Research Forest Drive The Woodlands, Texas

- Three-building strip retail complex totaling approximately 50,000 SF and associated pad sites.

These prime development tracts include approximately 50,000 SF of inline retail space and related pad sites. From facilitating the purchase of the land, to assisting in project development, leasing the entirety of the space, to the eventual sale, The J. Beard Real Estate Company delivered results for the developer.

Initially, The J. Beard Real Estate Company, LP was retained as the exclusive listing agent for Research Forest Plaza and was able to pre-lease 50% of the 22,500 SF center before completion. The company then was instrumental delivering a buyer for the project only a few short months from completion of center.

Due to the success of the first project, the firm was retained to facilitate the land transaction with The Woodlands Development Company for a second center adjacent to the first site. Simultaneous with closing of the development tract, an adjacent pad site was sold to a buyer procured by The J. Beard Real Estate Company. The J. Beard Real Estate Company, LP not only assisted in the development plan, they also pre-leased 100% of the 12,000± SF center prior to completion. Again, once the project was leased, the center was sold at a premium price.

Third center, Research Plaza at Pinecroft, The J. Beard Real Estate Company, LP was engaged in the land acquisition, assisted in development and pre-leased the 15,000± SF center to 100% before construction was completed. The J. Beard Real Estate Company, LP also facilitated a ground lease for a 20-year term on an adjacent pad site.

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