INLINE SPACE
RESTAURANT SPACE
AVAILABLE

WOODSHORE MARKETPLACE

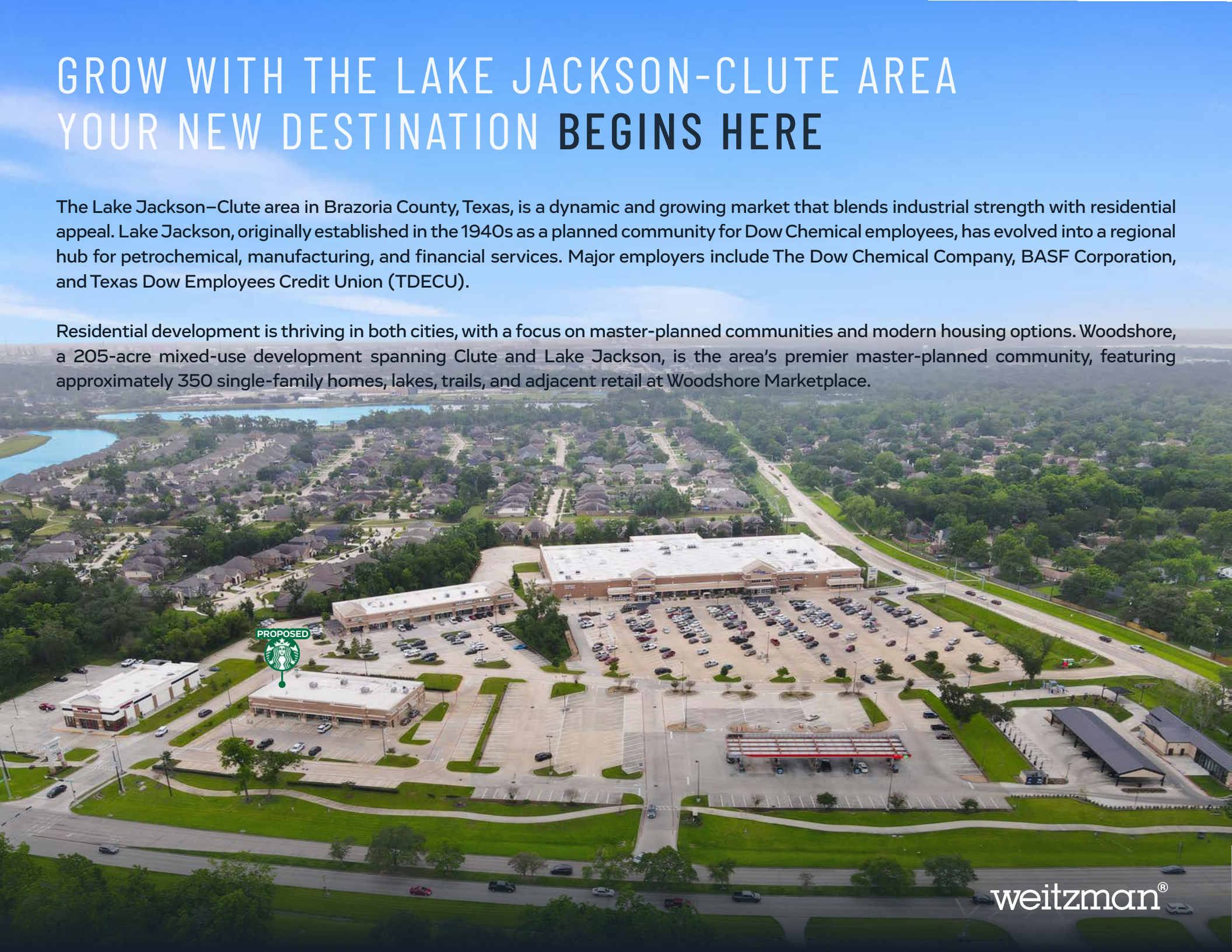
SEC OYSTER CREEK DR & DIXIE DR | CLUTE , TX 77531

weitzman®

GROW WITH THE LAKE JACKSON-CLUTE AREA YOUR NEW DESTINATION **BEGINS HERE**

The Lake Jackson–Clute area in Brazoria County, Texas, is a dynamic and growing market that blends industrial strength with residential appeal. Lake Jackson, originally established in the 1940s as a planned community for Dow Chemical employees, has evolved into a regional hub for petrochemical, manufacturing, and financial services. Major employers include The Dow Chemical Company, BASF Corporation, and Texas Dow Employees Credit Union (TDECU).

