



**COLLEGE PARK DEVELOPMENT**  
*Mixed-Use Medical Office and Retail Development*

3113 College Park Dr  
The Woodlands, TX

3117 College Park Dr  
The Woodlands, TX



*The J. Beard Real Estate Company represented the buyer, D'Agostino Companies, in the acquisition of the 3.179-acre, mixed-use site, which included development of a build-to-suit, 4,000 SF, Panera Bread Cafe' (now open), and a 30,000 SF medical office building (under construction). Subsequently, within a week of opening, The J. Beard Real Estate Company has sold Panera Bread Café, a single tenant, NNN leased investment, to an out-of-state investor.*

*The J. Beard Real Estate Company is responsible for the sales, leasing, and management of the project. The medical office building is scheduled for completion in mid-2012.*

*Development services range from initial site selection, preliminary site planning and financial pro-forma's to acquisition, marketing, leasing and eventual disposition.*

**JEFF BEARD, CCIM**  
25231 Grogan's Mill Road, Suite 150  
The Woodlands, Texas 77380  
281.367.2220 phone      281.367.2232 fax