



# MARCEL BOULEVARD



MARCEL IS AN INTEGRATED COMMERCIAL REAL ESTATE FIRM  
SPECIALIZING IN THE DEVELOPMENT, CONSTRUCTION, AND  
MANAGEMENT OF SUPERLATIVE DESTINATIONS.

# 01

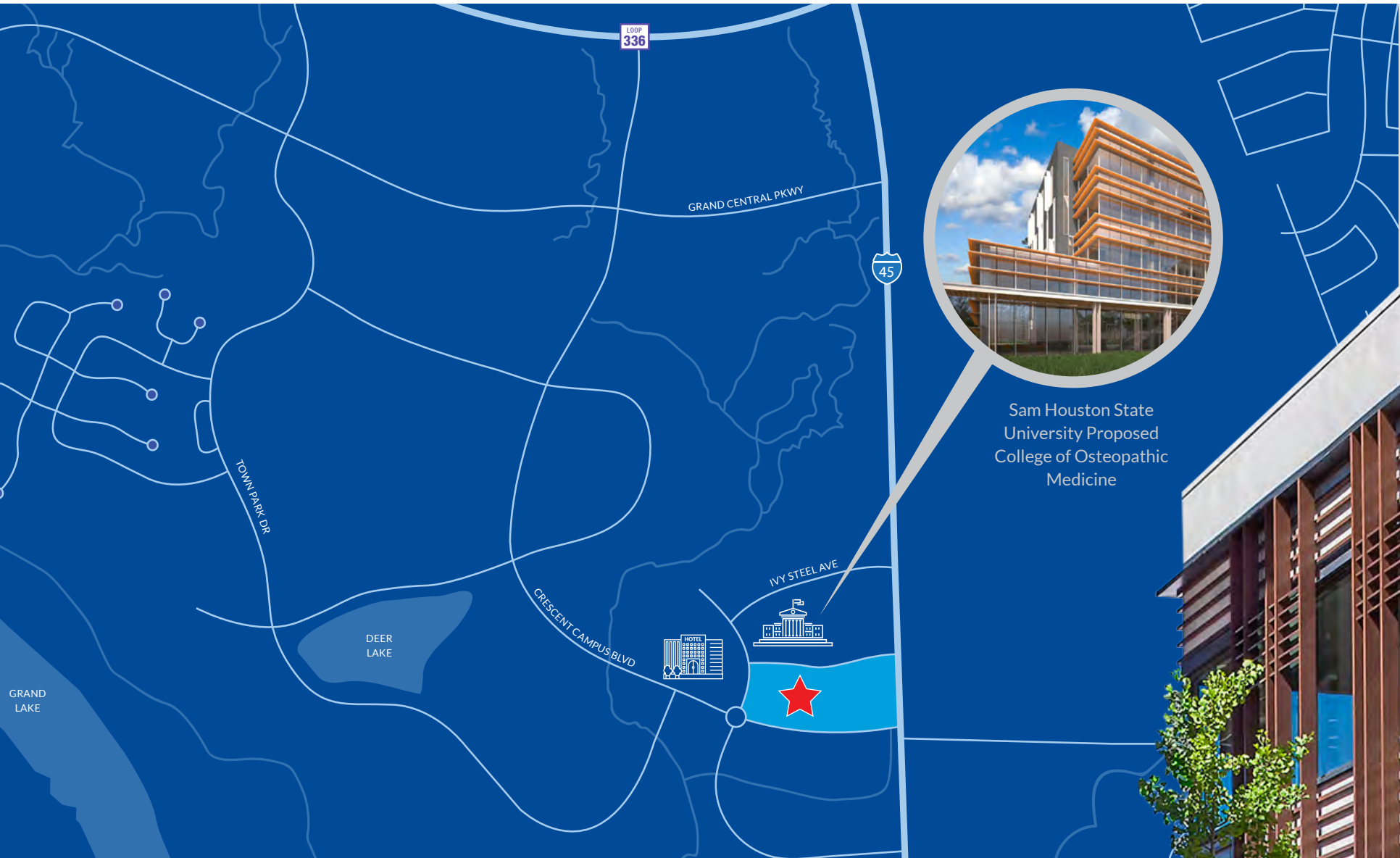
## GRAND CENTRAL PARK AND SURROUNDING COMMUNITIES



## DEMOGRAPHICS

- Located in the city of Conroe – the 10th fastest-growing city in the United States – just 5 miles north of The Woodlands.
- Johnson Development's Grand Central Park will include over 1,400 homes with a projected population of 6,000 people.
- Home prices in GCP range from \$200,000 to \$600,000+.
- Traffic Count @ I-45 and South Loop 336 of 30,071 cars per day.
- Area Average Household Income
  - 3-mile radius: \$126,410
  - 5-mile radius: \$116,784
- Immediate proximity to the new \$65 million, 216,000 square-foot SHSU Medical School facility and a new \$85 million, 252-room hotel and convention center.





LOOP  
336

GRAND CENTRAL PKWY

45

TOWN PARK DR

DEER  
LAKE

CRESCENT CAMPUS BLVD

IVY STEEL AVE



Sam Houston State  
University Proposed  
College of Osteopathic  
Medicine

FOR MORE INFO CALL 281-363-1336



**03** ABOUT MARCEL BOULEVARD



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A NATURAL  
COMMUNITY  
DESTINATION

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- ▶ MARCEL Boulevard delivers an update on the suburban development model, one that integrates creative lifestyle amenities and offers a fresh take on the community retail experience.

