

CONROE MARKETPLACE

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



AVAILABILITY:
 +/-48,000 SF
 5,000 SF
 2,634 SF | 2ND GENERATION RESTAURANT SPACE

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**

ULTA BEAUTY **five BELOW**

BARNES & NOBLE

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE	10 MILE
2024 Population	7,571	45,228	91,929	263,544
2024 Total Households	3,157	16,822	33,436	96,745
2024 Daytime Population	8,777	59,220	108,143	248,184
2024 Average HH Income	\$98,560	\$96,696	\$104,628	\$127,845

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
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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	Egg Up Grill	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 [Available Soon]	2,634
37	Popeyes Chicken & Biscuits	2,444

Non-Controlled
 Availability
 A Curbside Pick-Up Zone

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