

CONROE MARKETPLACE

CONROE, TX | I-45 AND FM 3083 ROAD E.



AVAILABILITY:

48,000 SF
 40,000 SF | PAD SITE
 5,000 SF | PAD SITE
 4,000 SF

CENTER SIZE: 289,322 SF

FOR LEASE:

PLEASE CALL FOR INFO

AREA RETAILERS:

KOHL'S JCPenney

PETSMART

ROSS
DRESS FOR LESS®

OLD NAVY

TJ-maxx

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE	10 MILE
2023 Population	6,086	42,237	86,054	251,632
2023 Total Households	2,457	15,633	31,018	92,180
2023 Daytime Population	6,960	54,081	93,146	225,320
2023 Average HH Income	\$101,499	\$90,979	\$96,134	\$120,046

TRAFFIC COUNTS:

I-45: 85,586 VPD
 FM 3083 Road E: 23,780 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

RYAN CHANDLER

713.547.5595
 rchandler@theretailconnection.net

STEPHEN TOU

713.547.5599
 stou@theretailconnection.net

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Interstate Highway 45
ADT '18 85,586

TENANT	SF
K21 Available	5,000
K33 Available	40,000
1 Ross	30,183
2 Kirklands	6,521
3 Ulta	10,312
4 Five Below	10,873
6 Barnes & Noble	24,686
7 TJ Maxx	32,000
8 Rack Room Shoes	6,000
9 Maurices	7,076
10 Old Navy	15,000
11 Carter's	5,217
13 PetSmart	20,087
14 Bath & Body Works	5,008
15 Shoe Carnival	7,854
16 Available	48,000
17 Express Employment Professionals	4,000
18 Negotiating Lease	4,000
19 Chiller Bee Frozen Yogurt	2,000
20 Allure Nails & Spa	1,700
21 Available	1,600
22 T-Mobile	2,700
24 Red Lobster	5,880
25 Buffalo Wild Wings	5,496
26 Budget Rent A Car	1,392
27 Texas Hair Team	2,103
28 AT&T Mobility	3,014
29 Applebee's	5,225
30 Mattress Firm	4,022
31 Memorial Hermann Health	2,061
32 Visionworks	3,526
33 Men's Wearhouse	5,000
34 Dentique Smiles	1,708
35 Smokey Mo's Bar-B-Q	2,634
37 Popeyes Chicken & Biscuits	2,444

Non-Controlled
 Availability
 A Curbside Pick-Up Zone
 Negotiating Lease

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date