Residential development is thriving in both cities, with a focus on master-planned communities and modern housing options. Woodshore, a 205-acre mixed-use development spanning Clute and Lake Jackson, is the area's premier master-planned community, featuring approximately 350 single-family homes, lakes, trails, and adjacent retail at Woodshore Marketplace.



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Strategically positioned at the intersection of Oyster Creek Drive and Dixie Drive in Clute, Texas, **Woodshore Marketplace** is the premier retail destination serving the fast-growing Lake Jackson–Clute area. Located just minutes from the Dow Chemical and BASF campuses—two of the region's largest employers—Woodshore Marketplace sits at the center of Brazoria County's economic and residential growth.

This vibrant commercial hub benefits from high visibility and strong traffic counts, drawing shoppers from Lake Jackson, Clute, Richwood, and the surrounding communities.

CURRENT TENANTS

WOODSHORE FAMILY DENTISTRY

CENTER COURT PIZZA & BREW

Serenity Reflexology

SPACE

13,865 SF

Available SF

AVAILABILITY

INLINE AND RESTAURANT SPACE AVAILABLE

Min Contiguous SF: 1,200
Max Contiguous SF: 9,800
Drive-thru end cap available

MAJOR ANCHOR

123K SF

Kroger Marketplace

LOCATION

- Kroger Marketplace-anchored retail center
- 11,200 sf second-gen retail space available
- Drive-thru end cap available
- Strategically located within minutes of Brazosport College, Brazosport High School, the Texas Gulf Coast Regional Airport, and State Highway 288

TRAFFIC COUNTS

Dixie Drive
15,750 VPD

Oyster Creek
13,352 VPD

Source: 2024, ESRI

MAJOR AREA EMPLOYERS (2024)

- **3,182** Employees
- **2,000** Employees
- **896** Employees
- **1,000** Employees
- **1,000** Employees
- **250** Employees — The original Buc-ee's location, founded in 1982.
- **1,500** Employees
- **1,475** Employees

1 MILE AERIAL

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5 MILE AERIAL

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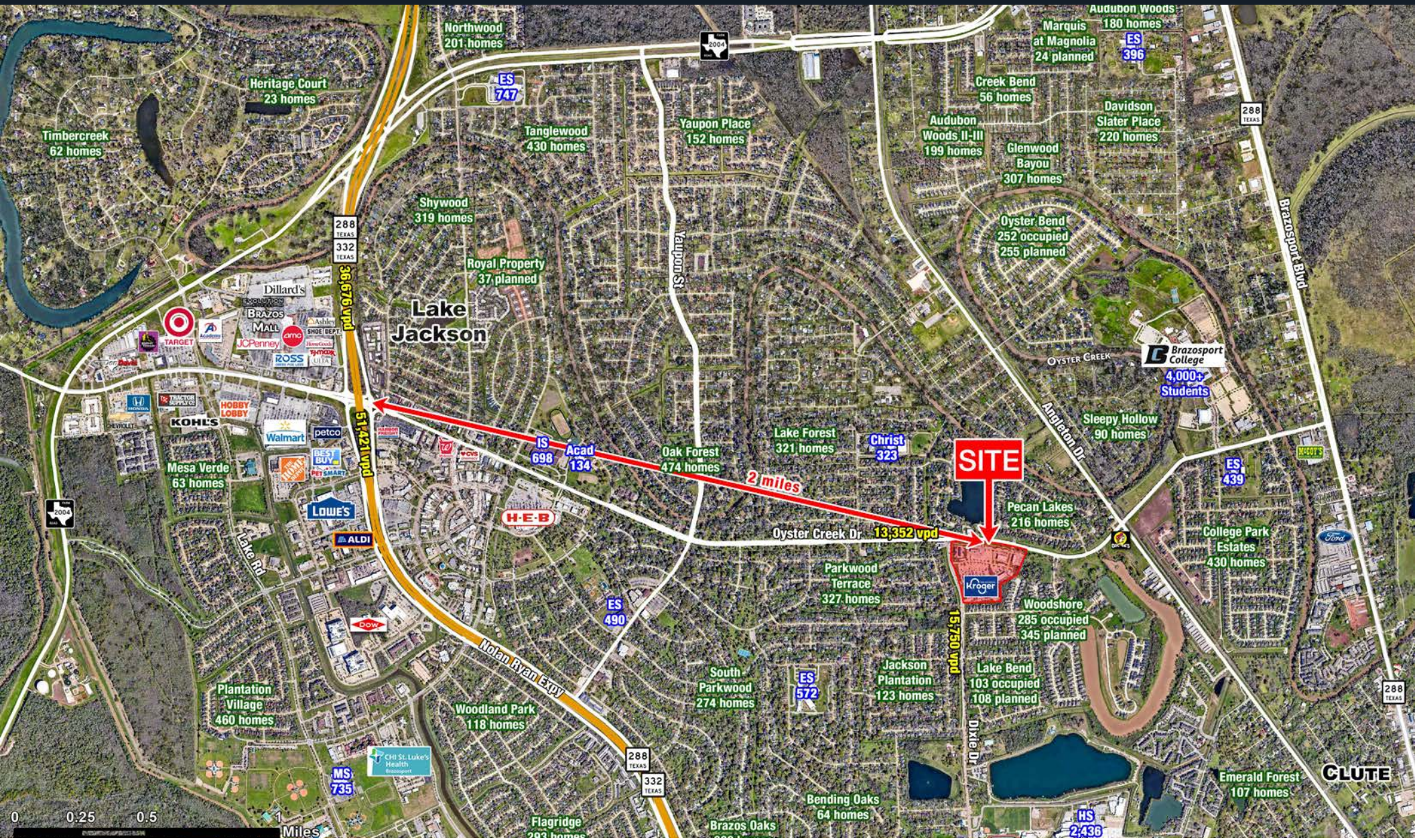

