

Medical Retail Space

381 S. Loop 336 W. Suite 900, Conroe, TX 77304

FOR SUB-LEASE



Economics

- Asking Rate: Call to discuss

Availability

- 6,507 sf. of 2nd gen medical space
- Lease expires on June 30, 2027

Highlights

- Pylon Signage
- Turnkey space with exam, conference and lab rooms
- Located on a pad tract front and center
- Triple Net lease



ORANGE COMMERCIAL

Strategic Real Estate Services

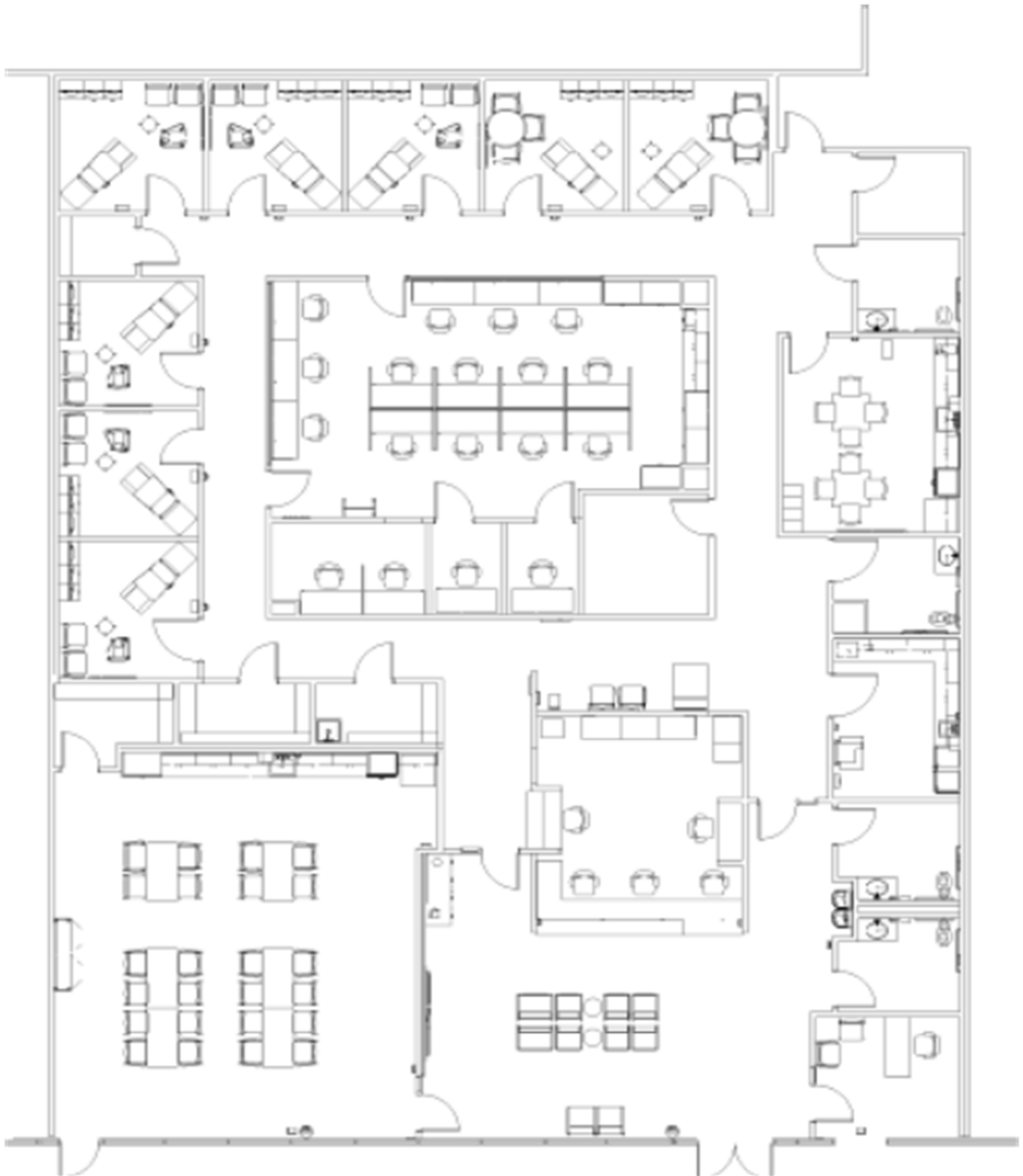
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Space Plan



