



MARCEL CROSSING II

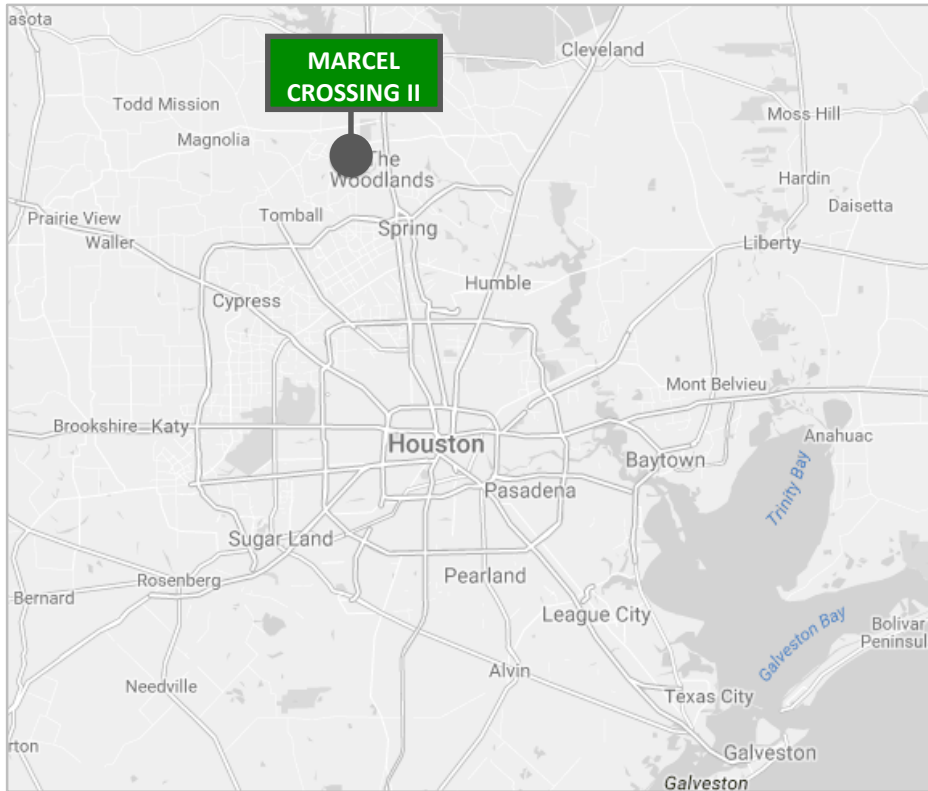
SWC OF MCBETH WAY & WOODLANDS PKWY

8000 McBeth Way, The Woodlands, Montgomery County, TX 77382

FOR LEASE

STEVEN T. STONE | KM REALTY

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HIGHLIGHTS

- + Located within The Woodlands
- + Multiple Points of Ingress / Egress
- + Excellent Demographics within Affluent Neighborhood
- + Quality Construction
- + High Growth Area
- + Limited Retail Opportunities

DESCRIPTION

Size: 27,128 SF Retail Center on 140,713 SF Land
 Built: 2008
 Parking: 123 Spaces (4.51 Spaces per 1,000 SF)
 Addtl: Monument Sign; Canopy Walkway Along Storefronts
 Mgmt: KM Realty