SITE PLAN

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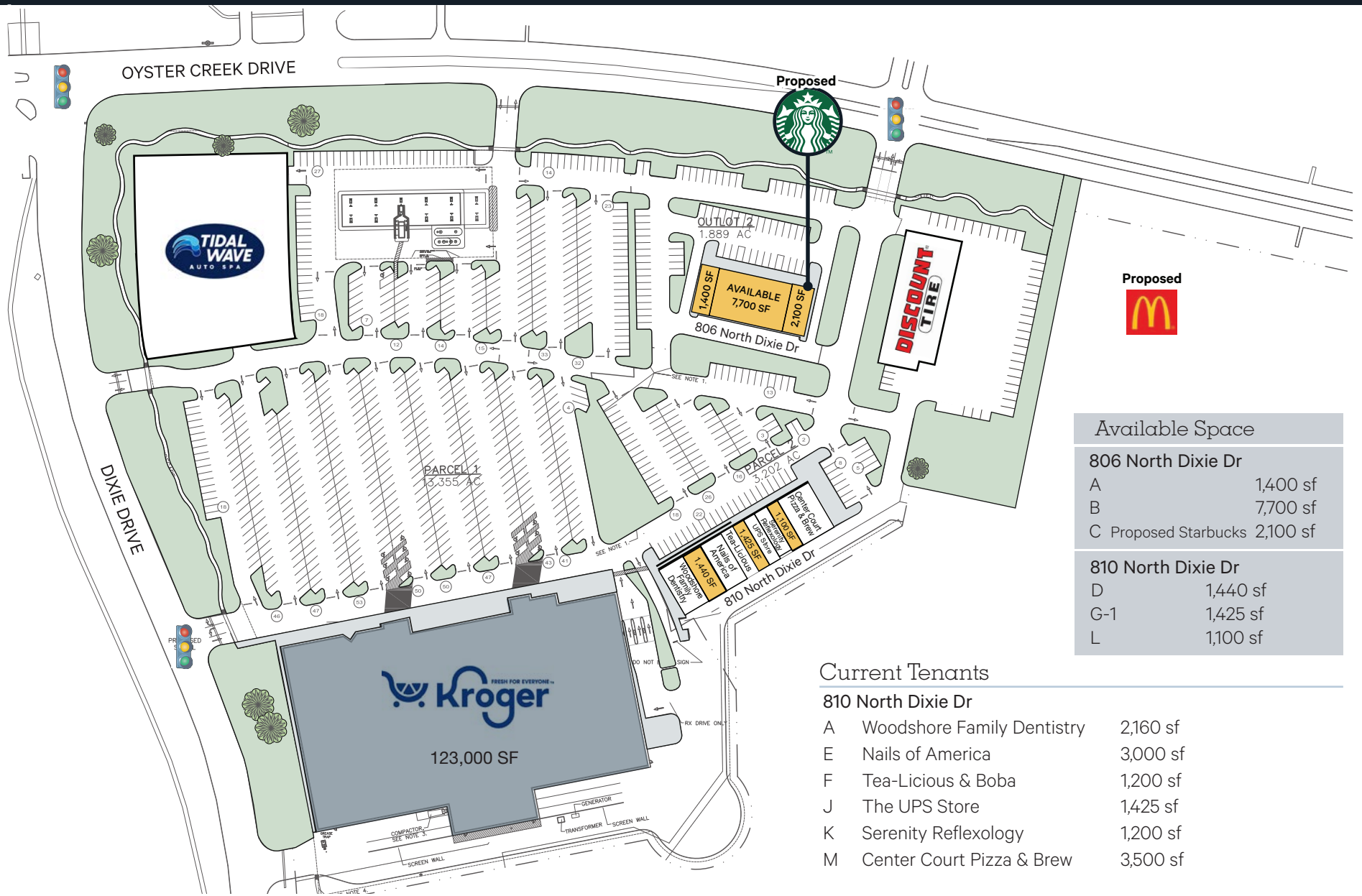

