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THE WOODLANDS EDITION

Volume 1, Issue 10 | June 8–July 12, 2012

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# Growing demand for Woodlands office space

Relocations, new construction lead to few vacancies

By Brian Walzel

Towering above tree lines and the modern architecture of The Woodlands Town Center are icons of a recovering economy. With demand for office space at a peak, the yellow cranes on the eastern edge of The Woodlands are busy erecting the latest in a succession of high-end commercial properties that are in high demand.

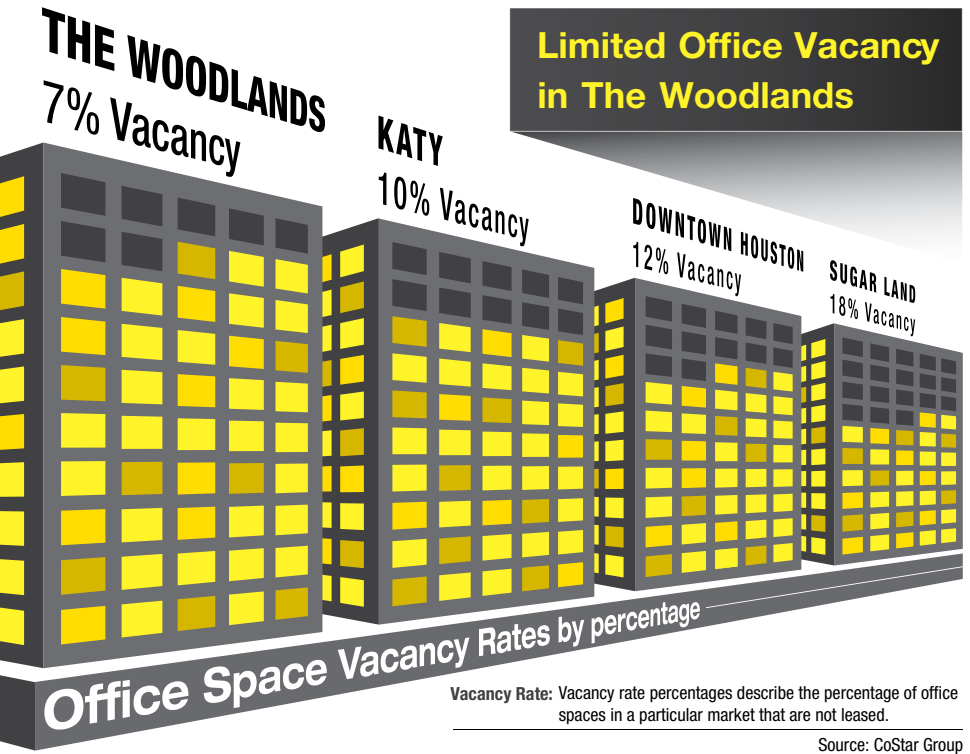
According to the CoStar Group, a firm that specializes in real estate market data reporting, 2 percent of all Class A office space in The Woodlands is vacant, and 7 percent of all classes of commercial space is on the market.

Two new buildings under construction, 3 Waterway and the Anadarko tower, are the latest in a fast-moving line of commercial developments making The Woodlands the hottest market for commercial real estate in the Houston area. When they are completed, 3 Waterway will be 98 percent

leased, according to The Woodlands Development Company, and the new Anadarko tower will house 400 new employees with room to add 1,300 more workers.

With its robust economic climate and housing market, as well as strong retail outlets and popular entertainment opportunities, The Woodlands is a draw to those seeking a home for their business.

“Texas is a good spot to be in the commercial real estate market,” said Jeff Beard, president of J. Beard Realty. “Houston is the best place to be in Texas. And Montgomery County is the best place to be in Houston. There are a lot of great places in Texas, a lot in Houston, but The



Woodlands has something really unique in offering the complete package.”

## Strong demand

The story of 3 Waterway, under construction in the heart of Town Center amid

several similar Class A facilities, is representative of the demand for office space. In November, The Woodlands Development Company announced its construction, which at the time was planned to be an

See **Commercial** | 15



Leagues like SMGSL have turned away potential players due to field limitations.

# Youth sports leagues seek more funding

Kids turned away due to space limitations

By Christine Hall

With The Woodlands becoming an increasingly attractive destination for new residents, particularly those with families, the demand for youth activities and amenities is outpacing the supply. That predicament is forcing some youth sports leagues to turn away potential participants as their fields have become overcrowded.

As a result, The Woodlands Township has adopted a plan that

will provide \$1.5 million for facility improvements or construction over the next five years. Under that plan, the township is funding a \$6.5 million project which includes the construction of five new soccer fields on Research Forest Drive adjacent to the Research Forest Park and Ride.

“We are trying to identify where we can get the most out of the township dollar, the most uses and types of use,” said Chris Nunes, township director of parks and recreation.

At its May 23 meeting, the township voted to spend \$50,000

to conduct a feasibility study for installing synthetic turf at the fields, as well as for improved lighting at Creekwood Park and Harper’s Landing Park.

## Role of leagues

Most local athletic leagues have their own facilities and take care of any maintenance, but the Montgomery County Youth Soccer Club, best known as Texas Rush, leases its fields from the township, which in turn takes care of the field maintenance, said Simon Boddison, the club’s

See **Leagues** | 16



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Italian diner succeeds on word-of-mouth



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## Woodlands traffic counts

Updated study by Development Company shows shifting trends  
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**About us**

John and Jennifer Garrett began *Community Impact Newspaper* in 2005, in Pflugerville, Texas, with a mission to provide intelligent, unbiased news coverage with a hyperlocal focus. Now, with 12 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 750,000 homes and businesses.

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The Woodlands is an excellent place to call home.

As the General Manager of The Woodlands edition of *Community Impact Newspaper*, I have the opportunity to speak with readers, business leaders, neighbors and family members who are passionate about what is going on in our community and how it affects our daily lives in The Woodlands.

I moved to The Woodlands from the West Coast eight years ago and can attest to the contrast in lifestyle and growth in our community compared to other markets. Woodlands businesses added 1,000 jobs alone last month, and the growth you will read about in our lead story will give you an idea of why and how we are growing so quickly.

My six grandchildren enjoy the various recreational opportunities that continue to enhance the quality of life for the

youth of our community. Many families' weekends are consumed with going from one child's basketball game to another child's swim meet to another's baseball game. Many times my wife and I will have to split up to cover it all in a single day. There is a growing demand for more and improved sports facilities for The Woodlands boys and girls and our community leaders are striving to keep up with this demand. These issues are real and are important to our readers. Our front page story on league funding will bring you up to speed on the latest developments.

*Community Impact Newspaper* is all about covering the things that are important to you. I want you to be a participant. When you have ideas or concerns about local issues or happenings, please contact us.

  
**Jim Pollard**  
General Manager  
[jpollard@impactnews.com](mailto:jpollard@impactnews.com)

**On the web**



**Veterans outpatient clinic planned to open May 2013**

Construction is underway on the Veterans Administration outpatient clinic in Tomball, with a planned opening set for May 2013.

**Area legislators give updates at business association forum**

Lawmakers highlight transportation issues, trade growth.

**On the town**



**Dave Matthews Band kicks off summer tour at Woodlands Pavilion**

The Dave Matthews Band drew a sold-out crowd to The Woodlands Pavilion.

**Metro Hotspots: Rice Village**

Each month at On The Town, we bring you Metro Hotspots—a spotlight on several places to visit in one of the neighborhoods within the metropolitan area.  
[impactnews.com/houston-metro/on-the-town](http://impactnews.com/houston-metro/on-the-town)

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IMPACTS

Now Open

**1** Located at 20 Waterway Ave., **La Lupita** features traditional Mexican cuisine, including enchiladas, chile rellenos, two types of pico de gallo and jalapeño-based sauce options. The upscale restaurant, which opened in early May, specializes in serving its entrees and appetizers with corn tortillas, as opposed to flour. Popular dishes include the quesadillas and sopas. 832-510-2111, [www.lalupita-restaurant.com](http://www.lalupita-restaurant.com)

**2** **Rebels Honky Tonk**, located at 26710 I-45 N., is now open. The owners opened Brassmonkey Saloon at the former Side Street Pub site, behind the Rebels location; and 303 began business at the former BLVD spot. Rebels features a full service bar, a large dance floor, country and dance music, and a mechanical bull. Brassmonkey offers a variety of activities, including virtual golf. The venues are open to those 21 and up. 281-305-8849, [www.rebelswoodlands.com](http://www.rebelswoodlands.com)

**3** **Bikini's Sports Bar and Grill** is now open at 25657 I-45 N. in the former

location of Tortuga's restaurant. The bar is the first Houston-area site of Bikini's, which has seven other Texas locations. Bikini's serves traditional bar dining, including burgers, appetizers, sandwiches and Buffalo wings, offers a full bar with imported and domestic beers, in addition to wine and cocktails. Several high-definition televisions air live sporting events in the bar. 281-419-7727, [www.bikinissportsbarandgrill.com](http://www.bikinissportsbarandgrill.com)

**4** Offering footwear and accessories for more than 100 years, British shoemaker **Clarks** opened at The Woodlands Mall, 1201 Lake Woodlands Drive, Ste. 2060. The retailer carries collections for men, women and children, including Clarks Originals, men's Bostonian shoes, Indigo shoes and Privo. The new store is on the upper level near the north main entrance of the mall. 281-292-8245, [www.clarksusa.com](http://www.clarksusa.com)

**5** **Teacher Heaven** has opened at 17947 I-45 S., Ste. 210, in the Sam Moon Shopping Center. The store offers teachers a multitude of materials and products for educating students,

including room decorations and computer software. Books for learning, teaching and tutoring are also available. Merchandise is primarily centered for early childhood to middle school students. 936-321-7280, [www.teacherheaven.com](http://www.teacherheaven.com)

**6** The first Houston-area location of **Hand and Stone Massage and Facial Spa** has opened at 4526 Research Forest Drive. The spa provides a variety of massage and spa services, including hot stone and Swedish massages, as well as facial and waxing services. Appointments and walk-in services are available. 281-298-5153, [www.handandstone.com](http://www.handandstone.com)

**7** **Chase Bank** opened a branch May 1 at 3660 FM 1488. The bank offers full personal banking services, including account management assistance, investments and mortgage loans. The branch has a 24-hour ATM, night depository and drive-through business banking. 936-273-8674, [www.chase.com](http://www.chase.com)

**8** **Floors for Living**, located at 25321 I-45 N., Ste. B, opened April 19 and



provides financial assistance, in-home measurements and installation services to beautify homes. The store offers a variety of quality low-cost products, including flooring, carpets and laminates, tile and stone. 832-356-6707, [www.floorsforliving.com](http://www.floorsforliving.com)

**9 Nuarc Pools** is open at 8000 McBeth Way, Ste. 165. The company offers full service pool and outdoor design, as well as construction for the projects. 832-519-0990, [nuarcpools.com](http://nuarcpools.com)

**10 MOOYAH Burgers and Fries** opened its fifth location in the Houston area on April 23 at the Imperial Oaks Shopping Center at 2115 Rayford Road, Ste. 105. The restaurant features a fast casual burger cuisine with specialties, including signature buns and fries, a sweet potato variant, distinct seasoning and shakes. 832-585-0300, [www.mooyah.com](http://www.mooyah.com)

### Coming Soon

Planned for a fall opening in The Woodlands area, **CrossFit Redefined** offers extensive nutrition counseling, therapy and personal training, as well as specialty gymnastic and Olympic training. 281-323-3575

**11 Red Mango** will open in July at 10868 Kuykendahl Road. The restaurant features frozen yogurt and smoothie options that are made with fresh, all-natural and gluten-free ingredients. The location will also offer probiotic beverages, artisan hot chocolate and fruit parfaits. 281-419-7774, [www.redmangousa.com](http://www.redmangousa.com)

**12** Offering fresh quality yogurts in six flavors, toppings, cones, fruit parfaits, fruit bowls and smoothies, **Pinkberry Frozen Yogurt** will open a location at The Woodlands Mall, 1201 Lake Woodlands Drive, Ste. 1156, on June 8. The menu also features catering options, nutrition information and kosher choices. [www.pinkberry.com](http://www.pinkberry.com)

