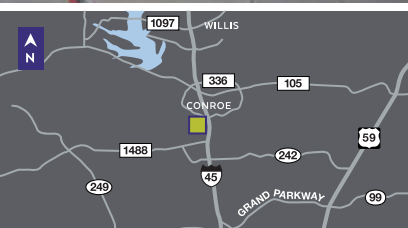


# ► 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304



88-ACRE CENTER WITH NUMEROUS NATIONAL RETAILERS



## VEHICLES PER DAY

Interstate 45 south of Loop 336 West	211,412
Interstate 45 north of Loop 336 West	176,526
Loop 336 W west of Interstate 45	30,100
Loop 336 W east of Interstate 45	25,754

## AVERAGE INCOME

3 Miles	\$96,768
5 Miles	\$100,856
7 Miles	\$122,153

## POPULATION

3 Miles	42,312
5 Miles	109,428
7 Miles	179,400



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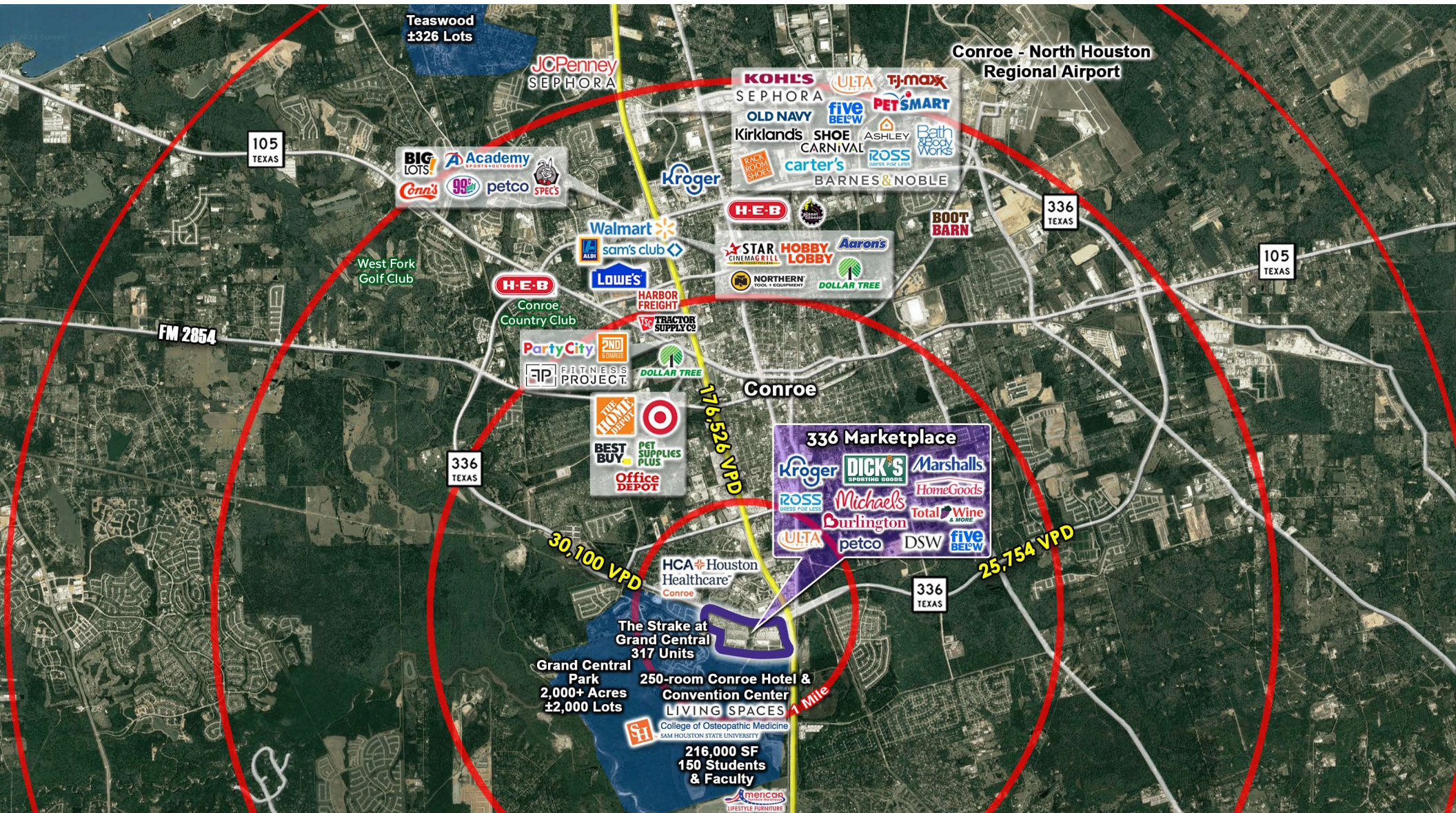


