

MARCEL CROSSING II

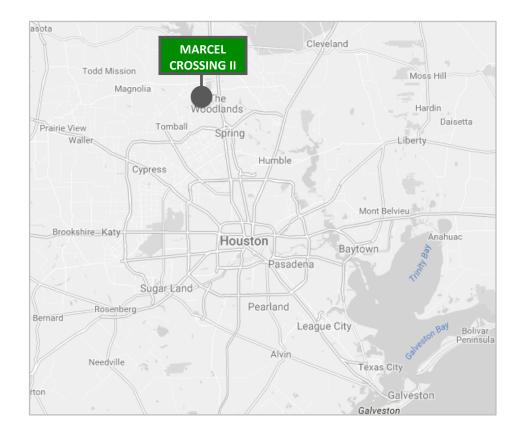
SWC OF MCBETH WAY & WOODLANDS PKWY 8000 McBeth Way, The Woodlands, Montgomery County, TX 77382

FOR LEASE

STEVEN T. STONE | KM REALTY steven@kmrealty.net | 713.275.2601

SUMMARY









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











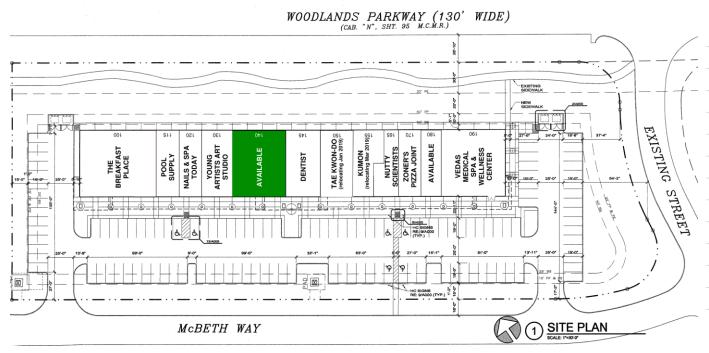
SATELLITE IMAGERY





SITE PLAN

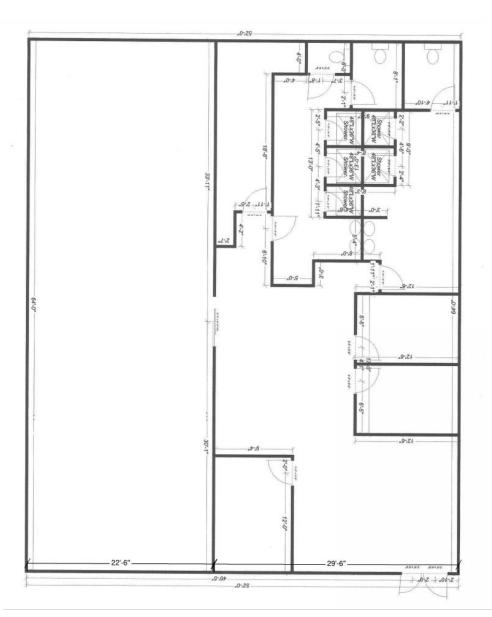




TENANT KEY

#	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

3,380 SF Size:

Rate: Call Broker for Pricing

Available: Immediately Fmr Use: Yoga Studio

Space is located in center of the shopping center; Notes:

visibility is further increased by raised sign band



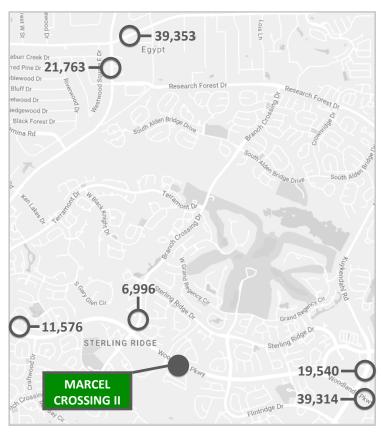
STOREFRONT

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

TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price:
 - o 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.

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.

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Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
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	Buyer/Tenant/Seller/Landlord Initials	Date	



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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