**13** Scheduled to open late summer at The Woodlands Crossing Shopping Center, 10868 Kuykendahl Road, Ste. B, is the first Woodlands location of **Nothing Bundt Cakes**. The store has three other Houston-area locations and offers cakes for the holidays, birthdays, baby showers, anniversaries and more. The menu features cake flavors, including Chocolate Chocolate Chip, White White Chocolate, Red Velvet, White Chocolate Raspberry, Carrot, Lemon, Marble, Cinnamon Swirl and Pecan Praline. Bundt cakes are offered in four sizes and new flavors are added monthly. 281-222-0450, [www.nothingbundtcakes.com](http://www.nothingbundtcakes.com)

### Relocation

**14 The Breast Cancer Charities of America** is relocating to its new offices at 8505 Technology Forest Blvd., Ste. 603. The company provides integrated cancer care by bringing together professionals from a variety of nutrition, exercise physiology, oncology, nursing and psychology programs. Donations are accepted to help conduct research, educate the public and provide money for women in need. 281-296-5755, [www.thebreastcancercharities.org](http://www.thebreastcancercharities.org)

**15 New Dimensions Day Hospital** has relocated from 4840 W. Panther Creek Drive, Ste. 100 to 111 Vision Park Blvd. The day hospital specializes in partial day and intensive outpatient treatment for adolescents ages 13 and above, as well as adults. The facility also offers professional treatment programs for behavioral, substance abuse, depression, anxiety, trauma, addictions and chemical dependency issues. 800-685-9796, [www.newdimensionsdayhospital.com](http://www.newdimensionsdayhospital.com)

**16 ADD Wellness Group** has relocated from 4840 W. Panther Creek Drive to 111 Vision Park Blvd., Ste. 250. The facility provides treatment with a team of psychiatrists, counselors, clinical psychologists, neuropsychologists, dietitians and coaches to diagnose infants,



**Nothing Bundt Cakes** will open this summer in The Woodlands Crossing Shopping Center.

children, adolescents and adults with a variety of disorders, executive functioning deficits, anxiety and depression, substance abuse, childhood obesity and enuresis. 281-528-4226, [www.addwoodlands.com](http://www.addwoodlands.com)

### Anniversary

**17 PRO Pest and Termite Services** is celebrating its 30th anniversary in 2012. PRO Pest and Termite Services, located at 26515 I-45 N., Ste. B, provides full service pest control, termite prevention, as well as lawn treatments for fleas, ants, ticks, crickets and spiders. Services also include mosquito misting systems and rodent trapping and baiting. To celebrate their anniversary, PRO Pest and Termite Services is offering any Woodlands address one year worth of service (four services every 90 days) if paid up front for \$250, plus tax. 281-363-0794.

News or questions about The Woodlands?  
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**Breast Cancer Charities** has relocated its office.



A new **Chase Bank** has opened at 3660 FM 1488.

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## HOUSTON SYMPHONY

## Star-Spangled Salute

TUESDAY  
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Michael Krajewski, conductor

Photo by Michael Tammaro

AJ Swearingen and  
Jonathan Beedle, vocalists

Ignite your patriotic spirit at this free Independence Eve spectacular featuring all your patriotic favorites including "Olympic Fanfare and Theme," "Strike Up the Band," "America," "Service Medley" and Tchaikovsky's "1812 Overture" with cannons blasting from atop the hill. Joining the symphony are AJ Swearingen and Jonathan Beedle to perform their remarkable tribute to Simon & Garfunkel.

Don't miss games, dancing and prizes with **Radio Disney** in the plaza from 6:30 - 8 p.m.

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## CALENDAR

## June

**12-14 Chocolate Summer Camp**

The Schokolad Chocolate Factory hosts the 2012 Chocolate Summer Camp. This event includes candy-making kid workshops for chocolate shapes, dipping cookies, pretzels, chocolate covered popcorn, pizzas, strawberries and more. Morning (10 a.m.-12:30 p.m.) sessions will be on June 12-14, June 19-21 and June 26-28. An afternoon session (2-4:30 p.m.) will be held June 12-14. Additional camp dates are scheduled for July and August. \$115. Ages 7 and up. Schokolad Chocolate Factory, 1500 Research Forest Drive. 281-292-9900. www.schokolad.com

**13 Crazy About Critters**

The Woodlands Children's Museum offers educational learning on the characteristics of amphibians, reptiles and mammals. Attendees will grasp a tolerance of nature and science as well as an interaction with exotic and pet animals, such as bearded dragons, hamsters and more. 11 a.m. Free with \$5 admission. Children under 2 years are free. Ages 18 months-6 years. The Woodlands Children's Museum, 4775 W. Panther Creek Drive. 281-465-0955. www.woodlandschildrensmuseum.org

**13-14 Globetrotters Skills Clinics**

Take the kids to experience a three-hour long basketball clinic coached by the world-famous Harlem Globetrotters basketball team. 8:30-11:30 a.m. (morning skills clinic) and 2-5 p.m. (afternoon skills clinic). \$59 (children), \$49 (early registration). No basketball experience required. Ages 6-14. 24 Hour Fitness, 1800 Lake Woodlands Drive. 800-641-4667. www.harlemglobetrotters.com/clinics.

**15-17 Disney's "Tarzan"**

Class Act Productions presents Disney's "Tarzan." The play tells the story of an orphaned boy raised by a group of gorillas in West Africa. Performance showings will be held at The Woodlands High School Theatre on June 15 (7:30 p.m. and 10 p.m.); June 16 (2:30 p.m. and 5 p.m.); and June 17 (2:30 p.m. and 5 p.m.). \$18. The Woodlands High School Theatre, 6101 Research Forest Drive. 281-292-6779. www.woodlandschamber.org

**18 Ring the Bells for 1812**

The 200th anniversary of the War of 1812 will be celebrated with the help of the Thomas Bay Chapter National Society United States Daughters. This historical event is celebrated across the nation and features the Sons of the American Revolution. More than 200 people will attend the commemoration. Food and bells are provided at no charge. 11:30 a.m.-12:30 p.m. Noon (bell ring). Free. Central Park at Market Street, 9595 Six Pines Drive. 281-292-4766. www.usdaughters1812.org

**23 Movie Night**

Enjoy the evening at the Bear Branch Pool for the Drive-in Movie Night family-friendly

**"Waterway Nights" at Waterway Square**

Courtesy The Woodlands CVB

"Waterway Nights" features live music, entertainment and a splash pad for children.

**June 16, 23, 30**

By Brian Walzel

One of the most popular family-friendly events in The Woodlands returns this month with "Waterway Nights" at Waterway Square. Every Saturday in June from 6 to 8 p.m., "Waterway Nights" brings live music and entertainers to the scenic Woodlands Waterway.

"Waterway Square continue to be one of the most popular live music settings in the area," said Nick Wolda, president of The Woodlands Convention and Visitors Bureau. "People of all ages gather to enjoy a relaxing summer evening listening to the sounds of local and regional favorites."

"Waterway Nights" is put on by The Woodlands CVB. The live music schedule includes:

- June 16 – Party and dancehall favorites by Little Queen Band, balloonist and clown
- June 23 – Variety music by Reflex, juggler/unicyclist and face painter
- June 30 – Local favorite Route 66, a magician/stilt walker and face painter

Limited curbside parking is available at no charge along Lake Robbins Drive, Waterway Avenue, Waterway Square Place and Timberloch Place. Hourly rate parking is available at the 24 Waterway Parking Garage, located at the corner of Fountain Plaza and Lake Robbins Drive, the Waterway Square Parking Garage, located between Fountain Plaza and Woodloch Court and the parking lot along the corner of Waterway Avenue and Timberloch Place.

Free. Waterway Square, 31 Waterway Square Place. 281-363-2447, www.thewoodlandscvb.com

entertainment series. The feature movie will be "Hugo." 8:30 p.m. \$5. Children ages 3 and under are free. Bear Branch Pool, 5200 Research Forest Drive. 281-210-3800. www.thewoodlandstownship-tx.gov

**26-30 Artist Expo**

The Woodlands Township's 7th annual Artist Expo provides approximately 100 art classes, instructional events, exhibits, expositions and shopping opportunities for the community on June 28 (9 a.m.-6 p.m.); June 29 (9 a.m.-6 p.m.); and June 30 (9 a.m.-3 p.m.). The hotel bar provides food and refreshments. Free admission. The Woodlands Waterway Marriott Hotel and Convention Center, 1601 Lake Robbins Drive. 713-462-2686. www.artistexpohouston.com.

**29 Bowling Challenge**

The Woodlands Chamber Young Professionals hosts the 7th semi-annual Young Professionals Network Bowling Challenge at the AMF Woodlands Lanes. Participants will compete in three games of bowling, networking and prizes. The event is open to all Chamber members. 7-10 p.m. \$22. AMF Woodlands Lanes, 27000 I-45 N., Conroe. 281-363-8100. www.woodlandschamber.org

**Worth the drive****29 Fallen Warriors Memorial**

The National Memorial Ladies dedicates a Fallen Warriors Memorial in Cy-Champ Park. The memorial includes a flag pole, a sketch of Iraq and Afghanistan, and a Battle Cross with commemorative plaques listing the name, rank and branch of service of each fallen soldier. Along with the hoisting of the American flag, a tree is illuminated in shades of red, white and blue to signify when a fallen hero is returning to Houston for burial. The memorial honors those who died while serving in Operation Iraqi Freedom, Operation Enduring Freedom and Operation New Dawn from 14 Houston-area counties, including Harris and Montgomery counties. 8 a.m. Free. Cy-Champ Park, Cutten Road and Cypresswood Drive, Houston. 832-868-9810. www.nationalmemoralladies.com

**July****2-6, 9-13 Cooking School Summer Camps**

The Hubbell & Hudson Market & Bistro presents the Viking Cooking School teen



campers July 2–6 and kids camps from July 9–13. The five-day teen summer camp features hot cooking trends with a daily schedule that includes instructional guidance to prepare mood foods, small plates, Latin sizzle, Asian Invasion, and Go Green themed entrees and desserts. The summer kid camp features five days of international dishes. Guests are invited to a buffet on the last day of camp. 10 a.m.–12:30 p.m. (teen day 1–4 p.m.), 10 a.m.–1 p.m. (teen day 5 p.m.), 10 a.m.–noon (kids days 1 p.m.–4 p.m.), 10 a.m.–12:30 p.m. (kids day 5 p.m.). \$375 (teens), \$350 (kids). Ages vary on the type of camp. The Hubbell & Hudson Market & Bistro, 24 Waterway Ave. 281-203-5608. [www.hubbellandhudson.com](http://www.hubbellandhudson.com)

3 Star-Spangled Salute

The Cynthia Woods Mitchell Pavilion hosts the Houston Symphony “Star-Spangled Salute.” The event features patriotic tunes such as Tchaikovsky’s “1812 Overture,” cannon blasts and a Simon & Garfunkel tribute performance by AJ Swearingen and Jonathan Beedle. Activities include patriotic characters, arts and crafts, souvenirs, music and more. 6:30 p.m. (pre-concert activities), 8–11 p.m. Free. The Cynthia Woods Mitchell Pavilion, 2005 Lake Robbins Drive. 281-363-3300. [www.woodlandscenter.org](http://www.woodlandscenter.org)

4 Splash Day

Experience Splash Day at all 13 of The Woodlands Township pools. Lifeguards will choose special themes to interact with the community through family-oriented games. Refreshments and activities are provided at no charge. 10 a.m.–6 p.m. (pools open), noon–4 p.m. (activities held). Free. Pools at Village of Panther Creek, Village of Grogan’s Mill, Village of Sterling Ridge, Village of Alden Bridge, Village of Indian Springs, Village of Creekside Park, Village of College Park and Village of Cochran’s Crossing. [www.thewoodlandstownship-tx.gov](http://www.thewoodlandstownship-tx.gov)