# ► 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304



MORE THAN 64,000 EMPLOYEES WITHIN A SEVEN-MILE RADIUS



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**FIDELIS**

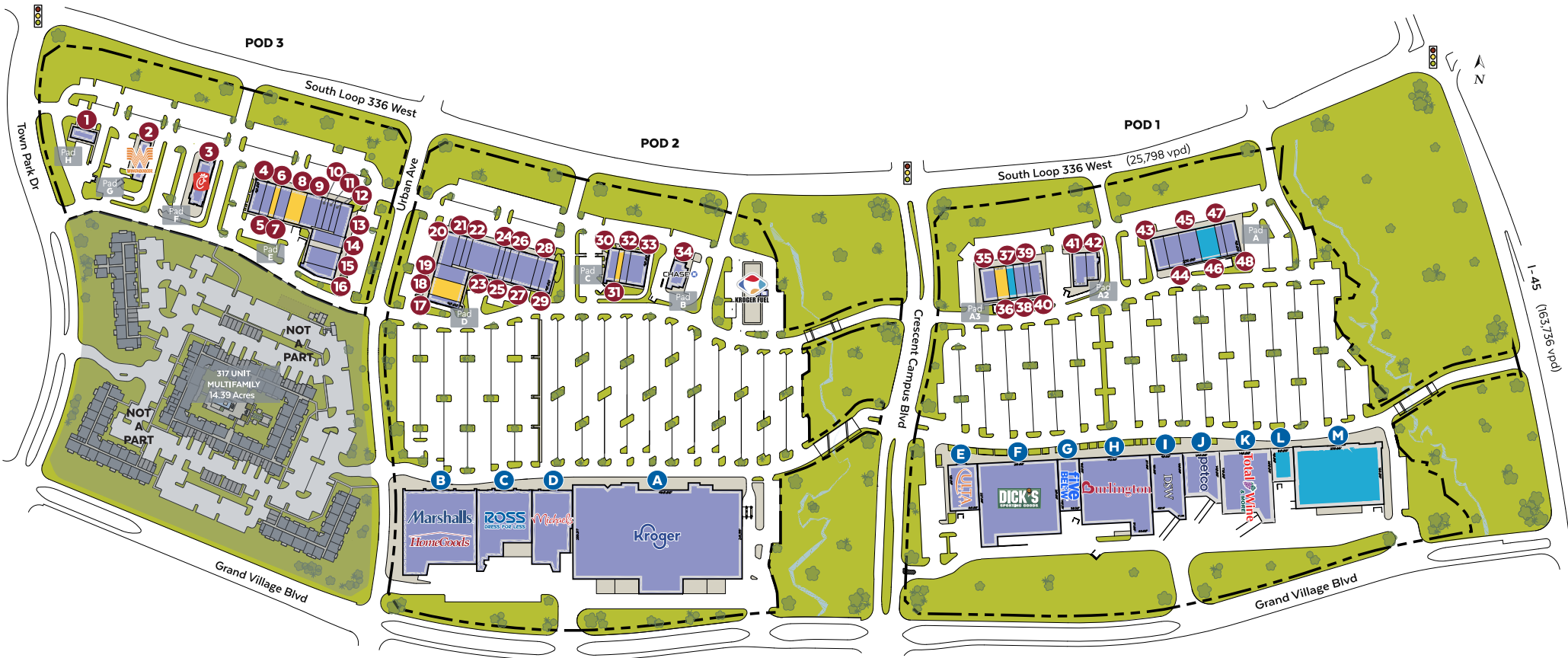
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# ► 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304

4,394 SF • 3,198 SF • 2,930 SF • 1,355 SF • 1,286 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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# ▶ 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304



4,394 SF • 3,198 SF • 2,930 SF • 1,355 SF • 1,286 SF

## Anchors

Tenant	Address	SF/Acres
A  Kroger	341 S Loop 336 W	
B  Marshalls/HomeGoods	371 S Loop 336 W	
C  Ross Dress for Less	367 S Loop 336 W	
D  Michaels	361 S Loop 336 W	
E  Ulta Beauty	255 S Loop 336 W	
F  Dick's Sporting Goods	251 S Loop 336 W	
G  Five Below	243 S Loop 336 W	
H  Burlington	231 S Loop 336 W	
I  DSW	227 S Loop 336 W	
J  Petco	S Loop 336 W	
K  Total Wine & More	S Loop 336 W	
L  Lease Pending	S Loop 336 W	
M  Lease Pending	S Loop 336 W	