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Site Plan



Anchors

Tenant	Address	SF/Acres
A Kroger	341 S Loop 336 W	
B Marshalls/HomeGoods	371 S Loop 336 W	
C Ross Dress for Less	367 S Loop 336 W	
D Michaels	361 S Loop 336 W	
E Ulta Beauty	255 S Loop 336 W	
F Dick's Sporting Goods	251 S Loop 336 W	
G Five Below	243 S Loop 336 W	
H Burlington	231 S Loop 336 W	
I DSW	227 S Loop 336 W	
J Petco	S Loop 336 W	
K Total Wine & More	S Loop 336 W	
L EGS Fitness	S Loop 336 W	

Tenant List

Tenant	Address	SF/Acres
1 Valvoline Oil Change	361 S Loop 336 W	
2 Whataburger	457 S Loop 336 W	
3 Chick-fil-A	453 S Loop 336 W	
4 Crust Pizza	449 S Loop 336 W #1600	
5 Wasabi Bistro	449 S Loop 336 W #1500	
6 AVAILABLE	449 S Loop 336 W #1400	1,355
7 Petbar	449 S Loop 336 W #1300	
8 AVAILABLE	449 S Loop 336 W	3,198
9 First Watch	449 S Loop 336 W #1000	
10 Feng Cha Teahouse	449 S Loop 336 W #900	
11 Charleys Cheesesteaks	449 S Loop 336 W #800	
12 Cold Stone Creamery	449 S Loop 336 W #700	
13 Salata	449 S Loop 336 W #600	
14 Hand & Stone Massage	449 S Loop 336 W #500	
15 The Beauty Lounge	449 S Loop 336 W	
16 Summer Moon Coffee	449 S Loop 336 W #100	

AVAILABLE LEASE PENDING EXECUTED

Tenant List

Tenant	Address	SF/Acres
17 Smoothie King	381 S Loop 336 W #1600	
18 AVAILABLE	381 S Loop 336 W	4,394
19 America's Best	381 S Loop 336 W #1300	
20 Greater Hou Pediatric	381 S Loop 336 W #1200	
21 Teriyaki Madness	381 S Loop 336 W #1100	
22 Wingstop	381 S Loop 336 W #1000	
23 Sublease space	381 S Loop 336 W #900	
24 Supercuts	381 S Loop 336 W #700	
25 Cell Phone Repair	381 S Loop 336 W #600	
26 Ideal Dental	381 S Loop 336 W #500	
27 Nails of America / Lash	381 S Loop 336 W #400	
28 T-Mobile	381 S Loop 336 W #200	
29 MOD Pizza	381 S Loop 336 W #100	
30 AT&T	351 S Loop 336 W #300	
31 AVAILABLE	351 S Loop 336 W #250	1,286
32 Crumbl Cookies	351 S Loop 336 W #200	
33 Torchy's Tacos	351 S Loop 336 W #100	
34 Chase Bank	347 S Loop 336 W	
35 la Madeleine	247 S Loop 336 W #700	
36 AVAILABLE	247 S Loop 336 W	2,930
37 Prime IV	247 S Loop 336 W	
38 Buff City Soap	247 S Loop 336 W #300	
39 Jersey Mike's	247 S Loop 336 W #200	
40 Bank of America	247 S Loop 336 W #100	
41 Mattress Firm	235 S Loop 336 W #200	
42 Starbucks	235 S Loop 336 W #100	
43 McAlister's Deli	215 S Loop 336 W #800	
44 The Noodle	215 S Loop 336 W #700	
45 Pediatrx	215 S Loop 336 W	
46 Gangnam Korean BBQ	215 S Loop 336 W	