Courtesy The Woodlands CVB

4 Red, Hot and Blue Festival

The 15th annual Red, Hot and Blue Festival features fireworks, live music, face painting, strolling performers, games, hot dog and watermelon eating contests, vendor booths, concessions, and more at Waterway Square and Town Green Park from 6–10 p.m. Community members can enter kids into the “Little Firecracker Essay Contest” to win summer prizes. Free admission and free parking is available. 2099 Lake Robbins Drive and 31 Waterway Square Place. 281-363-2447. [www.redhotblue.org](http://www.redhotblue.org)

4 Bike Parade and Decorating Contest

Community residents are invited to participate

in the “Things That Go” annual Bike Parade and Decorating Contest. Grab your favorite bike, scooter, tricycle or wagon and head over to Northshore Park for family-friendly decorating fun. Limited decorating materials are provided. Attendees are welcome to bring supplies. 4:30–5:30 p.m., 5:15 p.m. (judging begins). Free. Ages 14 and younger. Northshore Park, 2505 Lake Woodlands Drive. 281-210-3950. [www.thewoodlandstownship-tx.gov](http://www.thewoodlandstownship-tx.gov)

4 Fourth of July Parade

The 1.3-mile South Montgomery County 4th of July Parade features the theme of “Sweet Land of Liberty” with clowns, marching bands, fire engines, horses and commercial floats. Event organizers are seeking volunteers, and the deadline to enter the parade float lineup is June 27. 9–10:30 a.m. Free. Parade begins at Grogan’s Mill Road and Lake Woodlands Drive. 281-210-3975. [www.4thofjuly.org](http://www.4thofjuly.org)

4 Entergy Duck Race

More than 40,000 plastic ducks will take part in the 2012 Entergy Duck Race to benefit the Montgomery County Emergency Assistance, among other local charities. The race features corporate and independent teams competing to increase the quality of life for the residents of Montgomery County. 3–4 p.m. \$5 (per duck), \$25 (for six ducks). Rob Fleming Aquatic Center, 6535 Creekside Forest Drive. 936-539-1096. [www.duckrace.com/thewoodlands](http://www.duckrace.com/thewoodlands)

6 The Gorilla Hole

The Woodlands Township Recreation Center hosts The Gorilla Hole social program that provides indoor and outdoor activities, music and competitions. Participants may include families and children. 7 p.m.–9:45 p.m. \$7. Ages 10–12. The Woodlands Township Recreation Center, 5310 Research Forest Drive. 281-210-3950. [www.thewoodlandstownship-tx.gov](http://www.thewoodlandstownship-tx.gov)

9–13 Mad Science Summer Camp

The Rubicon Academy features the Mad Science Chemistry Mystery program. This event allows campers to experiment with the foundations of chemistry through reactions and slippery slime. Attendees will use investigative clues to play out a scenario and discover who stole the ice cream. Kids can help make and eat ice cream on site. 9 a.m. \$300, \$60 (before camp care), \$60 (after camp care), \$100 (before and after camp care). Ages 6–12. The Rubicon Academy, 14211 Horseshoe Bend. 936-273-9111. [www.rubiconacademy.com](http://www.rubiconacademy.com)

Sports

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June

- 11, 12 Acadiana Cane Cutters
- 16 McKinney Marshals
- 17 Alexandria Aces
- 21 Brazos Valley Bombers
- 24, 25 East Texas Pump Jacks
- 26 Acadiana Cane Cutters
- 30 Acadiana Cane Cutters

July

- 4, 5 Acadiana Cane Cutters
- 13, 14 Alexandria Aces
- 18, 19 Victoria Generals

Home games played at:  
**Woodlands Christian Academy**  
5800 Alden Woods. All games at 7 p.m.

Live music

Cynthia Woods Mitchell Pavilion

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June

- 8 The Beach Boys, 8 p.m.
- 16 “93Q’s Day in the Country,” with Dierks Bentley, Ronnie Dunn and more, 1:30 p.m.
- 21 Il Divo, 8 p.m.
- 23 ZZ Top, 3 Doors Down, Gretchen Wilson, 6:30 p.m.
- 24 One Direction, 7:30 p.m.

July

- 3 Houston Symphony Orchestra “Star Spangled Salute,” 8 p.m.
- 11 “Rockstar Energy Mayhem Festival,” with Slipknot, Slayer, Anthrax and more, 6 p.m.
- 13 Big Time Rush, 7 p.m.
- 14 Rascal Flatts, 7 p.m.
- 15 “Unity Tour” with 311, Slightly Stoopid and The Aggrolites, 7 p.m.
- 17 “Dukes of September” with Donald Fagen, Michael McDonald and Boz Scaggs, 7:30 p.m.
- 20 “Last Summer On Earth Tour,” with Barenaked Ladies, Blues Traveler and Cracker, 7 p.m.
- 21 Joe Cocker, Huey Lewis & The News, 7:30 p.m.
- 22 Chicago and The Doobie Brothers, 7:30 p.m.

August

- 2 Pitbull, 7:30 p.m.
- 3 KISS and Motley Crue, 6:45 p.m.
- 3 “Identity Festival 2012,” with Eric Prydz, Wolfgang Gartner, Nero-DJ Set and more, 2 p.m.
- 12 Jason Mraz, 7:30 p.m.
- 14 Sublime, Rome, 6:20 p.m.
- 15 Crosby, Stills & Nash, 7 p.m.
- 18 Iron Maiden, 7:30 p.m.
- 24 Journey, 7 p.m.
- 28 Linkin Park, Incubus, 6:30 p.m.

September

- 7 Kelly Clarkson, The Fray, 7 p.m.
- 8 Toby Keith, 7 p.m.

October

- 26 Jason Aldean, 7 p.m.

Dosey Doe

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June

- 12 Bayou Roux, 8 p.m.
- 13 Sean McConnell, 8 p.m.
- 14 Charlie Robison, 8:30 p.m.
- 15 Pure Prairie League, 8:30 p.m.
- 16 Tuck & Patti, 8:30 p.m.
- 17 Ronnie Laws, 7:30 p.m.
- 19 Dr. Ralph Stanley & His Clinch Mountain Boys, 8 p.m.
- 20 Thom Shepherd, Coley McCabe & Susan Gibson, 8:30 p.m.
- 21 Deryl Dodd, Bonnie Bishop, 8:30 p.m.

Online Calendar

Find more or submit The Woodlands events at [www.impactnews.com/the-woodlands/calendar](http://www.impactnews.com/the-woodlands/calendar).

For a full list of Houston Metro events visit [www.impactnews.com/houston-metro/calendar](http://www.impactnews.com/houston-metro/calendar).

To have The Woodlands events included in the print edition, they must be submitted online by the fourth Friday of the month.



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FOREIGN INVESTMENT

# Citizenship through investment

By Brian Walzel

The South Montgomery County region is in the midst of a development boom, with both commercial and retail businesses taking advantage of a growing population and mobility projects. Although most of the developments are initiated by U.S.-based companies, many are borne through investments by foreign nationals hoping to eventually become legal U.S. citizens.

In 1990, Congress initiated the Immigrant Investor Program, otherwise known as EB-5, to stimulate economic development in the U.S., particularly in areas with a poor business environment. Through the EB-5 program, foreign investors contribute either \$500,000 or \$1 million in a capital investment project that creates and preserves 10 full-time jobs for U.S. workers within two years.

According to U.S. Citizenship and Immigration Services, foreign investors who enlist in the program are issued immigration visas and can obtain full U.S. citizenship and permanent residency. Each year, 10,000 EB-5 visas are set aside by the federal government. In addition, 3,000 EB-5 visas are provided to USCIS-approved regional centers to distribute to foreign investors.


Crown Point Regional Center is a

USCIS-approved regional center for Montgomery and Harris counties. Jairo Cadena, president of Crown Point Regional Center, said an EB-5 investor may contribute their \$1 million to their respective regional center, of which there are more than 200 in the U.S. That regional center may then allocate that money to a larger investment.

Cadena said Crown Point is currently developing a \$25 million project at the southeast corner of the I-45 North and Robinson Road intersection.

Foreign citizens may also choose to invest \$500,000 in a Targeted Employment Area as a means to gain citizenship. Cadena said, TEAs are “rural areas or an area that has experienced high unemployment of at least 150 percent of the national average.”

The U.S. Census Bureau does not track foreign nationals, but rather foreign-born, non-U.S. citizens. According to the Census Bureau, there are about 7,752 foreign-born non-U.S. citizens living in The Woodlands, and 5,082 foreign-born naturalized U.S. citizens. By comparison, Sugar Land has 9,297 foreign-born, non-U.S. citizens.

 [Comment at impactnews.com](#)

## EB-5 IMMIGRANT INVESTOR PROGRAM

### History:

- Created by Congress in 1990, first enacted in 1992 and annually reauthorized since then.
- A commercial enterprise constitutes a for-profit business including sole proprietorships, partnerships, holding companies, joint ventures, corporations, or business trusts.

### Job Creation Requirements:

- Creation of at least 10 full-time jobs for U.S. workers within two years (or within a reasonable amount of time under certain circumstances)
- Creation or preservation of either direct or indirect jobs. Indirect jobs are those jobs created collaterally as a result of capital investment into a commercial enterprise affiliated with a regional center.

### Capital Investment Requirements:

- Capital can mean cash, equipment, inventory, tangible property, cash equivalents, or indebted assets.
- Investment capital cannot be borrowed




Source: United States Citizenship and Immigration Services



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EDUCATION

# SHSU opens new Woodlands campus, offers undergrad and graduate programs

By Brian Walzel

The expanding education landscape in South Montgomery County has welcomed its latest addition with the opening of the new Sam Houston State University – The Woodlands Center campus on College Park Drive. The campus, located at 3380 College Park Drive, opened to students and classes on May 31.

The 145,000-square-foot facility was built at a cost of \$40 million and includes 34 high-tech classrooms, all equipped with WiFi access, a 120-seat auditorium, three lecture rooms, an 80-seat computer lab, study areas, a library and four computer instructional classrooms, among an array of other services and amenities.

Richard Eglsaer, SHSU associate provost of academic affairs and services at SHSU, said the new campus offers upper level classes, as well as graduate and doctorate programs. Undergraduate classes for freshmen and sophomores will continue to be offered locally at Lone Star College-Montgomery University Center, where SHSU has offered classes since 1998, Eglsaer said.

He said the new facility was in response to the large enrollment numbers SHSU has experience at the University Center.

“Since the opening of the center, of the students going to [University Center],

70 percent were going to SHSU,” Eglsaer said. “And since we’ve had such a lion’s share for so long, it made sense for us to have our own building.”

Not only were the vast majority of University Center students enrolled at SHSU, but also the main campus in Huntsville sees a significant amount of its students hail from areas north of FM 1960.

The Woodlands Center will offer 15 undergraduate degree programs, including accounting, arts and sciences, criminal justice, English, finance, business administration, history, political science, psychology and sociology.

Among the graduate programs are business administration, communication studies, criminal justice, English, history, political science, Spanish and sports management.

SHSU President Dana Gibson said the school’s expansion into The Woodlands is designed to expand the school’s graduate studies program, emphasize studies, such as the allied health program, most needed by The Woodlands community, and to improve completion rates for undergrads.

Gibson said the stronger focus on undergraduate studies is designed to retain students who enroll in classes, and then choose not to attend classes.

Comment at [impactnews.com](#)



The \$40 million Sam Houston State University - The Woodlands Center opened to classes on May 31.