A canopy of trees spreads over shops and restaurants, providing visitors a cool escape from the sun to walk, interact, and discover. Pristine landscaping blends seamlessly with the natural outdoor aesthetic of Grand Central Park. Purposeful signage and wayfinding elements accentuate the open-air experience, which includes special event and entertainment spaces at ground level as well as atop the executive office building.

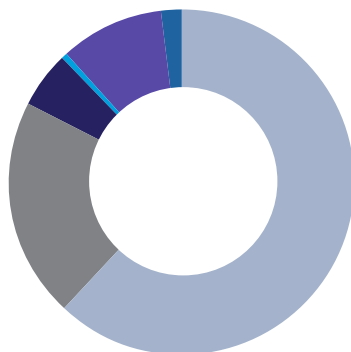


Population	1 Mile	2 Miles	3 Miles
2023 Projection	1,437	13,946	61,236
2018 Population	1,251	11,371	50,214
2010 Census	721	6,754	32,644
Growth 2018-2023	2.81%	4.17%	4.05%
Growth 2010-2018	6.91%	6.52%	5.36%

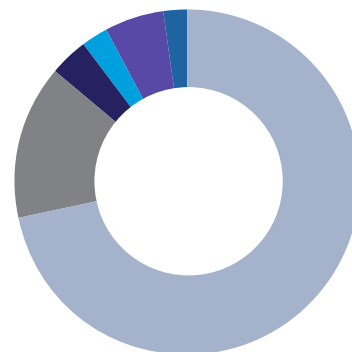
Households	1 Mile	2 Miles	3 Miles
2023 Projection	660	5196	24,063
2018 Estimate	576	4,264	19,886
2010 Census	288	2,619	13,395
Growth 2018-2023	2.76%	4.03%	3.89%
Growth 2010-2018	8.76%	6.09%	4.91%
2018 Avg. Household Size	2.17	2.66	2.51

Race & Ethnicity

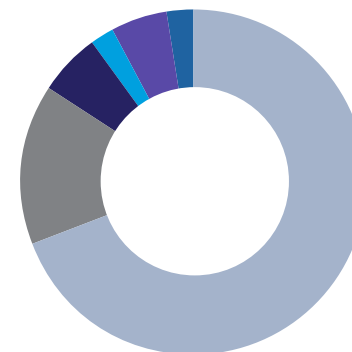
1 miles



3 miles



5 miles



2018 Household Income	3 Miles	5 Miles
<\$25,000	517 / 13.4%	3,048 / 15.3%
\$25,000-\$34,000	284 / 6.7%	1,577 / 7.9%
\$35,000-\$49,000	341 / 8.0%	2,282 / 11.5%
\$50,000-\$74,000	756 / 17.7%	3,301 / 16.6%
\$75,000-\$99,000	605 / 14.2%	2,391 / 12.0%
\$100,000-\$149,000	707 / 16.6%	3,167 / 15.9%
\$150,000-\$199,000	427 / 10.0%	1,834 / 9.2%
\$200,000+	574 / 13.5%	2,286 / 11.5%
2018 Avg Household Income	\$113,215	\$103,646
2018 Med Household Income	\$81,010	\$72,252