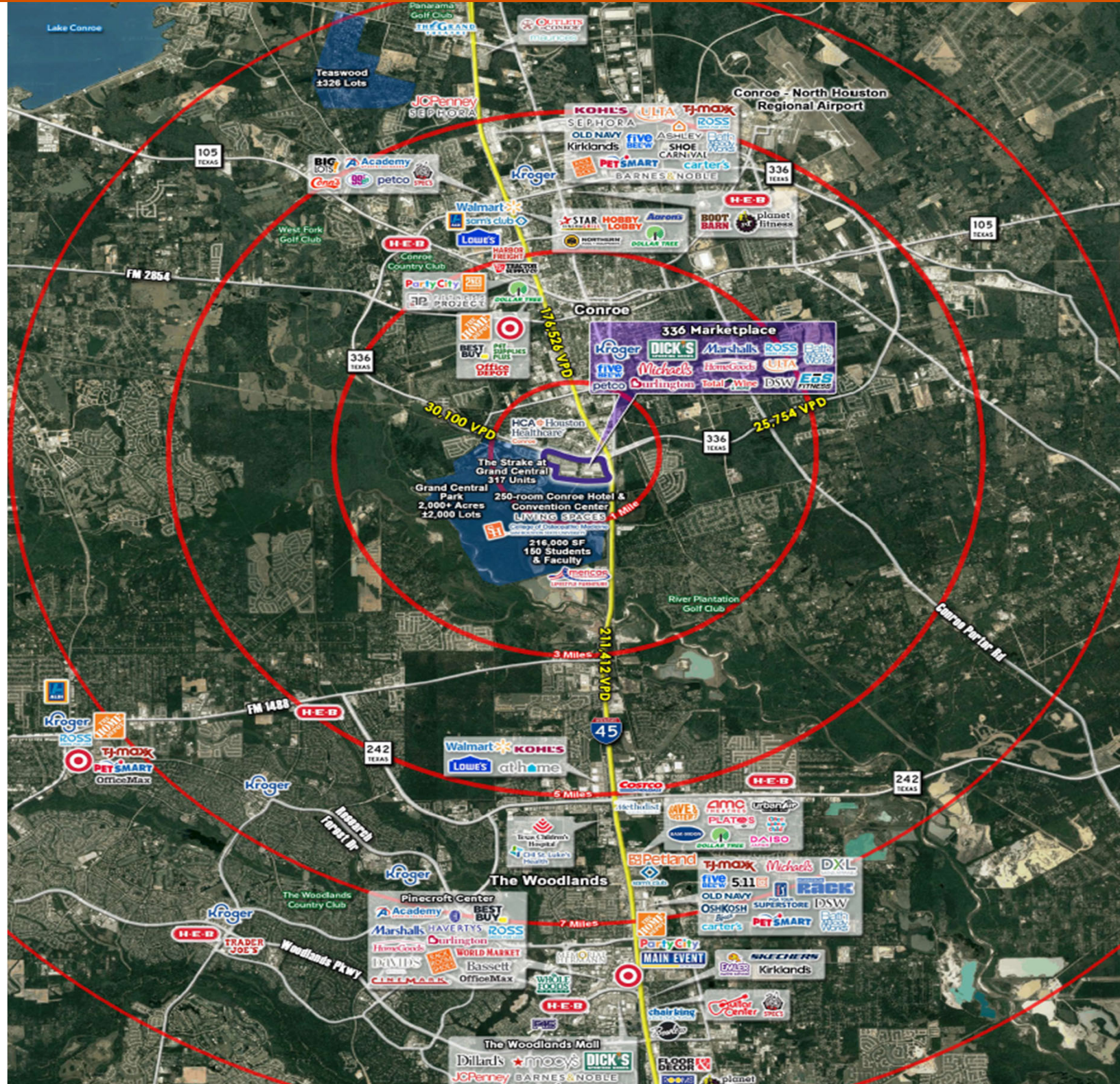
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Aerial