## Graduate programs offered at SHSU - The Woodlands Center

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Applied Geographic Information Systems</li> <li>• Business Administration</li> <li>• Communication Studies</li> <li>• Criminal Justice</li> <li>• Curriculum Instruction</li> <li>• Curriculum Instruction - Physical Education Certification</li> <li>• Educational Leadership - Administrator</li> <li>• Instructional Leadership and Principalship</li> </ul> | <ul style="list-style-type: none"> <li>• English</li> <li>• Geographical Information Systems</li> <li>• History</li> <li>• Political Science</li> <li>• Psychology</li> <li>• Spanish</li> <li>• Special Education: Educational Diagnostician Certification</li> <li>• Sports Management</li> </ul> |
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26 DAPPLE GRAY	35 PLAYER GREEN
23 GREYWING PLACE	38 KINGSCOTE
11 SPRING BROOK	7 MAROON CREEK
38 QUIET OAK	26 HUNNEWELL
10 CULVERDALE	34 HUNNEWELL
75 SLATESTONE	54 PALMER WOODS
11573 KIRSTEN'S COURT	38 PALMER CREST
11 MEADOW ROSE	PRIVATE SALE FALCON WING

## Pending Sales

410 BRENDA LN	71 CONCORD VALLEY
120 WINDSOR BR	19 WILD GINGER
10 DRESDEN PL	31 AMULET OAK
19 FREESTONE	9827 STONEBRIDGE
31 MEADOW BRO	7 HUNTERS CROSSING
608 JEB STUART	75 HERITAGE HILL
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## The Woodlands Township

### Three new directors voted onto Township board

Following this year's Woodlands Township Board of Directors May 12 election, only one incumbent, Ed Robb, retained his position. The board now has three new members after the results of this year's election were announced and canvassed on May 23.

In the race for the Position 1 seat, Richard "Gordy" Bunch won the vote with 2,258 votes, or 51.8 percent of the votes cast. He defeated incumbent Claude Hunter, who received 1,775 votes (40.7 percent). Henrietta Riddiford finished third with 327 votes (.08 percent).

Mike Bass won the open race for Position 2. Bass collected 2,451 votes, or 57.8 percent, compared to Ted Stanley's 1,792 (42.2 percent). Bass takes over the seat vacated by former director Tom Campbell, who chose not seek re-election this year.

Position 3 was also an open race after director Lloyd Matthews also opted not to run again. His seat is filled by Jeff Long, who earned 1,808 votes (42.8 percent), while Jay Mac Sanders garnered 1,006 votes. Tim Nutt came in third with 722 votes, Roland Borey fourth with 460 and Margarita Chavez fifth

with 231 votes.

The race for Position 4 was the closest of the four. It was won by Robb, who received 2,382 votes (53.2 percent). John Risher fell short with 2,095 votes (46.8 percent).

"I think the majority of the people recognize that [the board of directors] has done good work," Robb said. "We have lowered taxes, we have less crime and we have better fire protection. That's a pretty good record to run on."

Bunch said he believed township residents were looking for new leadership on the board.

"I think [the residents] were looking for people who can bring new leadership, not just new ideas," Bunch said. "I'm looking forward to working with the board and hopefully find ways to keep our community growing and also ways to turn excess revenue into property tax decreases."

Position 2 winner Bass said he felt many of the residents of The Woodlands were concerned about possible incorporation, as well as too strong a focus by the board on economic development.

"I think people want to see a little bit more balanced focus and a move back



Jeff Long



Gordy Bunch



Ed Robb



Mike Bass

towards the family-oriented things," Bass said. "Not that they are against economic development, but they just want a better balance."

Long said he believes his experience in city government helped him win.

"I had a career in city government and municipal government, as well as considerable volunteer service in the community," Long said. "I think that resonated with the voters and there was some appreciation of the fact that I have been involved and that contributed to the results."

## Shenandoah

### Shenandoah advances plan for new water well

The City of Shenandoah is moving forward with the City of Panorama Village as the two work to meet state mandates to reduce their reliance on groundwater from the Gulf Coast Aquifer.

Shenandoah and Panorama Village are constructing a well into the Catahoula Aquifer that they may draw their water supply from, and last month, the Shenandoah City Council approved a plan to build a water plant.

The efforts are in response to the San Jacinto River Authority's Groundwater Reduction Plan that mandates that all major water users in Montgomery County must reduce their reliance on the Gulf Coast Aquifer by 30 percent.

"We will save millions of dollars over the life of the well and the life of the contract," said Greg Smith, Shenandoah city administrator.

The cost to the city for constructing the well is about \$800,000, while the water plant will cost Shenandoah about \$900,000, Smith said. The costs, however, will not be passed on to residents.

Smith said the new water system will have "no impact on [resident] taxes or water rates."

## Oak Ridge North

### City requests plans for I-45 lane designation be put on hold for further study

Plans could be on hold to alter the lane assignments at the Woodlands Parkway/Robinson Road and I-45 overpass interchange after the Oak Ridge North City Council voted to ask the Texas Department of Transportation to suspend the project in May.

Oak Ridge is hoping the proposal will be scrapped after potential businesses looking to possibly operate in the southeast corner of the intersection expressed concern to the city that they could not access the I-45 southbound lanes under

the planned design, said City Engineer Ed Shackelford.

Oak Ridge City Manager Vick Rudy said all of the plans that have been discussed could affect economic development in the city.

"Every solution that has come up has had an impact that is harmful to the city," she said. "But we're trying to be cooperative."

Rudy said as the plan is currently designed, drivers traveling north on the feeder roads would only have the

opportunity to get onto the southbound lanes at Research Forest. She said that drivers traveling that route could potentially bypass Oak Ridge's retail businesses in favor of alternate routes.

"Solving one problem has created two or three more," she said. "[The current design] is not a viable solution for us."

Shackelford said the city is hoping TxDOT will delay the project until Oak Ridge completes its comprehensive plan, which he said should be completed by January.

## Meetings

► **City of Oak Ridge North**  
Bob Williams Memorial Council Chambers  
27424 Robinson Road  
281-292-4648  
www.oakridgenorth.com

**June 11, 25, 7 p.m.**

► **The Woodlands Township**  
The Woodlands Township Office  
2801 Technology Forest Blvd.  
281-210-3800  
www.thewoodlandstownship-tx.gov

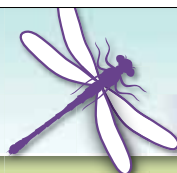
**June 27, 6 p.m.**

► **Shenandoah**  
City of Shenandoah Municipal Complex  
29955 I-45 N.  
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www.shenandoah.com

**June 27, 7 p.m.**

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  - Most Uniform Sample of 4 Tomatoes (any size/single variety)
  - Best Tasting Salsa
  - Best Tasting Marinara

Entry tomato must have been grown personally by the registrant, and not have been used in any previous tomato contest. Tomatoes may be green, white, pink, orange, or red. Contest begins at 10am. All entries must be on table by 10am.



### HOME WINE MAKING

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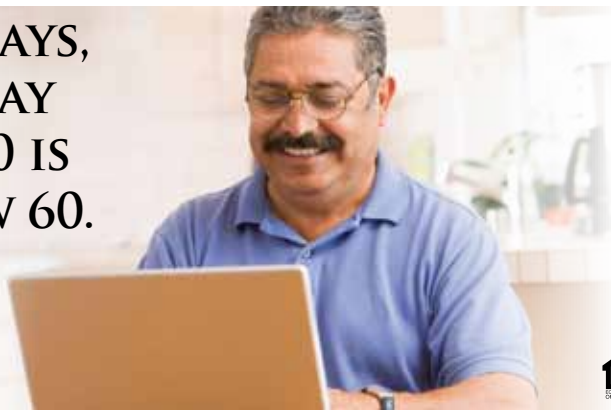
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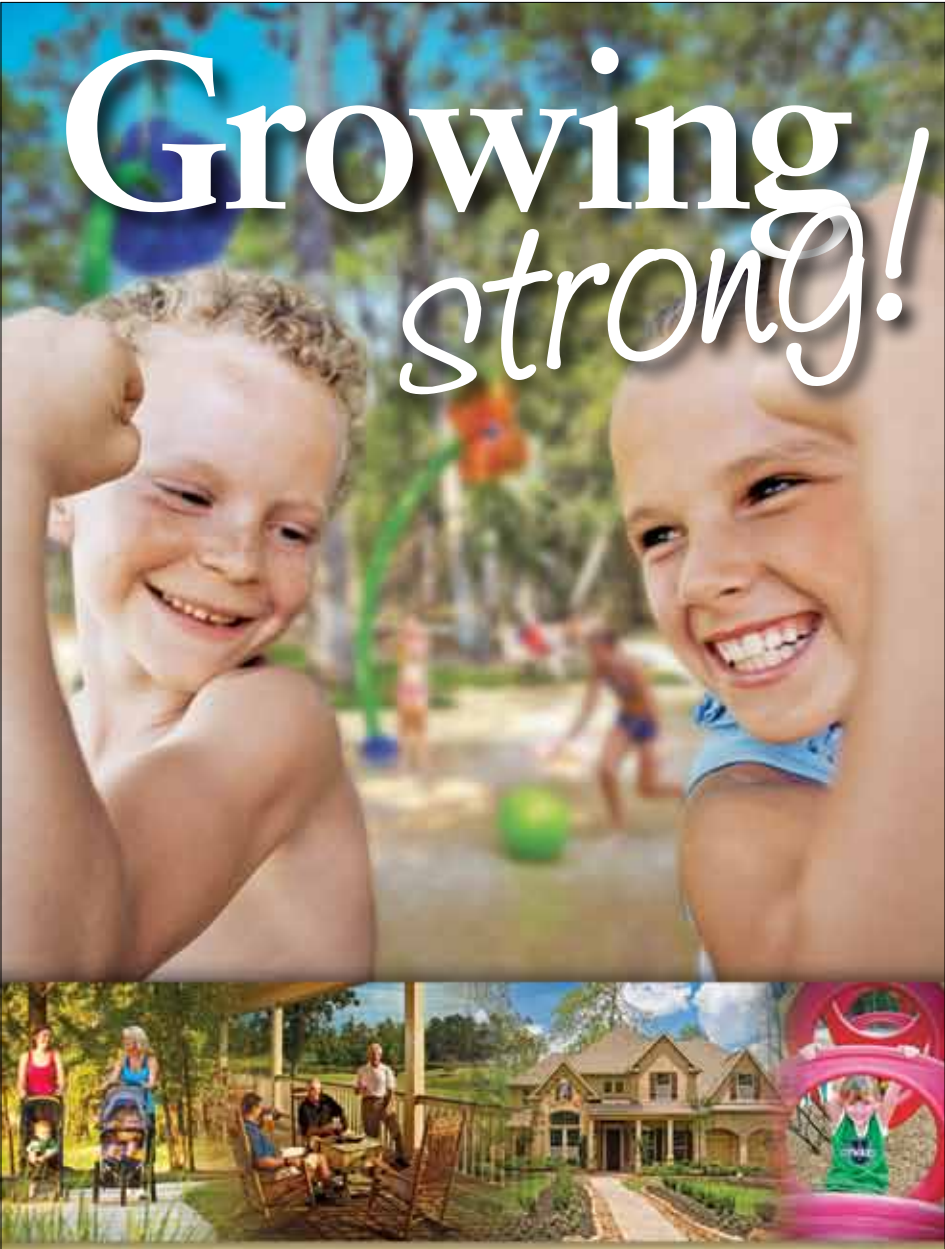
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## Commercial

Continued from I 1

eight-story facility.

Before ground was broken or the concrete foundation poured, Sacramento, Calif.-based Waste Connections and Dublin, Ohio-based Nexeo Solutions signed leases to occupy the building. Other tenants have yet to be announced and the building is scheduled to be completed by early 2013, according to the Development Company.

Ron Mittelstaedt, CEO of Waste Connections, said his company considered sites in Denver, St. Louis, Chicago, Dallas and Houston before deciding on The Woodlands as the spot for the company's new headquarters.

"We really didn't see anything like The Woodlands," Mittelstaedt said. "We didn't see anything like it in Denver, certainly not in Dallas or St. Louis. It was important to maintain a suburban feel to our environment, and The Woodlands was the only place where you could accomplish an urban setting in a suburban environment."

### Growing market

Anadarko's 550,000-square-foot tower and 3 Waterway are only a few of the projects either under construction or under development. Blackforest Technology Park will consist of a pair of 30,000-square-foot facilities on Technology Forest Boulevard and open in the first quarter of 2013. Research Forest Lakeside, which currently includes two buildings occupied by Aon Hewitt, has one building currently under construction and will eventually see nine more buildings that will amount to more than 1.9 million square feet of commercial and mixed use space when completed.

