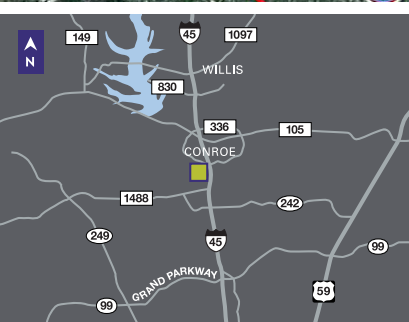
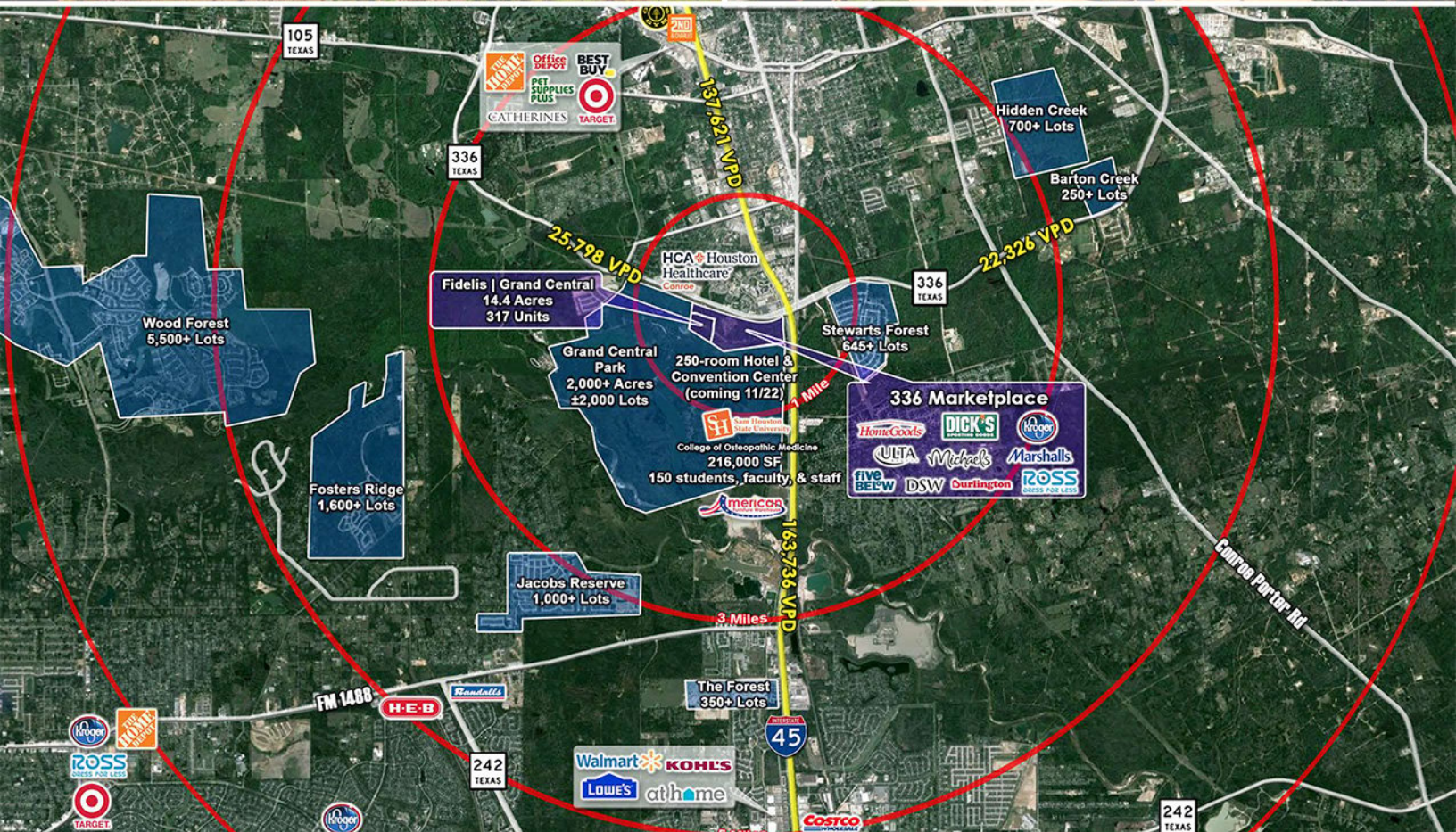