TRAFFIC COUNTS

Woodlands Parkway – 29,455 cars per day

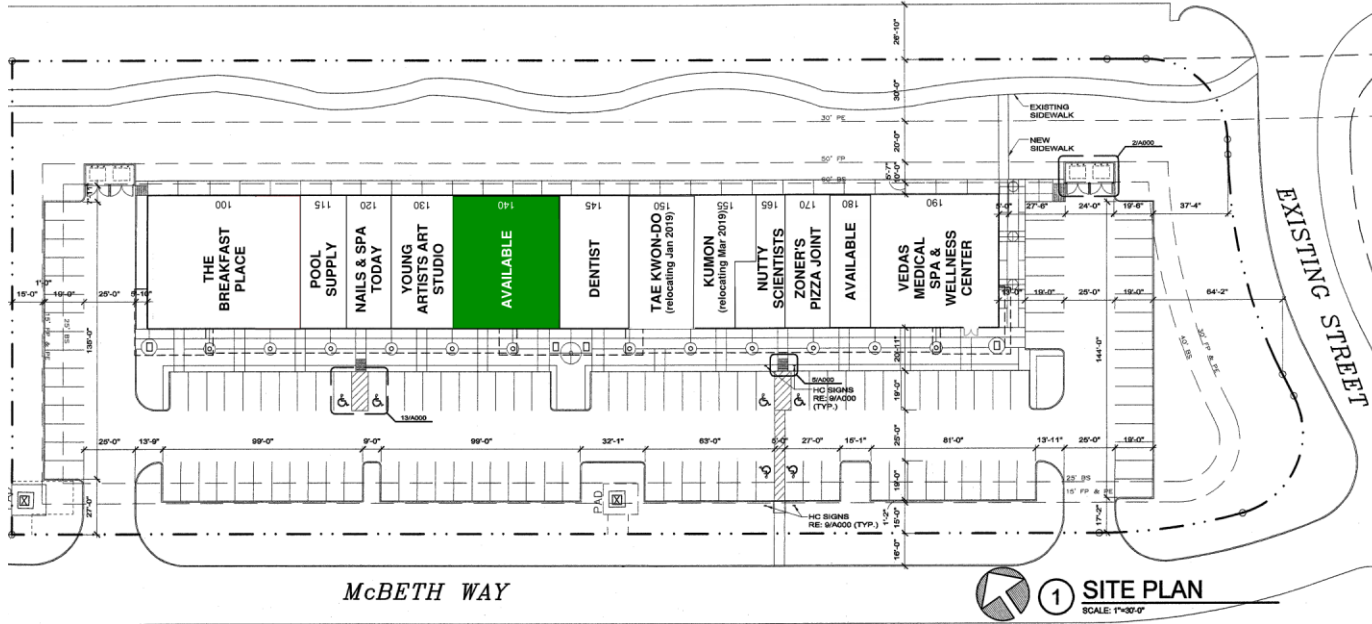
NOTABLE CO-TENANTS





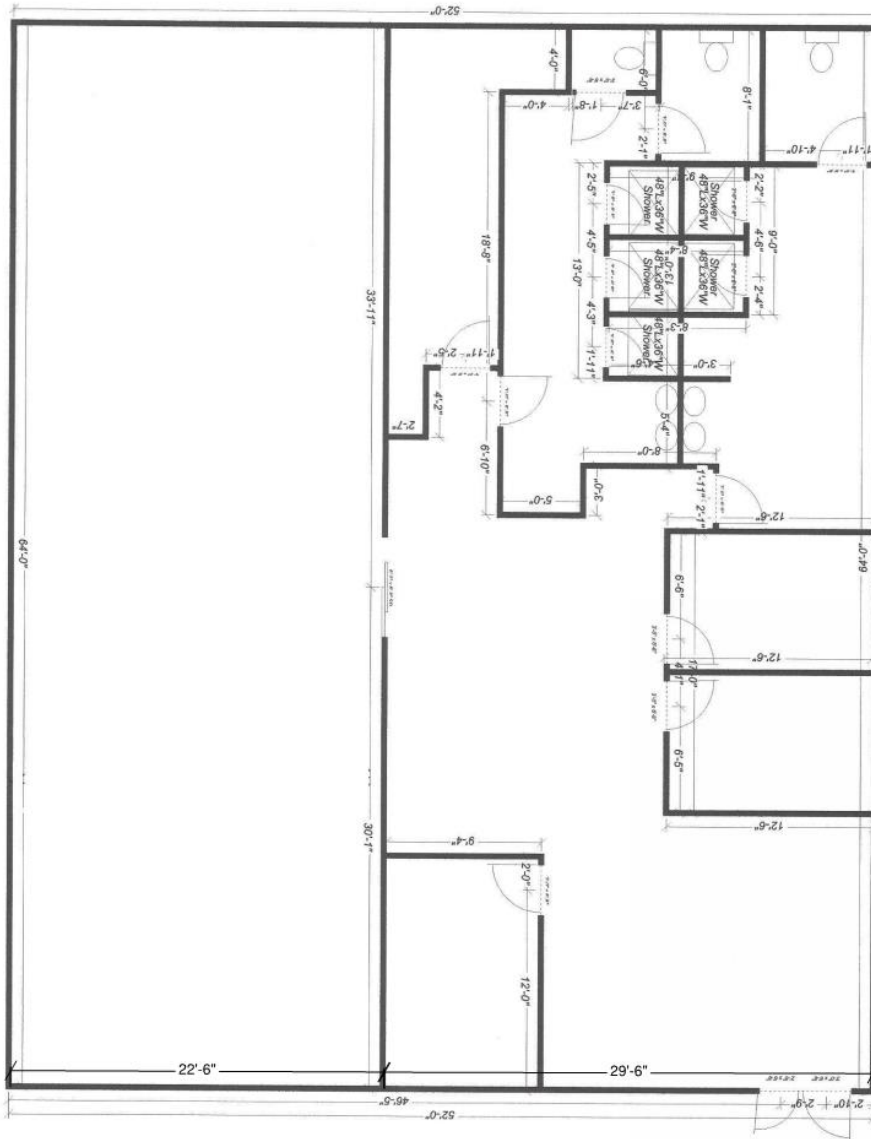
SITE PLAN

WOODLANDS PARKWAY (130' WIDE)
(CAB. "N", SHT. 95 M.C.M.R.)



TENANT KEY

#	Tenant	SF
100	Breakfast Place	5,010
115	Pool Supply	1,435
120	Nail Salon	1,400
130	Art Studio	1,950
140	AVAILABLE	3,380
145	Dentist	2,100
150	Tae Kwon-Do	2,108
155	Kumon	1,600
165	Nutty Scientists	1,250
170	Zoner's Pizza	1,560
180	Village Books	1,435
190	Vedas Med Spa	3,900



SUITE 140

- Size: 3,380 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Yoga Studio
- Notes: Space is located in center of the shopping center; visibility is further increased by raised sign band



STOREFRONT

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	3,204	60,322	139,811
2024 Population	3,617	68,317	157,957
