

Marcel Boulevard

4501 SF, 3495 SF & 1400 SF For Lease



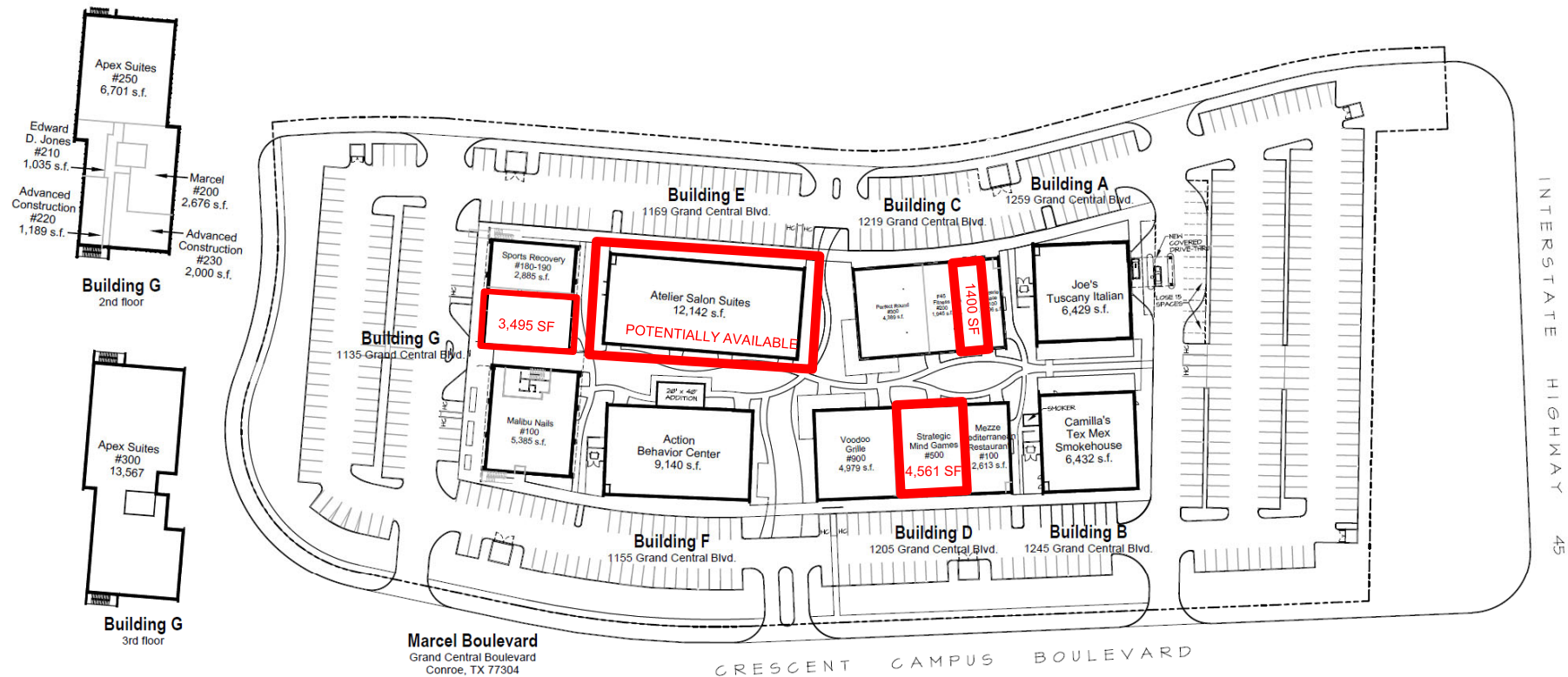
11322 Interstate 45 S, Conroe, TX 77304
Conroe, TX 77479

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Site Plan



MARCEL BOULEVARD

GRAND CENTRAL PARK
BY JOHNSON DEVELOPMENT CO

3,495 SF
1st Floor Shell Space

 **HYATT
REGENCY**
Convention Center

 **Sam Houston State University**

 **LIVING SPACES**

1,400 SF
Shell Space

4,501 SF
2nd Gen
Available

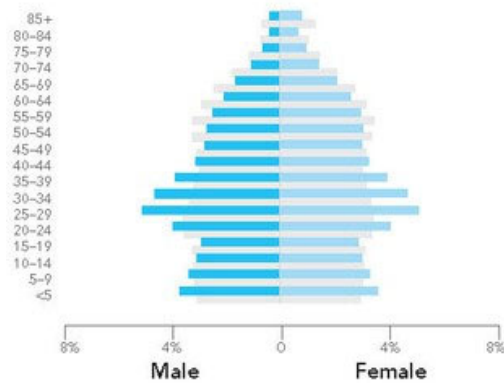
I-45 N

I-45 N

AGE BY SEX (Esri data)

Median Age: **33.0** US: 38.2

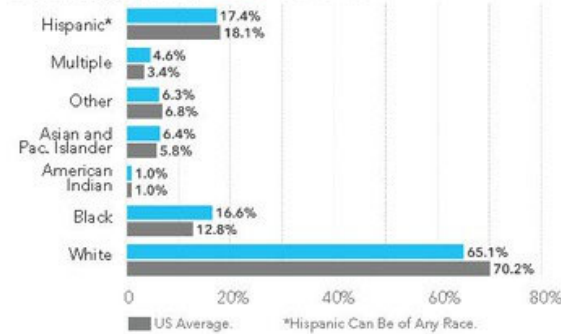
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **67.5** US: 64.0