Future Hotel and Convention Center



Sam Houston State University College of Osteopathic Medicine

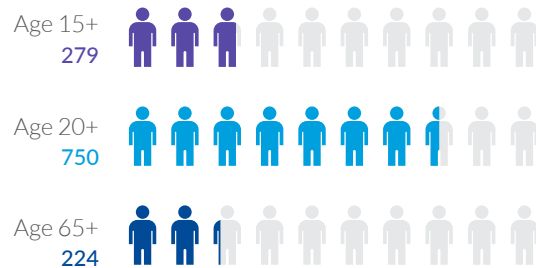
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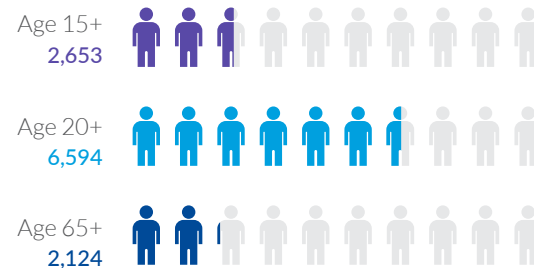
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### 1 Mile (per 1000)



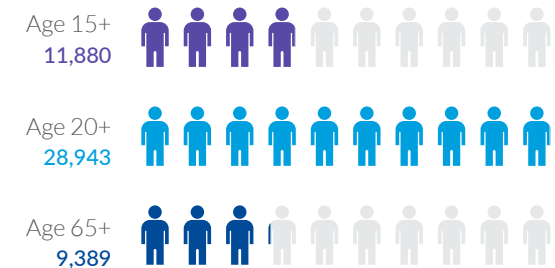
Median Age = 43.3

### 3 Mile (per 10,000)



Median Age = 43.5

### 5 Mile (per 30,000)



Median Age = 41.7



Site = 10.47 Acres

Restaurant / Retail

- A Retail/Restaurant — 6,500 ft<sup>2</sup>
- B Retail/Restaurant — 6,500 ft<sup>2</sup>
- C Retail/Restaurant — 9,120 ft<sup>2</sup>
- D Retail/Restaurant — 12,160 ft<sup>2</sup>
- E Retail/Restaurant — 12,160 ft<sup>2</sup>
- F Retail/Restaurant — 9,120 ft<sup>2</sup>
- G Retail/Restaurant — 12,600 ft<sup>2</sup>

Office

- G Level 1 — 2,400 ft<sup>2</sup>
- G Level 2 — 15,000 ft<sup>2</sup>
- G Level 3 — 15,000 ft<sup>2</sup>

Total Restaurant/Retail — 68,160 ft<sup>2</sup>

Total Office — 32,400 ft<sup>2</sup>

Total Design Area — 100,560 ft<sup>2</sup>

Parking — 500 Spaces

OFFICE AND RETAIL OPPORTUNITIES







FOR MORE INFO CALL 281-363-1336 or [THEMARCELGROUP.COM](http://THEMARCELGROUP.COM)



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MARCEL  
BOULEVARD



PEOPLE AND  
PLACES IN  
HARMONY



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ABOUT  
MARCEL

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- ▶ MARCEL is an innovative small cap commercial real estate (CRE) development firm. We focus on creating unique, transformative experiences in CRE development that improve the quality and richness of retail shopping, business, entertainment, and community living for our customers, partners, and tenants. Our specialty is smaller, neighborhood destination centers that create a transformational experience for the people who visit them.

We create exciting new opportunities with every project. MARCEL always considers the CRE experience through the eyes of the people, families, and communities who shop, work, and live in the spaces that we create.

At MARCEL, we believe in the power of people and places in harmony.



MARCEL





broker

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*All information contained is subject to change. Maps may not be drawn to scale, and prices, land, builders and specifications are subject to change without notice. Locations of existing buildings, roads, paths and amenities are approximate and additional facilities not yet shown may be added in the future. July 2019.*