Talisman Energy has leased 200,000 square feet of office space at Research Forest Lakeside and plans to construct an additional 68,000-square-foot facility and a 300,000-square-foot building. Talisman already occupies office space at 4 Waterway.

In the fall, Howard Hughes Corp., owner of The Woodlands Development Company, announced plans to construct three additional office buildings totaling 1 million square feet in Town Center near the

### In demand

Interest in The Woodlands as a place for businesses to operate has increased as the community has developed a strong reputation for its amenities and lifestyle. The announcement that ExxonMobil will open its 385-acre campus by 2015 just south of The Woodlands has oil and gas companies nationwide converging on the community and demanding high-end office space. Some of the notable companies that are in The Woodlands are also looking to expand their operations with new and increased office space. This map shows what some of those companies are, where they are planning to locate and the expected completion date.

#### Top office space holders in The Woodlands (by sq. ft.)

1. Anadarko  
**1,051,070 sq. ft.**
2. W.P. Carey & Co. LLC (U.S. Oncology, Huntsman LLC)  
**427,483 sq. ft.**
3. Aon Corporation  
**344,336 sq. ft.**
4. The Woodlands Dev. Co.  
**336,736 sq. ft.**

## New Commercial Development



Sources: Black Forest Ventures, Research Forest Lakeside, Anadarko Petroleum Corp., The Woodlands Development Company, CoStar Group

McKesson building on Woodloch Forest Drive. Gil Staley, president of the South Montgomery County Economic Development Partnership, said Salt Lake City-based Huntsman Corporation is conducting a feasibility study to expand its footprint with another building in The Woodlands, where it already occupies space in One Waterway, as well as four other buildings on 17 acres.

"We've seen a ton of leasing in the last few months," Beard said. "A lot of it is the Houston economy and good corporate growth and The Woodlands gets more than their fair share. The Woodlands is very attractive for CEOs and when CEOs want to live there, their companies follow."

### Amenities a draw

Staley said the EDP keeps tabs on the South County job market and the influx of new businesses are giving a strong boost to that market. He said between January

2011 and January 2012, approximately 1,000 jobs were created in The Woodlands. Staley credits the job growth numbers to an increase in oil and gas exploration, as well as to the announcement that ExxonMobil would construct a new campus just south of The Woodlands.

"When you get a company like ExxonMobil make a commitment to The Woodlands area, that pretty much gave us the seal of approval that this a great place to operate a business and raise your family," Staley said. "In my opinion, that's what spurred this growth."

Market analysts have pointed to The Woodlands proximity to major transportation and mobility hubs, such as the Hardy Toll Road and Bush Intercontinental Airport, as well as its retail and entertainment amenities as key components to corporate relocations.

"We really needed to be in a central time

zone near a major hub airport, and The Woodlands' was a natural choice," Mittelstaedt said. "We were looking for what I would call a new progressive environment that had [amenities within] walking distance—retail, restaurants, bars, entertainment—and a Class A office space. Waterway Plaza really offered all of that. You can virtually walk to anything."

The downside to the lack of supply and an increase in demand is accommodating all of the businesses that want to either move to The Woodlands or grow their existing offices.

"As an economic development [entity], we are very pleased with the job growth and the number of companies that have relocated and have announced they are relocating," Staley said. "On the other hand, it's hard to recruit companies or for companies to expand."

[Comment at impactnews.com](#)

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Leagues

Continued from I 1

director of soccer operations.

The club obtains most of its funding through registration fees, with the rest coming from a combination of corporate sponsorships and tournaments. Boddison said because of the club's size — about 2,300 players and counting — there has always been an issue with lack of space available for teams to practice.

Jessica Lemmons, president of Oak Ridge Woodlands Area Little League, or ORWALL, the second-largest little league in the country, has requested township funding to help build more fields. ORWALL has 10 fields for the 1,800 kids who play. The league has already received bids for \$400,000 to develop two fields.

"We have land, and [the township has] money," Lemmons said. "I understand that they don't want to be unfair, but I don't know anyone else who is shovel-ready."

ORWALL board member Steve Chauffe said the league was forced to turn away 300 kids this year because of space limitations. Chauffe said the two new fields would handle the league's immediate needs.

County involvement

Rob Shearer would like access to more fields for the South County Football League, where he is president. The football league's funding primarily comes through fees and camps. The league mainly plays on

four full-size football fields at Gullo Park, which is outside the township boundaries.

Montgomery County Precinct 3 Commissioner Ed Chance said the county typically budgets about \$100,000 for sports leagues, but how the money is distributed depends on need and the project. Chance said typically those projects are typically only \$30,000 or \$40,000 each.

Shearer said SCFL is growing at about 10 to 15 percent each year.

"The parks are great, but as we grow and The Woodlands has grown, it has become harder for us to find places to practice," he said. "There is a huge demand for space from all of the sports leagues."

Shearer has had to turn away a small group of participants already because of space constraints.

Fees increase

The same lack of space has caused Mike Littrell, president of the South Montgomery Girls Softball League, to spend \$3,100 — a first for the league — to rent two softball fields at Alden Bridge Sports Park in The Woodlands in order to accommodate the league's 10 teams.

SMGSL does not receive funding from the county or the township, generating its funding through sponsorships and registration fees. As a result, Littrell said the league's registration fee of \$195 is as much as three times as high as nearby leagues in Spring and Conroe.

Comment at impactnews.com

# Youth Sports

in The Woodlands

400  
Softball Athletes

800  
Football Athletes

1,800  
Baseball Athletes

2,300  
Soccer Athletes

## South Montgomery Girls Softball League

Website: [www.smgsl-fastpitch.clubspaces.com](http://www.smgsl-fastpitch.clubspaces.com)  
Year founded: 1976  
Number of fields: 8  
Age range: 5–18  
Funding: Fees, sponsorships

## South County Youth Football League

Website: [www.scflfootball.org](http://www.scflfootball.org)  
Year founded: 1972  
Number of fields: 4  
Age range: 5–12  
Funding: Fees, sponsorships

## Oak Ridge Woodlands Area Little League (ORWALL)

Website: [www.eteamz.com/orwall](http://www.eteamz.com/orwall)  
Year founded: 1970  
Number of fields: 10  
Age range: 4–18  
Funding: Fees, sponsorships

## The Montgomery County Youth Soccer Club (Texas Rush)

Website: [www.texasrush.com](http://www.texasrush.com)  
Year founded: 2005  
Number of fields: 18  
Age range: 4–18  
Funding: Club dues, sponsorships

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# 2012 ELECTION COVERAGE



Candidates for Montgomery County Precinct 3 Commissioner

## Election dates for 2012

July 31: Primary Runoff election

Nov. 6: General election

Oct. 22-Nov. 2: Early voting for general election

By Kimberly Morgan



## Bryan Cambrice

Democratic candidate, Montgomery County Precinct 3 Commissioner

He ran unopposed, but now the real battle begins for Bryan Cambrice, Democratic candidate for Montgomery County Commissioner Precinct 3. Cambrice said he will continue to knock on doors and form alliances leading up to the November election. "This isn't about the parties," Cambrice said, "it's about the person."

### If elected, what do you consider some of the priority issues within the precinct that you plan to address?

First, to reduce crime. We've had an uptick in crime over the last several years. I want to fully fund the sheriff's department and constable's office. The next thing is lowering property taxes. My plan is to

lower the rate, but also get the appraisal cap lowered. The third thing is traffic. And, another priority of mine is more programs for our seniors and our youth, especially east of I-45. They have plenty of stuff in The Woodlands but not in the Rayford-area corridor.

### What are some of the mobility issues you would like to address?

Of course, traffic congestion. If you've ever been on Rayford Sawdust during rush hour, it's horrible. I also want extended hours for shuttle service for senior citizens. And I want to work on reducing pollution by converting the county's fleet of vehicles to green/hybrid vehicles.

### What is your vision for Precinct 3?

Every neighborhood should be provided services, no exceptions. We need to think not only about newer development and people moving here, but also take care of the people who already live here.

### What do you think qualifies you?

I'm the only one who has the vision and guts to propose and implement solutions to crime, pollution, traffic, property taxes, neighborhood neglect and over development. I'm a public servant (teaching). My opponent has no experience with government. I have worked in both business and government over the last 11 years, so I'm the best man for the job.

## James Noack

Republican candidate, Montgomery County Precinct 3 Commissioner

James Noack is ready to take the race to Commissioners Court all the way to the top. The Republican candidate earned 55 percent of the vote May 29 after squaring off against three opponents. Noack has lived in the Houston area his entire life; the last four years in Precinct 3.

"For as long as I can remember, I've enjoyed and followed politics, instilling in me a strong desire to serve," said Noack, citing former President Ronald Reagan as someone who helped shape his political views along the way.

**How do you think your election campaign went, overall?**

Our campaign focused on the issues, stayed positive, and resonated with the voters. Based on the results, it was a success.

### If elected commissioner, what do you consider some of the priority issues within the precinct that you plan to address?

I want to control taxation and spending while protecting the quality of life that draws families to South Montgomery County.

### What are some of the mobility issues you would like to address?

There are many areas which need improvement. A few examples are Rayford

Road, Sawdust Road, and Robinson Road.

### What do you think qualifies you for this position?

I believe my BBA (Bachelor of Business Administration) at Texas A&M and 17 years of financial experience in the private sector are important qualifications for this position.

### On what did you base your platform? Was it from personally living in the area, from talking to other residents, a combination of both?

My platform was based upon conservative principles and input from the residents.



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# Education FOCUS

## CONROE ISD



### Two campuses up and running, some on drawing board from '08 bond issue

By Nicole Bradford

The Conroe Independent School District is continuing to reap benefits of school bonds approved by voters in 2008, as upgrades and new campuses continue to take shape. Through the district's most recent bond referendum, the rapidly-growing school district has completed and opened two new schools with three more in construction or design phases. Two more will be funded through the \$527 million in bonds, which also is paying for upgrades at all existing campuses.

"Growth is a matter of life in Montgomery County and in CISD," said Superintendent Don Stockton. "Bonds are critical to build campuses to have places for children to go to school."

Entering his 10th year as superintendent, Stockton has seen the district grow by 15,000 students, or about 1,500 new students per year. The district's financial advisers projected the 2008 bond referendum would add 10 cents to its tax rate, which in 2008 was \$1.24.

This year, the combined tax rate is \$1.295

per \$100 valuation — representing an impact of 5 and a half cents since the bond issue was passed by voters four years ago.

"We have been fortunate to keep the tax rate as the lowest in Montgomery County and one of the lowest in the Houston area at \$1.295," Stockton said, "and that's been for a couple of years, and will remain stable for next year, at least."

Funded by the 2008 bonds, Birnham Woods Elementary and Bozman Intermediate opened in the fall of 2009, and a district Police Command Center opened in 2010, Conroe ISD spokeswoman Katherine Clark said.

Irons Junior High is under construction and set to open in the fall. A new elementary campus to be located near Birnham Woods and Riley Fuzzell in the southern part of the district is scheduled to open in 2013. Also set to open in fall of 2013 is a replacement campus for Peet Junior High, which is being transformed into a 9th grade campus for Conroe High School.

Further into the future, two more



Irons Junior High School is currently under construction and will open in time for the 2012-13 school year.

elementary schools will be funded through the 2008 referendum, Clark said, but the district is waiting for a demographic study to be completed before moving forward with those facilities.

In addition, bond sales funded upgrades and safety enhancements for all the district's campuses, Clark said. Much of those are being completed during summer months.