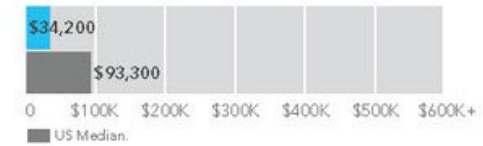
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

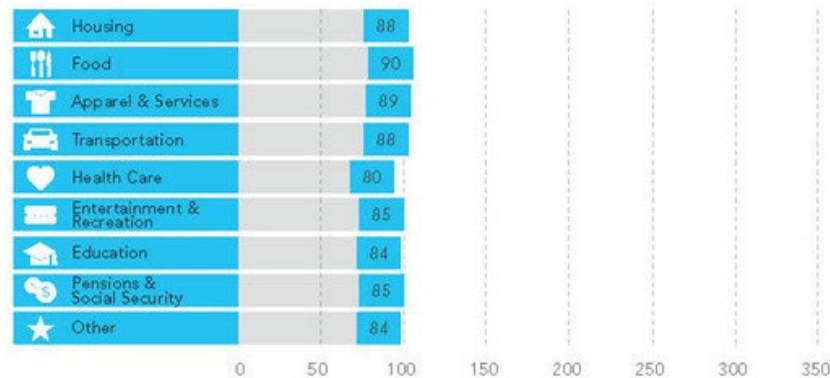


Median Net Worth



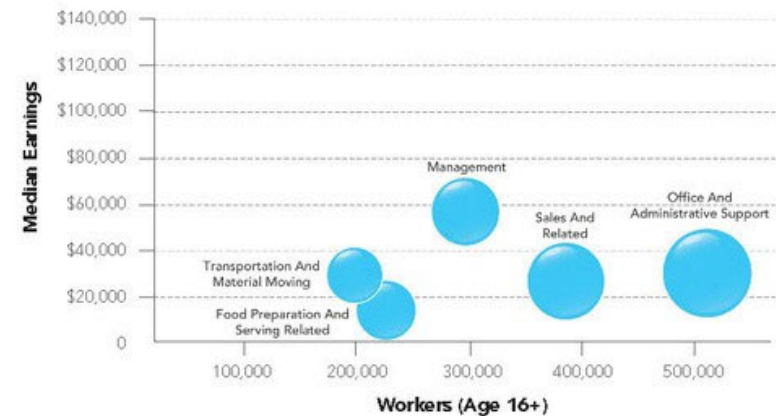
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Estimated population

| 1-miles | 3-miles | 5-miles |
|---------|---------|---------|
| 3,366 | 42,089 | 116,268 |

Number of households

| 1-miles | 3-miles | 5-miles |
|---------|---------|---------|
| 1,258 | 15,375 | 42,247 |

Average household income

| 1-miles | 3-miles | 5-miles |
|-----------|-----------|-----------|
| \$113,667 | \$118,017 | \$114,999 |

Median Age

| 1-miles | 3-miles | 5-miles |
|---------|---------|---------|
| 34.6 | 36.8 | 37.1 |

Area traffic counts

I-45 at Loop 336: **161,702 CPD**
 Grand Central Pkwy at I-45 **13,212 CPD**

Conroe, TX at a Glance

Geography

40

Miles

Distance to Houston

74.4

Square Miles

In Montgomery County

Population & Demos



101,315

Population (2023)

Residents in Conroe

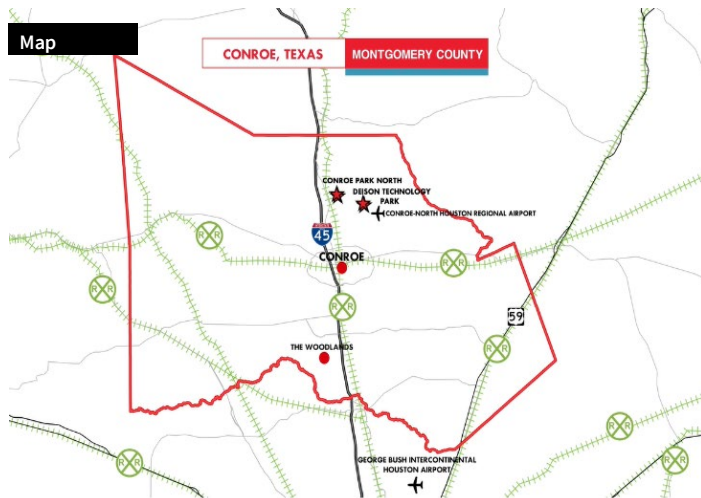


2.45

Percent

Projected annual
growth rate by 2028

Map



Economy



\$463.23

Billion GDP (2021)-Houston



\$105,162

Average Household
Income (2023)



\$39,789

Per Capita Income
(2023)

Employment

4.9%

Unemployment rate in Houston-Sugar Land-
Baytown as of August 2023

57.0%

White collar workers (2023)

41,747

Housing Units (2023)

Business Summary



4,768

Total Establishments



1,042

Retail Trade Businesses



300

Eating and Drinking
Places



Consumer Spend 2023

Apparel & Services:
\$83,360,275

Entertainment/Recreation:
\$142,101,192

Food Away from Home:
\$142,818,383

Largest Employers

ExxonMobil
Energy lives here™

HALLIBURTON

McKESSON

Ball Aerospace

Thank you



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date