## Tenant List

Tenant	Address	SF/Acres
1  Valvoline Oil Change	361 S Loop 336 W	
2  Whataburger	457 S Loop 336 W	
3  Chick-fil-A	453 S Loop 336 W	
4  Crust Pizza	449 S Loop 336 W #1600	
5  Wasabi Bistro	449 S Loop 336 W #1500	
6  AVAILABLE	449 S Loop 336 W #1400	1,355
7  Petbar	449 S Loop 336 W #1300	
8  AVAILABLE	449 S Loop 336 W	3,198
9  First Watch	449 S Loop 336 W #1000	
10  Feng Cha Teahouse	449 S Loop 336 W #900	
11  Charleys Cheesesteaks	449 S Loop 336 W #800	
12  Cold Stone Creamery	449 S Loop 336 W #700	
13  Salata	449 S Loop 336 W #600	
14  Hand & Stone Massage	449 S Loop 336 W #500	
15  The Beauty Lounge	449 S Loop 336 W	

AVAILABLE LEASE PENDING EXECUTED

## Tenant List

Tenant	Address	SF/Acres
16  Summer Moon Coffee	449 S Loop 336 W #100	
17  Smoothie King	381 S Loop 336 W #1600	
18  AVAILABLE	381 S Loop 336 W	4,394
19  America's Best	381 S Loop 336 W #1300	
20  Greater Hou Pediatric	381 S Loop 336 W #1200	
21  Teriyaki Madness	381 S Loop 336 W #1100	
22  Wingstop	381 S Loop 336 W #1000	
23  CenterWell	381 S Loop 336 W #900	
24  Supercuts	381 S Loop 336 W #700	
25  Cell Phone Repair	381 S Loop 336 W #600	
26  Ideal Dental	381 S Loop 336 W #500	
27  Nails of America / Lash	381 S Loop 336 W #400	
28  T-Mobile	381 S Loop 336 W #200	
29  MOD Pizza	381 S Loop 336 W #100	
30  AT&T	351 S Loop 336 W #300	
31  AVAILABLE	351 S Loop 336 W #250	1,286
32  Crumbl Cookies	351 S Loop 336 W #200	
33  Torchy's Tacos	351 S Loop 336 W #100	
34  Chase Bank	347 S Loop 336 W	
35  La Madeleine	247 S Loop 336 W #700	
36  AVAILABLE	247 S Loop 336 W	2,930
37  Prime IV	247 S Loop 336 W	
38  Buff City Soap	247 S Loop 336 W #300	
39  Jersey Mike's	247 S Loop 336 W #200	
40  Bank of America	247 S Loop 336 W #100	
41  Mattress Firm	235 S Loop 336 W #200	
42  Starbucks	235 S Loop 336 W #100	
43  McAlister's Deli	215 S Loop 336 W #800	
44  The Noodle	215 S Loop 336 W #700	
45  Pediatrics	215 S Loop 336 W	



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# ► 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304




4,394 SF • 3,198 SF • 2,930 SF • 1,355 SF • 1,286 SF

## Tenant List (Continued)

Tenant	Address	SF/Acres
46  Lease Pending	215 S Loop 336	
47  Tropical Smoothie Cafe	215 S Loop 336 W #200	
48  Aspen Dental	215 S Loop 336 W #100	



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# ► 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304