Available Space

806 North Dixie Dr

A		1,400 sf
B		7,700 sf
C	Proposed Starbucks	2,100 sf

810 North Dixie Dr

D		1,440 sf
G-1		1,425 sf
L		1,100 sf

Current Tenants

810 North Dixie Dr

A	Woodshore Family Dentistry	2,160 sf
E	Nails of America	3,000 sf
F	Tea-Licious & Boba	1,200 sf
J	The UPS Store	1,425 sf
K	Serenity Reflexology	1,200 sf
M	Center Court Pizza & Brew	3,500 sf

CLUTE, TEXAS
A CITY **ON THE RISE**

- The city's economy has been bolstered by the presence of major industries like Dow Chemical and construction companies.
- Brazoria County boasts a population of almost 350,000 and is experiencing more than four percent (4%) growth every five years.
- Clute has implemented a Livable Centers plan to enhance connectivity, diversity of housing options, and a sense of place, fostering economic development and job opportunities for their population of 10,893. (U.S. Census Bureau)
- Clute's future plans focus on becoming a more walkable, livable, and prosperous community. This includes initiatives like the Livable Centers study, which aims to create a sense of place, improve multi-modal access, and foster a mix of land uses. The city is also working on developing a recreational hub at Shanks Lake and redeveloping the former Central Auto Parts location.

ECONOMY

34.2%

Projected future employment growth over the next decade.

MEDIAN HH INCOME

$66,224

2025

(U.S. Census Bureau)

MEDIAN HOME VALUE

$251,100

(U.S. Census Bureau)

COMMUTE

Average commute time in Clute, Texas is **18.4 minutes** a shorter commute time than the normal US worker.

(Source: DataUSA)

HOME DEVELOPMENT

Woodshore community, a new subdivision under construction, is in its Phase IV of development - expected to contain approximately **500 homes.**

(Source: City of Clute)

HEALTHCARE

74.6% of Clute's population has health coverage.

(Source: U.S. Census Bureau)

LOCATION

	1 MILE	3 MILE	5 MILE	10 MINUTE
POPULATION				
2026 Total Population	8,448	45,692	50,329	
2025-2030: 5 Year Population Growth	0.49%	0.65%	0.65%	
HOUSEHOLD INCOME				
2026 Average Household Income	$138,899	$115,177	$116,954	
2026 Median Household Income	$126,014	$93,713	$95,152	
HOME VALUE				
2026 Average Home Value	$319,666	$286,107	$297,236	
2026 Median Home Value	$296,680	$265,523	$273,017	
DAYTIME POPULATION				
2026 Total Daytime Population	6,280	43,558	56,783	
2026 Daytime Population: Workers	1,927	19,095	29,839	
113 RESTAUARANTS				
326 SHOPS				
11 HOTELS				
13 BANKS				
19 DAYCARES				
35 PHARMACIES				

PHOTOS

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WOODSHORE
MARKETPLACE

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RETAIL LEASING:

KYLE KNIGHT
KKNIGHT@WEITZMANGROUP.COM
713.781.7111

DYLAN MALSBURY
DMALSBURY@WEITZMANGROUP.COM
713.781.7111

EMILY HOOD
EHOOD@WEITZMANGROUP.COM
713.781.7111

weitzman®

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