► FIDELIS | GRAND CENTRAL

Loop 336 @ Town Park Dr in Conroe, Texas 77304

PART OF GRAND CENTRAL PARK WITHIN 336 MARKETPLACE



	VEHICLES PER DAY		AVERAGE INCOME		POPULATION
Interstate 45 south of Loop 336 West	163,736	3 Miles	\$83,922	3 Miles	41,233
Interstate 45 north of Loop 336 West	137,621	5 Miles	\$88,554	5 Miles	107,561
Loop 336 West west of Interstate 45	25,798	7 Miles	\$102,537	7 Miles	177,170
Loop 336 West east of Interstate 45	22,326				

	AVERAGE INCOME
3 Miles	\$83,922
5 Miles	\$88,554
7 Miles	\$102,537

	POPULATION
3 Miles	41,233
5 Miles	107,561
7 Miles	177,170



Call for Leasing

936-272-0171

mia20p01_website.email@sl



WWW.FRPLTD.COM

► FIDELIS | GRAND CENTRAL

Loop 336 @ Town Park Dr in Conroe, Texas 77304

FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/grand-central

Lat/Lon: 30.2786/-95.4594

336 Marketplace	3 mi radius	5 mi radius	7 mi radius
Conroe, TX 77304			
Population			
2022 Estimated Population	41,233	107,561	177,170
2027 Projected Population	46,635	120,988	201,006
2020 Census Population	38,248	100,929	165,279
2010 Census Population	31,227	72,985	116,106
Projected Annual Growth 2022 to 2027	2.6%	2.5%	2.7%
Historical Annual Growth 2010 to 2022	2.7%	3.9%	4.4%
2022 Median Age	34.0	35.7	37.6
Households			
2022 Estimated Households	14,306	39,126	64,252
2027 Projected Households	16,501	44,908	74,345
2020 Census Households	13,194	36,505	59,631
2010 Census Households	10,581	26,011	41,559
Projected Annual Growth 2022 to 2027	3.1%	3.0%	3.1%
Historical Annual Growth 2010 to 2022	2.9%	4.2%	4.6%
Race and Ethnicity			
2022 Estimated White	55.5%	59.3%	64.8%
2022 Estimated Black or African American	12.0%	12.5%	9.5%
2022 Estimated Asian or Pacific Islander	2.8%	4.0%	4.3%
2022 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.8%
2022 Estimated Other Races	28.4%	23.2%	20.6%
2022 Estimated Hispanic	36.2%	29.8%	26.0%
Income			
2022 Estimated Average Household Income	\$83,922	\$88,554	\$102,537
2022 Estimated Median Household Income	\$73,304	\$78,049	\$90,666
2022 Estimated Per Capita Income	\$29,179	\$32,571	\$37,422
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	10.0%	6.7%	5.3%
2022 Estimated Some High School (Grade Level 9 to 11)	9.4%	7.4%	6.4%
2022 Estimated High School Graduate	25.2%	23.5%	20.9%
2022 Estimated Some College	20.9%	20.3%	19.8%
2022 Estimated Associates Degree Only	6.8%	8.7%	8.3%
2022 Estimated Bachelors Degree Only	17.7%	21.7%	25.7%
2022 Estimated Graduate Degree	10.1%	11.6%	13.6%
Business			
2022 Estimated Total Businesses	1,984	4,390	7,333
2022 Estimated Total Employees	16,797	40,847	68,892
2022 Estimated Employee Population per Business	8.5	9.3	9.4
2022 Estimated Residential Population per Business	20.8	24.5	24.2



Call for Leasing

936-272-0171

mia20p01_website.email@sl



WWW.FRPLTD.COM

► FIDELIS | GRAND CENTRAL

Loop 336 @ Town Park Dr in Conroe, Texas 77304

INFORMATION ABOUT BROKERAGE SERVICES

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:
 - that the owner will accept a price less than the written asking price;
 - 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.

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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker Firm Name or

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20

Call for Leasing

936-272-0171

mia20p01_website.email@sl



WWW.FRPLTD.COM