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# Education FOCUS

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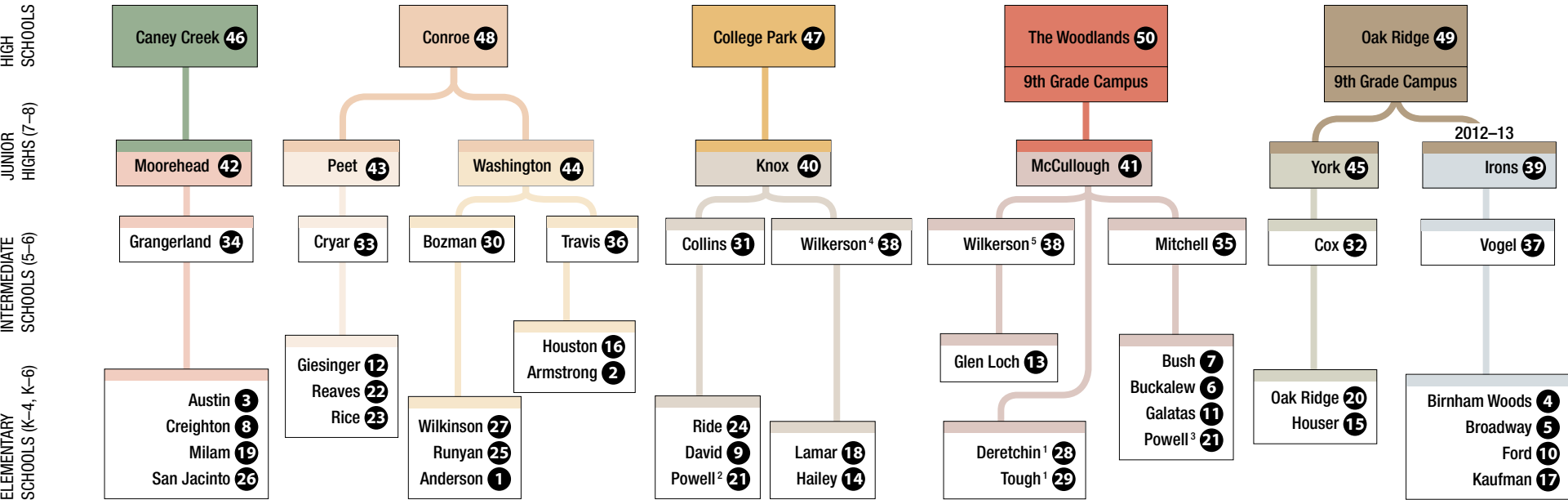


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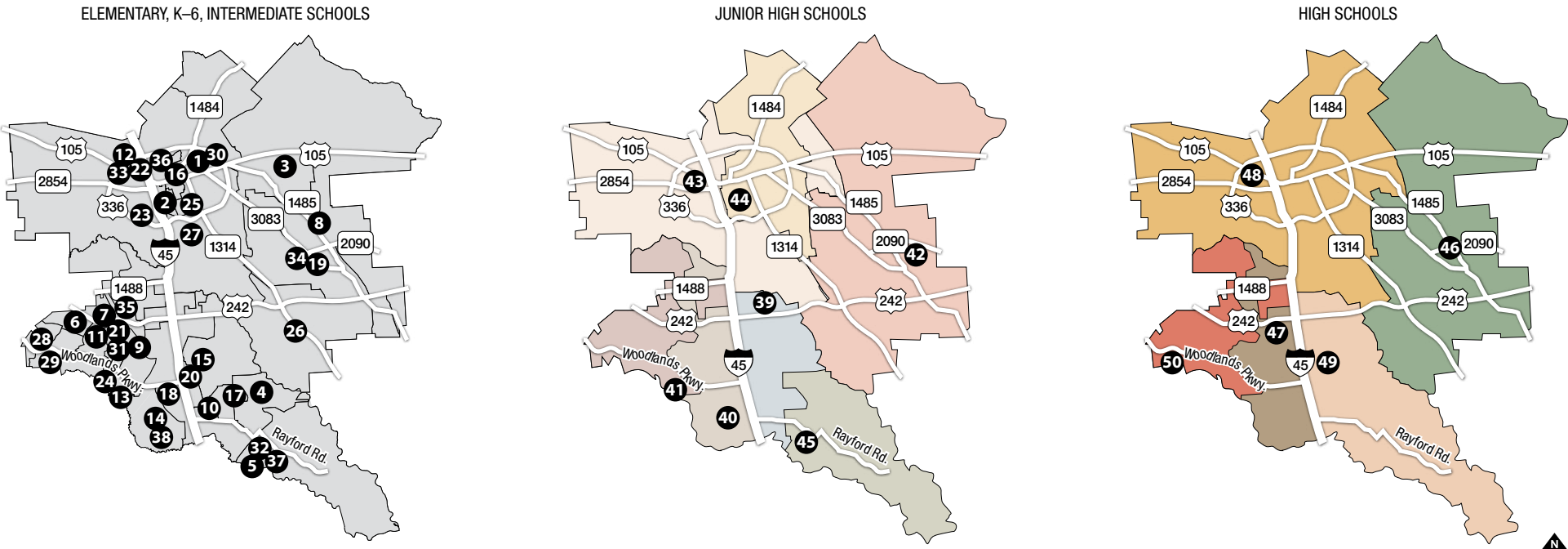
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CISD SCHOOL BOUNDARIES



2010-11 STATISTICS	State	District	TOTAL STUDENTS: 50,849
Economically disadvantaged	59.2%	36.8%	
Limited English proficiency (LEP)	16.9%	12.2%	
Average annual salaries of teachers	\$48,638	\$49,997	

SUBJECT	State 2011	District 2010	District 2011
2011 Texas Assessment of Knowledge and Skills (TAKS) results*			
Reading	90%	94%	94%
Math	84%	91%	91%
Writing	92%	96%	94%
Science	83%	89%	90%
Social studies	95%	97%	97%

DISTRICT SCORES BY GRADE		
2011 Texas Assessment of Knowledge and Skills (TAKS) results*		
Grade 3	Reading 94%	Math 94%
Grade 4	Reading 93%	Math 94%
Grade 5	Reading 95%	Math 94%
Grade 6	Reading 92%	Math 91%
Grade 7	Reading 93%	Math 90%
Grade 8	Reading 95%	Math 90%
Grade 9	Reading 93%	Math 82%
Grade 10	English language arts 93%	Math 83%
Grade 11	English language arts 98%	Math 94%

\* State of Texas Assessments of Academic Readiness (STAAR) test will eventually replace TAKS test in all grades.



ELEMENTARY SCHOOLS	Address	Phone	Date built	2011–12 enrollment (as of 9/13/11)	2011 Accountability Rating	2010–11 Economically Disadvantaged
➊ Anderson	1414 E. Dallas, Conroe	936-709-5300	1995		Recognized	87.8%
➋ Armstrong	110 Gladstell St., Conroe	936-709-3400	1969		Recognized	93.8%
➌ Austin	14796 Hwy. 105 E, Conroe	936-709-8400	1952		Academically Acceptable	74.9%
➍ Birnham Woods	31150 Birnham Woods Drive, Spring	832-663-4200	2009		Recognized	27.6%
➎ Broadway	2855 Spring Trails Blvd., Spring	281-465-2900	2007		Academically Acceptable	20.2%
➏ Buckalew	4909 W. Alden Bridge Drive, The Woodlands	281-465-3400	1998		Exemplary	2.8%
➐ Bush	7420 Crownridge Drive, The Woodlands	936-709-1600	1996		Exemplary	9%
➑ Creighton	12089 FM 1485, Conroe	936-709-2900	1981		Academically Acceptable	83.6%
➒ David	5301 Shadowbend Place, The Woodlands	281-298-4700	1990		Exemplary	3.3%
➓ Ford	25460 Richard Road, Spring	832-592-5700	1978		Exemplary	60%
➑ Galatas	9001 Cochran's Crossing Drive, The Woodlands	936-709-5000	1992		Exemplary	2.8%
➒ Giesinger	2323 White Oak Blvd., Conroe	936-709-2600	1990		Exemplary	45.4%
➓ Glen Loch	27505 Glen Loch Drive, The Woodlands	281-298-4900	1980		Recognized	43.2%
➑ Hailey	12051 Sawmill Road, The Woodlands	832-663-4100	1978		Exemplary	39.5%
➓ Houser	27370 Oak Ridge School Road, Conroe	832-663-4000	1981		Exemplary	62.8%
➓ Houston	1000 N. Thompson St.	936-709-5100	2007		Academically Acceptable	92.5%
➓ Kaufmann	2760 Northridge Forest Drive, Spring	832-592-5600	2006		Exemplary	13.1%
➓ Lamar	1300 Many Pines, The Woodlands	832-592-5800	1971		Exemplary	36.8%
➓ Milam	16415 FM 3083, Conroe	936-709-5200	2006		Recognized	84.3%
➓ Oak Ridge	19675 I-45 S., Conroe	832-592-5900	1973		Recognized	41.5%
➓ Powell	7332 Cochran's Crossing Drive, The Woodlands	936-709-1700	1994		Exemplary	5.5%
➓ Reaves	1717 N. Loop 336 W., Conroe	936-709-5400	1974		Recognized	74.6%
➓ Rice	904 Gladstell, Conroe	936-709-2700	1978		Recognized	61.4%
➓ Ride	4920 W. Panther Creek Drive, The Woodlands	281-465-2800	1983		Exemplary	19.6%
➓ Runyan	1101 Forest Drive, Conroe	936-709-2800	1967		Recognized	92.5%
➓ San Jacinto	17601 FM 1314, Conroe	281-465-7700	1980		Recognized	68.8%
➓ Wilkinson	2575 Ed Kharbat, Conroe	936-709-1500	2009		Exemplary	38.9%

K–6 SCHOOLS						
➓ Deretchin	11000 Merit Oaks Drive, The Woodlands	832-592-8700	2005		Exemplary	2.6%
➓ Tough	11660 Crane Brook Drive, The Woodlands	281-465-5900	2002		Exemplary	2.6%

INT. SCHOOLS						
➓ Bozman	800 Beach Airport Road, Conroe	936-709-1800	2009		Academically Acceptable	61.7%
➓ Collins	6020 Shawdowbend Place, The Woodlands	281-298-3800	1990		Exemplary	7.4%
➓ Cox	3333 Waterbend Cove, Spring	281-465-3200	2008		Recognized	23.6%
➓ Cryar	2375 Montgomery Park Blvd. Conroe	936-709-7300	2004		Recognized	52.4%
➓ Grangerland	16283 FM 3083, Conroe	936-709-3500	2008		Recognized	72.4%
➓ Mitchell	6800 Alden Bridge, The Woodlands	832-592-8500	1996		Exemplary	3.1%
➓ Travis	1100 N. Thompson, Conroe	936-709-7000	1927		Academically Acceptable	93.7%
➓ Vogel	27125 Geffert Wright, Spring	832-663-4300	2001		Recognized	34.1%
➓ Wilkerson	12312 Sawmill Road, The Woodlands	832-592-8900	1974		Exemplary	30.9%

JUNIOR HIGHS						
➓ Irons	16780 Needham Road, Conroe	N/A	2012		N/A	N/A
➓ Knox	12104 Sawmill Road, The Woodlands	832-592-8400	1978		Recognized	17.2%
➓ McCullough	3800 S. Panther Creek Drive, The Woodlands	832-592-5100	1976		Exemplary	4.7%
➓ Moorehead	13475 FM 1485, Conroe	936-709-2400	1995		Recognized	69.8%
➓ Peet	400 Sgt. Ed Holcomb Blvd. N., Conroe	936-709-3700	1995		Academically Acceptable	51.9%
➓ Washington	507 Dr. Martin Luther King Place N., Conroe	936-709-7400	1954		Academically Acceptable	87.9%
➓ York	3515 Waterbend Cove, Spring	832-592-8600	2008		Recognized	28.6%

HIGH SCHOOLS						
➓ Caney Creek	13470 FM 1485, Conroe	936-709-2000	1997		Academically Acceptable	57.8%
➓ College Park	3701 College Park Drive., The Woodlands	936-709-3000	2005		Academically Acceptable	13.8%
➓ Conroe	3200 W. Davis Blvd., Conroe	936-709-5700	1962		Academically Acceptable	55%
➓ Oak Ridge	27330 Oak Ridge School Road, Conroe	832-592-5300	1981		Academically Acceptable	25.1%
➓ The Woodlands	6101 Research Forest Drive, The Woodlands	936-709-1200	1996		Recognized	3.5%