Medical Space for Sub-Lease



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Demographics

336 Marketplace Conroe, TX 77304			3 mi radius		5 mi radius		7 mi radius	
Population								
Estimated Population (2023)			40,572		110,432		182,293	
Projected Population (2028)			52,110		137,705		226,290	
Census Population (2020)			37,648		100,983		165,279	
Census Population (2010)			30,667		73,010		116,106	
Projected Annual Growth (2023-2028)			11,538	5.7%	27,273	4.9%	43,997	4.8%
Historical Annual Growth (2020-2023)			2,924	-	9,449	3.1%	17,015	3.4%
Historical Annual Growth (2010-2020)			6,981	2.3%	27,973	3.8%	49,172	4.2%
Estimated Population Density (2023)			1,436	psm	1,407	psm	1,185	psm
Trade Area Size			28.3	sq mi	78.5	sq mi	153.9	sq mi
Households								
Estimated Households (2023)			14,467		40,504		66,602	
Projected Households (2028)			18,632		50,700		83,191	
Census Households (2020)			13,002		36,522		59,631	
Census Households (2010)			10,407		26,019		41,559	
Projected Annual Growth (2023-2028)			4,165	5.8%	10,196	5.0%	16,589	5.0%
Historical Annual Change (2010-2023)			4,060	3.0%	14,485	4.3%	25,043	4.6%
Average Household Income								
Estimated Average Household Income (2023)			\$101,303		\$103,694		\$125,002	
Projected Average Household Income (2028)			\$84,519		\$89,047		\$108,003	
Census Average Household Income (2010)			\$63,123		\$67,912		\$83,601	
Census Average Household Income (2000)			\$49,190		\$51,088		\$71,887	
Projected Annual Change (2023-2028)			-\$16,784	-3.3%	-\$14,647	-2.8%	-\$16,999	-2.7%
Historical Annual Change (2000-2023)			\$52,112	4.6%	\$52,606	4.5%	\$53,115	3.2%
Median Household Income								
Estimated Median Household Income (2023)			\$87,626		\$89,721		\$102,555	
Projected Median Household Income (2028)			\$91,869		\$93,588		\$105,339	
Census Median Household Income (2010)			\$51,704		\$57,045		\$69,018	
Census Median Household Income (2000)			\$39,961		\$41,376		\$59,250	
Projected Annual Change (2023-2028)			\$4,243	1.0%	\$3,867	0.9%	\$2,784	0.5%
Historical Annual Change (2000-2023)			\$47,665	5.2%	\$48,345	5.1%	\$43,305	3.2%
Per Capita Income								
Estimated Per Capita Income (2023)			\$36,188		\$38,381		\$45,900	
Projected Per Capita Income (2028)			\$30,272		\$33,065		\$39,890	
Census Per Capita Income (2010)			\$21,429		\$24,203		\$29,924	
Census Per Capita Income (2000)			\$16,923		\$17,970		\$24,528	
Projected Annual Change (2023-2028)			-\$5,916	-3.3%	-\$5,316	-2.8%	-\$6,010	-2.6%
Historical Annual Change (2000-2023)			\$19,265	4.9%	\$20,411	4.9%	\$21,373	3.8%
Estimated Average Household Net Worth (2023)			\$551,012		\$569,719		\$688,980	

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Interior Pictures

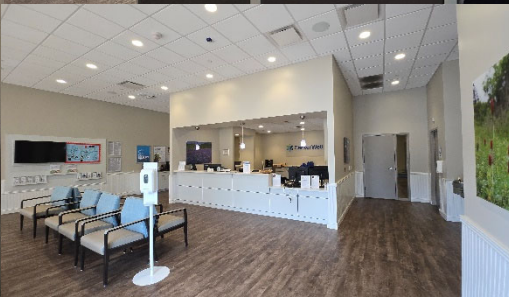


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TREC IABS FORM



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.

11-2-2015



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:
 - 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
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bill Wong	517090	billw@orangeommercial.com	713.961.9097
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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