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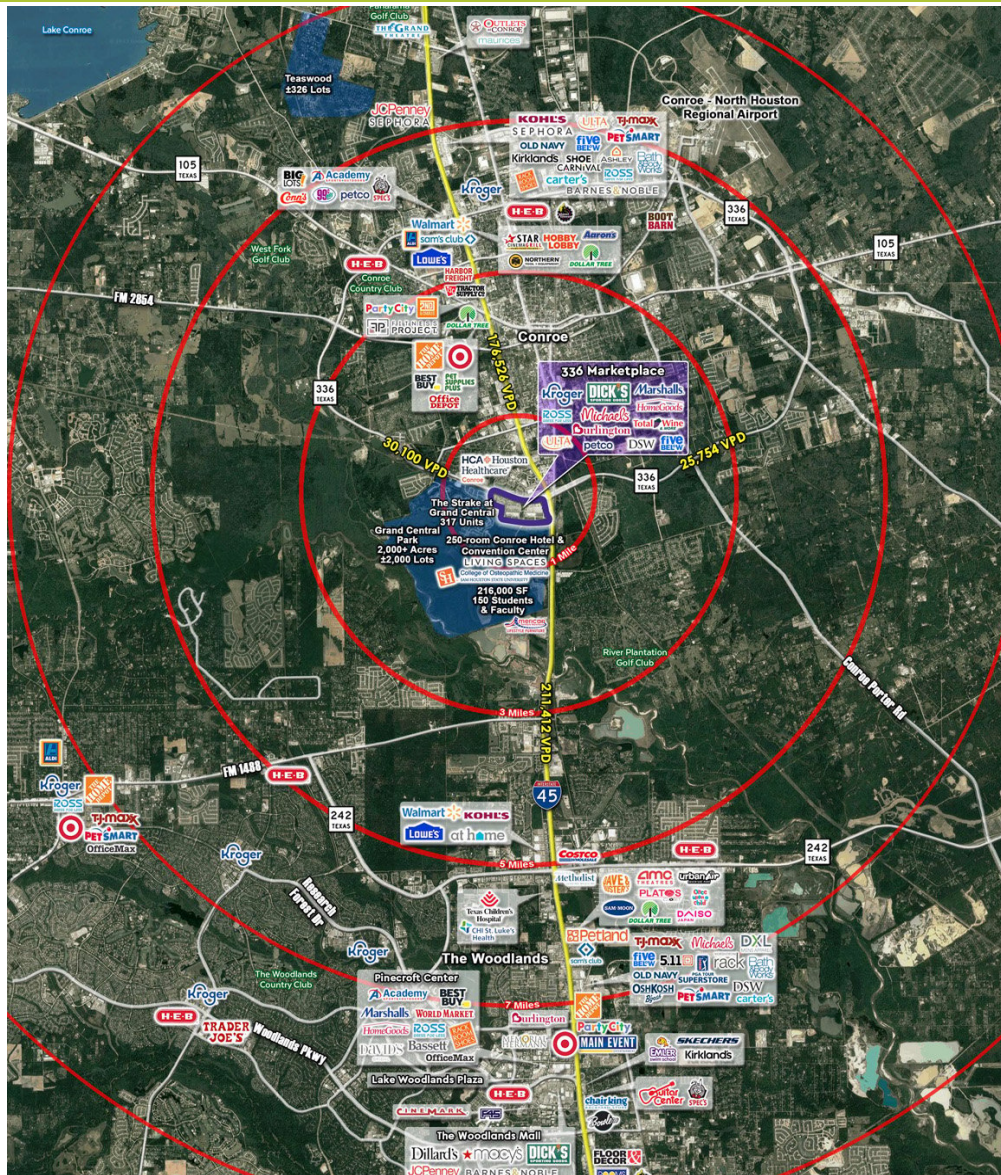
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# ► 336 MARKETPLACE

SW Corner Loop 336 @ Interstate 45 North in Conroe, Texas 77304

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/336-marketplace](http://frpltd.com/properties/336-marketplace)



Lat/Lon: 30.2786/-95.4594

336 Marketplace

Conroe, TX 77304

	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	42,312	109,428	179,400
2028 Projected Population	52,127	125,313	204,293
2020 Census Population	37,648	100,983	165,279
2010 Census Population	30,667	73,010	116,106
Projected Annual Growth 2023 to 2028	4.6%	2.9%	2.8%
Historical Annual Growth 2010 to 2023	2.9%	3.8%	4.2%
2023 Median Age	34.7	35.9	37.7
<b>Households</b>			
2023 Estimated Households	14,891	40,152	65,601
2028 Projected Households	18,853	46,981	76,198
2020 Census Households	13,002	36,522	59,631
2010 Census Households	10,407	26,019	41,559
Projected Annual Growth 2023 to 2028	5.3%	3.4%	3.2%
Historical Annual Growth 2010 to 2023	3.3%	4.2%	4.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	54.5%	58.9%	64.6%
2023 Estimated Black or African American	14.3%	13.2%	9.9%
2023 Estimated Asian or Pacific Islander	2.7%	4.0%	4.3%
2023 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2023 Estimated Other Races	27.2%	23.0%	20.5%
2023 Estimated Hispanic	34.4%	29.4%	25.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$96,768	\$100,856	\$122,153
2023 Estimated Median Household Income	\$80,237	\$83,527	\$98,446
2023 Estimated Per Capita Income	\$34,120	\$37,357	\$44,900
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	10.4%	7.4%	5.9%
2023 Estimated Some High School (Grade Level 9 to 11)	9.3%	7.0%	6.0%
2023 Estimated High School Graduate	24.3%	23.5%	21.0%
2023 Estimated Some College	19.5%	19.2%	18.7%
2023 Estimated Associates Degree Only	6.7%	8.2%	8.0%
2023 Estimated Bachelors Degree Only	18.2%	22.2%	25.8%
2023 Estimated Graduate Degree	11.6%	12.5%	14.6%
<b>Business</b>			
2023 Estimated Total Businesses	1,976	4,352	7,207
2023 Estimated Total Employees	16,970	37,153	64,033
2023 Estimated Employee Population per Business	8.6	8.5	8.9
2023 Estimated Residential Population per Business	21.4	25.1	24.9



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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 Firm Name or	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	



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

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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