2011 TAKS results by campus		2011 TAKS results by grade				Feeder schools
		3rd		4th		
Reading	Math	Reading	Math	Reading	Math	
85	86	89	89	80	90	44
85	90	86	92	88	92	45
80	76	83	78	83	79	42
95	93	96	96	94	90	39
97	94	99	95	95	94	39
99	99	99	99	99	99	41
97	98	97	96	98	99	41
83	88	85	87	82	94	42
99	97	99	98	99	97	40
93	93	93	92	92	96	45
99	99	99	98	98	99	41
98	95	97	93	98	98	43
86	92	86	91	89	95	41
97	96	99	95	94	97	40
93	95	95	94	92	96	45
82	87	85	93	79	81	44
96	96	95	94	97	97	45
99	99	99	99	99	99	40
88	85	90	84	87	90	42
89	96	96	98	92	91	45
99	98	99	99	99	96	41
86	91	87	86	84	96	43
93	97	96	99	90	94	43
99	98	99	99	97	97	40
84	89	92	89	80	89	44
90	96	91	95	89	97	42
94	97	98	99	92	96	44

2011 results		3rd		4th		5th		6th		
99	99	98	98	99	99	99	99	99	97	➓
99	99	99	99	99	99	99	99	99	99	➓

2011 results		5th		6th		
89	88	84	83	85	84	➓
98	99	98	98	96	98	➓
96	95	95	95	95	91	➓
93	96	93	92	91	94	➓
88	88	82	83	88	85	➓
99	99	98	99	98	98	➓
83	83	78	82	81	79	➓
95	96	93	93	95	95	➓
94	92	90	89	94	90	➓ ➓

2011 results		7th		8th		
N/A	N/A	N/A	N/A	N/A	N/A	➓
96	96	94	95	96	94	➓
99	98	98	97	99	98	➓
90	85	83	77	93	84	➓
93	89	88	82	93	89	➓
83	80	79	77	88	91	➓
96	94	94	92	96	89	➓

2011 results		10th		11th		
92	79	92	92	94	90	
97	88	97	83	98	96	
91	78	90	75	93	90	
96	85	95	79	97	94	
98	94	97	89	99	97	



# SUMMER CAMPS

## 2012



See website  
for complete  
dates & time

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Campers will play a variety of traditional sports including soccer, basketball and volleyball plus play-ground games like dodgeball and capture the flag. **AGES: 5-13**

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**FULL-DAY:** 9am - 4pm  
\$199.00

### LIL' LEGENDS CAMP (HALF DAY ONLY)

Throw in exciting fun in our inflatable game area and you have the ultimate summer camp. Let our experienced child development staff do all the work and your child will have a fun, imaginative and awesome time. (All campers must be potty trained) **AGES: 3-4**

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### SOCCER CAMP

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**WEEK 4:** Jun 25th - Jun 29th

**WEEK 9:** Jul 30th - Aug 3rd



### FOOTBALL CAMP

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**WEEK 3:** Jun 18th - Jun 22nd

**WEEK 8:** Jul 23rd - Jul 27th



### BASEBALL CAMP

This camp will provide daily instruction that involves working on hitting, fielding and all other fundamentals of the game. **AGES: 5-13**

**WEEK 6:** Jul 9th - Jul 13th

**WEEK 11:** Aug 13th - Aug 17th



### BASKETBALL CAMPS

We emphasize the progressive skills training of ball handling, shooting, rebounding and defensive positioning. **AGES: 5-13**

**WEEK 2:** Jun 11th - Jun 15th

**WEEK 10:** Aug 6th - Aug 10th



### VOLLEYBALL CAMPS

Through progressive skill building, participants will see major improvement in their performance. **AGES: 5-13**

**WEEK 7:** July 16th - 20th

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## BUSINESS



The Robichau family has operated Robichau's Jewelry in The Woodlands for the past 26 years.

## Robichau's Jewelry

Name recognition earns trust for The Woodlands jeweler

By Shawn Arraji

The Robichau family has been in the jewelry business in The Woodlands for 26 years, and over the course of that time, they have come to know the value of a trustworthy jeweler.

"Around this area you need to know a good mechanic, a good doctor and a good jeweler," said Matt Robichau, who runs the business with his brother, John. "You're dealing with heirlooms, sometimes the most important pieces that people own. Trust has always been the top virtue."

Robichau's Jewelry, a strictly family-run operation, was the very definition of a small mom-and-pop shop when it started in 1986. Matt's parents, Jack and Linda Robichau, had only 12 rings and a collection of waxes from which more could be cut when they began their business.

"I think there were around 3,000 people in The Woodlands area when we started up," John said. "It's really grown since then, and we've grown right along with it."

Over time Robichau's inventory has expanded to include watches, beads, diamond engagement rings, diamond earrings, several lines of sterling silver products — including Elle and Ti Sento — and various colored stone fashion pieces. In addition to selling and buying jewelry, the shop also offers repair and appraisal services, as well as custom jewelry design.

As far as business goes, their last two years have been their most successful, John said. He estimates around 50 customers come into their shop in the Panther Creek Village Center on a daily basis.

Matt and John attribute their success to positive name recognition, built up from reliable customer service over the years. The shop has four employees, all Robichaus. John and Matt have been with the shop for 10 and five years, respectively. Their sister, Shannon, joined the team six years ago, and their uncle, Ray, has been

with Robichau's Jewelry for 24 years.

"People come in and they see the same people behind the counter every time," Matt said. "Everything is done in house, except watches. We're always honest with people, and our regulars have come to know us and trust us."

As a smaller shop, Matt said, there is less in terms of overhead costs to keep things running compared to big box jewelers. This allows Robichau's to offer more competitive prices, he said.

"Our name has pretty much spread all by word-of-mouth," John said. "Neighbors ask neighbors, friends tell friends. If you give good customer service, you'll be recommended when someone needs something done."

Although John said he would love to run Robichau's from its own free-standing building some day, the family is being careful not to grow too quickly. In the meantime, he said they will continue doing what they are doing. There are two things he guaranteed about the future of Robichau's Jewelry: they will never go corporate, and you will never see someone on the other side of the counter who is not a Robichau.



The showroom features watches, rings and earrings.

**Robichau's Jewelry**  
4775 W. Panther Creek Drive  
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[www.robichaunjewelry.com](http://www.robichaunjewelry.com)





DINING

# Sweet Bella

Word-of-mouth turns guests into long-time customers

By Kimberly Morgan

It has long been debated which came first, the chicken or the egg. For Woodlands resident Steve Engel, it is a question of whether food is in his blood or in his taste buds. Originally from Cincinnati, Engel grew up surrounded by pizza, working in his father's franchise-based shop from the time he was 10 until he went to college.

Some people might say they never want to see another pizza again. Not Engel. He loves the stuff.

"I grew up in pizza and decided I wanted to get into the business, even if it was just to have a good pizza again," Engel said. "I wanted something different than franchise pizza, which I'm not even sure is actually pizza."

That is one reason why Engel opened Sweet Bella, 202 Sawdust Road, in 2006.

The space Sweet Bella now occupies was previously a Cajun food restaurant, but when Engel bought it, he gutted it and made it his own.

Now, the 90-seat eatery is a cozy place where olive green, light yellow and dusky red walls complement the purple, red and black table covers.

The menu was developed with the help of one of Engel's former chefs, who was a graduate of Culinary Institute of America.

"If I didn't like it, it wouldn't be on my menu," Engel said. "If it doesn't sell, we get rid of it."

The only significant change over the last few years, Engel said, has been to keep up with people's dietary desires by offering whole wheat or gluten free options.

Lunch and dinner specials are posted on the board in the entrance. On this particular day, it's butternut squash ravioli with roasted red pepper sauce.

Even though there are pastas, salads, sandwiches and appetizers on the menu, it is in fact the pizza that is in most demand. It is distinctive, Engel said, because every

pie is thin crust and square-shaped. The sauces, and some of the toppings, are made on-site, from scratch, with the freshest ingredients.

"I told Steve he should bottle his salad dressings and his pasta sauces," said hostess and server Donna Bouton, who has worked for Engel for four years. "But he usually says no."

Engel said he has not ventured down that path because jarring up the goods and getting involved in some form of mass production is more difficult than one might think.

Engel knows of what he speaks. After college, he spent several years in the corporate world working in food distribution. He flirted with the idea of becoming a chef, but ultimately decided he would rather be the guy at the front of the house.

"If you've never been in the business, don't get in the business," Engel said. "Seriously, you have to know what you're getting into, understand the demands of it."

Engel said he has enjoyed watching the business grow, mostly through word of mouth. He said franchise-fatigued new customers often become repeat customers the minute they get a taste of his "mom and pop" shop.

"We are blessed to have had wonderful clientele now for a long time," said Engel, adding that he has not really advertised in years and did not even replace a sign out front that blew down during Hurricane Ike in 2008.

"You can't be in business for six years without regulars," he said.

Engel is open to franchising Sweet Bella if the right buyers come along. For now, though, Engel, who spends his weekends on a farm he recently purchased in Center-ville, is enjoying the fruits of his labor.

"My goal at some point in time is to retire," said Engel, who turns 61 in July. "But I don't know ... I kind of like it here."



Steve Engel turned his love of Italian food into a popular restaurant in The Woodlands.

## Favorites

**Italian Greek Salad** – tossed romaine with artichoke hearts, black and green olives, tomatoes, capers and feta cheese, \$7.99

**Italian Muffalata Sandwich** – a combination of Italian meats, cheese, chopped olives, garlic and a touch of olive oil on freshly-baked bread, \$7.99

**Margherita Specialty Pizza** – sliced tomatoes, fresh mozzarella and fresh basil, \$9 for a small

**Shrimp Scampi Gourmet Pizza** – sautéed shrimp, caramelized onions, three cheeses, fresh herbs and a lemon-butter garlic sauce, \$9.75 for a small



Sweet Bella features a full wine menu.

## Sweet Bella

202 Sawdust Road, Ste. 110  
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www.sweetbellaitalian.com  
Lunch Mon.–Fri. 11 a.m. – 2 p.m.  
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Dinner Fri. 4–9 p.m.  
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## Top Stories

### Community leaders work to shape Magnolia Parkway area

**Magnolia** As the Magnolia Parkway region continues to grow, community leaders are seeking ways to be proactive in how the area is developed and defined. The Magnolia Parkway area, which is in unincorporated Montgomery County land, is roughly defined as a five-mile radius around the intersection of FM 2978 and FM 1488.

"This is a unique time where we all have the opportunity to step back, look at the big picture, [and] work together as a community to develop this area in a way that we inside the area desire, rather than seeing the area develop around us without our input or opinion," said Brian Gremminger, Magnolia Parkway Chamber of Commerce board member and economic development committee chair.

Because the area is not within a city, there are no zoning or design standards for incoming businesses and developers.

"We don't have any restrictions, so anyone can buy a piece of property and develop whatever they want," Gremminger said.

In March, area residents and members

of local homeowners associations successfully lobbied against a multi-family apartment development planned for the Magnolia Parkway area.

"Members of the local community spoke out against it and were able to provide information to other residents, and the local community did a good job of speaking up," said Jason Rinn, chair of the Magnolia Parkway Chamber board.

After hearing from the community, the developer of the project—the Mark Dana Corporation—decided against moving forward.

"Everyone thought it was a great program and a good thing, but they didn't want it there," said David Koogler, CEO of the Mark Dana Corporation. "Our projects are well-managed and well-controlled. When people don't really understand what we do, it's hard to get that message across."

#### Not another 1960

One refrain that is often repeated by people in the area is that they do not want the FM 2978/FM1488 area to be another FM 1960.



The Magnolia Parkway area encompasses a five-mile radius around the FM 1488/FM 2978 intersection.

"In that area, what happened was without any restrictions on what types of businesses could come in, residents experienced quickly diminishing property values because of smoke shops, adult video entertainment stores and bars

opening up," Gremminger said. "All of that drove traffic and revenues so it was allowed, but it didn't help the area as far as creating a consistent image or sending a message that this is a place for families."

