



MARCEL TOWN CENTER



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

MARCEL TOWN CENTER

ABOUT

Location: NW corner of Old Conroe Rd and 1488
70,000 SF
417 Parking Spaces
Estimated Grand Opening Fall 2018

DEMOGRAPHICS

- Average Household Income: \$150,447
- Median Household Income: \$134,904
- Households: 14,612
- Population: 43,079
- Population Growth 2000-2013: 101.2%
- Traffic: FM 1488, between FM 2978 and State Highway 242: +/- 27,050 CDPD

Site = 10.47 Acres

Office

A Office Building ————— 21,925 ft²

Restaurant / Retail

B Restaurant ————— 5,000 ft²

C Restaurant ————— 5,650 ft²

D Restaurant ————— 6,000 ft²

E Restaurant ————— 6,000 ft²

F Retail ————— 21,952 ft²

G Retail ————— 10,650 ft²

Total Lease ————— 77,204 ft²

Total Design Area ——— 76,875 ft²

Parking ————— 401 Spaces

Parking Ratio ————— 52 / 1000

Density ————— 28.74 %

ADDITIONAL DETAILS

- Offering early pre-leasing specials
- Rental rates starting at \$27 PSF with aggressive Tenant Improvement Allowances and early sign-up incentives
- Highly sought area near The Woodlands
- Pedestrian friendly development
- Gateway to Watermere at Woodland Lakes a 50 acre Senior Mix Used Development



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