Est. 5-yr Growth	12.89%	13.25%	12.98%
Average Age	35.30	35.90	36.90

2019 Population by Race

White	2,767	52,946	123,439
Black	96	2,274	5,140
Am. Indian & Alaskan	6	271	759
Asian	282	4,043	7,660
Hawaiian & Pacific Island	0	56	150
Other	53	1,182	2,665

Households

2019 Total Households	975	20,264	48,392
HH Growth 2019 - 2024	12.82%	13.17%	12.89%
Median Household Inc	\$191,880	\$131,423	\$115,671
Avg Household Inc	\$197,559	\$161,244	\$146,142
Avg Household Size	3.30	3.00	2.90
2019 Avg HH Vehicles	2.00	2.00	2.00

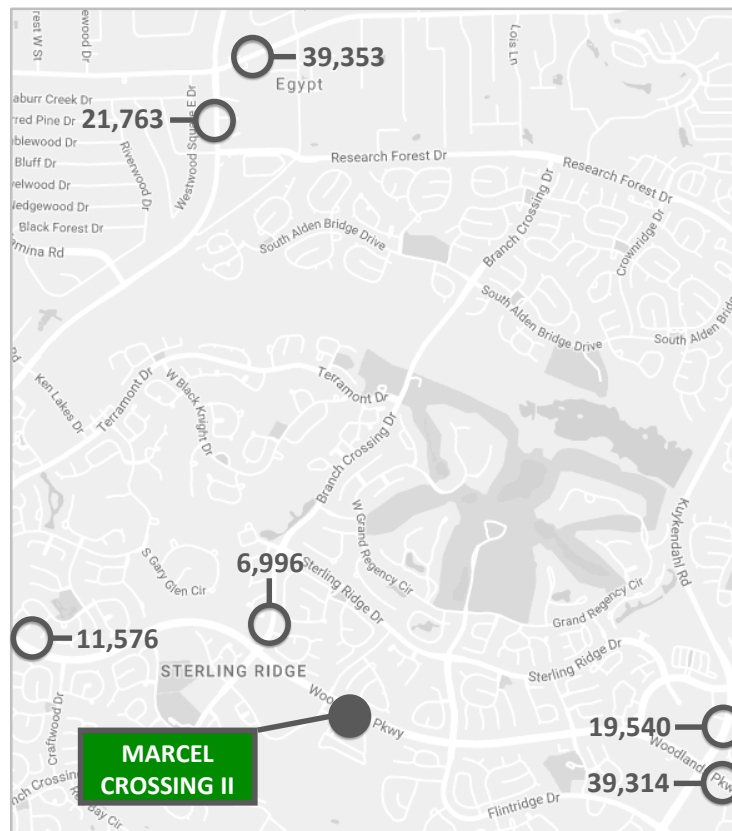
Housing

Median Home Value	\$775,053	\$371,347	\$340,139
Median Year Built	2004	2003	2001

Employment

Daytime Employment	1,229	12,378	27,679
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TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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