Full story by Emily Roberts

## Drought

### Local agricultural industry begins to recover

**Tomball / Magnolia** Due to plentiful rains beginning in November 2011 and continuing through spring, the local agricultural industry is beginning to bounce back from a devastating 2011.

As of late-May, Harris County is at 300 on the Keetch-Byram Drought Index, which is used to determine forest fire potential where a drought index of 0 represents no moisture depletion, and an index of 800 represents absolutely dry conditions. Montgomery County is at 442. At this time last year, Harris County was at 641, while Montgomery County was at 659.



"We are in 100 percent better shape than we were last year, but on the same note, everyone's still skeptical because they know what can happen," said Lawrence Hegar, owner of Hegar Hay.

Full story by Emily Roberts

## Business

### American Road Hog Cycles

**Northwest Houston** Max Key's affinity for motorcycles began decades before he opened American Road Hog Cycles in 2001 with co-owner Jason Antonelli.

"When I turned 16 my parents gave me the family car because they didn't want me to have a motorcycle, so I sold it and bought a motorcycle anyway," Key said. "Now I've been riding more than 40 years. You just can't beat the freedom to ride."

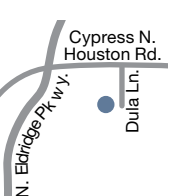
A motorcycle repair shop, American Road Hog Cycles provides various services.

Full story by Marie Leonard

Additional reporting by Kevin Koloian



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REAL ESTATE

# Indian Springs

## The Woodlands – 77381

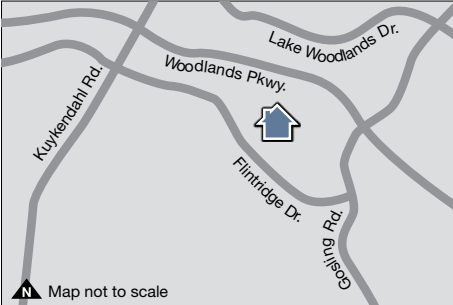
Data compiled by  
Haley Garcia-Laubenstein  
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936-447-9625  
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Overview



**Build-out year:** 2011  
**Number of builders:** 15  
**Square footage:** 1,000–7,900  
**Home values:** \$100,000–\$2,500,000  
**Number of homes:** 2,144  
**Amenities:** Hike and bike trails, Village Center with HEB, several restaurants  
**Nearby attractions:** Forestgate and Falconwing Parks—both with pools and water parks  
**Property taxes:**  
Conroe ISD 1.2950000  
Montgomery County 0.4838000  
Montgomery County Hospital Dist. 0.0745000  
Montgomery County MUD 60 0.2400000  
Lone Star College System 0.1210000  
The Woodlands Township 0.3250000  
**Total (per \$100 value)** \_\_\_\_\_ **2.539300**



**Schools:**  
Roger L. Galatis Elementary School (K–4)  
9001 Cochran's Crossing Drive, The Woodlands  
Mitchell Intermediate School (5–6)  
6800 Alden Bridge, The Woodlands  
McCullough 9th Grade  
3800 South Panther Creek Drive, The Woodlands  
The Woodlands High School (10–12)  
6101 Research Forest Drive, The Woodlands

On the market (As of May 31, 2012)

No. of homes for sale	No. of homes under contract	Avg. days on the market
14	18	49

Home sales (June 1–May 31, 2012)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
81	1,194/7,940	\$118,000/\$1,450,000

Featured homes



**303 N. Rush Haven Circle \$199,900**  
3 Bedroom / 2 Bath 1,855 sq. ft.  
Agent: Tom Dowdy, RE/MAX Integrity  
281-370-5100



**6 Split Rail Place \$395,000**  
4 Bedroom / 3.5 Bath 3,236 sq. ft.  
Agent: Anne Werner, Prudential Gary Greene, Realtors  
281-367-3531



**111 N. Shawnee Ridge Circle \$639,900**  
5 Bedroom / 3.5 Bath 4,739 sq. ft.  
Agent: Ramona Jaouani, Coldwell Banker United, Realtors  
281-363-2500



**63 Heritage Hill Circle \$1,699,000**  
4 Bedroom / 4.5 Bath 6,524 sq. ft.  
Agent: Diane Kink, Keller Williams Realty, The Woodlands  
281-364-4828

## Market Data The Woodlands

On the market (May 1–31)

Price Range	Number of homes for sale/Average days on the market for the last 6 months						
	77380	77381	77382	77384	77385	77386	77389
Less than \$149,999	13/36	8/39	—	—	32/48	73/51	101/46
\$150,000–\$199,999	12/49	24/41	12/57	6/46	42/44	71/57	23/55
\$200,000–\$299,999	9/31	32/55	43/51	19/55	31/54	58/54	52/53
\$300,000–\$399,999	4/55	15/33	16/44	19/66	8/61	26/73	50/52
\$400,000–\$499,999	2/80	22/52	2/130	9/68	1/58	11/51	17/48
\$500,000–\$599,999	2/100	5/29	7/48	1/73	—	13/37	24/44
\$600,000–\$799,999	5/95	6/53	18/35	—	1/55	11/79	25/69
\$800,000–\$999,999	8/111	3/46	16/54	1/89	—	3/55	9/73
\$1 million +	14/88	7/81	24/74	—	—	—	11/76

Monthly home sales

Month	Number of homes sold/Average Price						
	77380	77381	77382	77384	77385	77386	77389
May 2011	19/\$457,000	58/\$369,000	85/\$384,000	23/\$244,000	28/\$172,000	68/\$210,000	59/\$318,000
May 2012	24/\$480,000	62/\$361,000	63/\$425,000	19/\$259,000	22/\$151,000	71/\$179,000	44/\$291,000
Apr. 2012	22/\$267,544	57/\$361,467	65/\$469,439	18/\$248,007	21/\$154,107	62/\$216,842	39/\$328,238
Mar. 2012	15/\$532,000	44/\$305,000	56/\$425,000	24/\$282,000	26/\$137,000	66/\$172,000	48/\$370,000
Feb. 2012	10/\$183,090	27/\$390,011	30/\$442,811	8/\$296,437	20/\$152,116	67/\$210,069	30/\$290,819
Jan. 2012	13/\$287,800	23/\$269,143	24/\$629,753	12/\$262,112	10/\$148,278	41/\$191,144	34/\$246,258
Dec. 2011	23/\$591,676	43/\$320,198	40/\$381,885	17/\$241,982	23/\$153,821	71/\$177,411	41/\$331,886
Nov. 2011	12/\$255,098	24/\$320,657	27/\$444,279	13/\$269,030	16/\$141,950	41/\$193,265	27/\$311,256
Oct. 2011	13/\$193,875	35/\$295,240	46/\$418,755	18/\$253,548	22/\$177,171	41/\$184,460	37/\$269,400



33926 Thousand Oaks - \$300,000



515 Oak Ridge Grove - \$215,000



14 Royal Fern - \$1,075,000



39 Rosedown Place - \$640,000



71 Whetstone Ridge Way - \$235,000



14 Weeping Spruce - \$327,500

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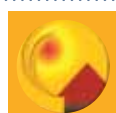
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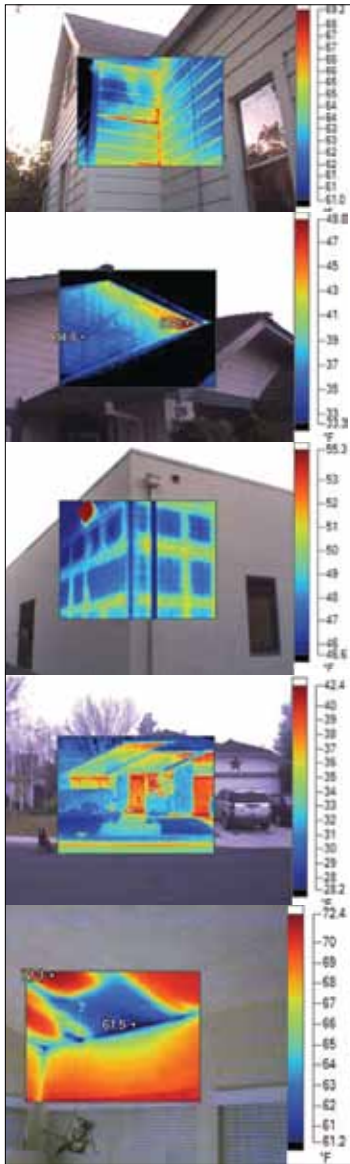
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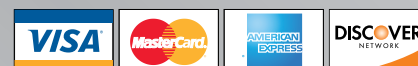
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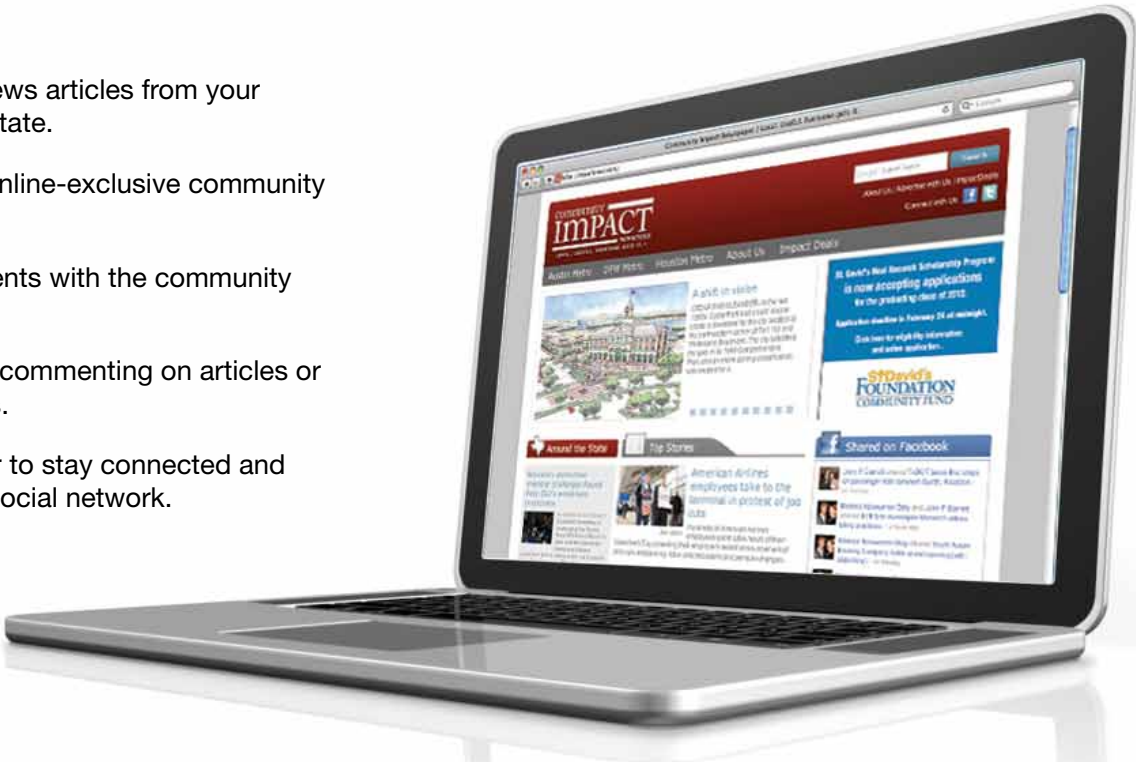


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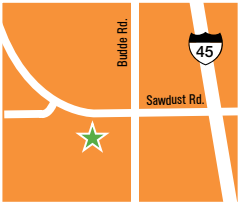
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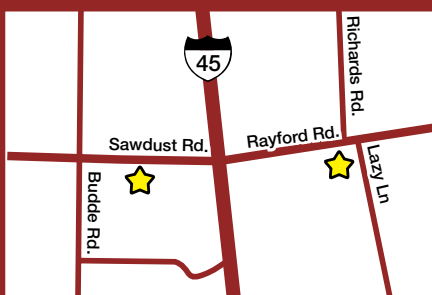


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