

PROMENADE PLACE

PREMIER RETAIL CENTER FOR LEASE

400 River Pointe Dr. Conroe, Tx 77304



PROMED REALTY
MANAGEMENT | BROKERAGE



12,000 SQ FT OF RETAIL & OFFICE SPACE

RETAIL CENTER FOR LEASE

400 RIVER POINTE DR. CONROE, TEXAS 77304



BUILDING SPECS

- TYPE: RETAIL / PROFESSIONAL OFFICE
- BASE RENTAL RATE: \$20.00 TO \$22.00 PER SF
- LEASE TERM: 5 YEARS
- SERVICE TYPE: NNN
- TOTAL AVAILABILITY: 1,321 TO 11,000 SF
- RBA: 12,477 SF
- COMPLETED IN: 2023

AVAILIBILITIES

- 100: 1,321 SQ FT
- 110: 1,647 SQ FT
- 120: 1,544 SQ FT
- 130: 1,671 SQ FT
- 140: 4,694 SQ FT
- 200: 1,400 SQ FT

FEATURES

- CONVENIENTLY LOCATED ON THE NORTHWEST CORNER OF I-45 & SOUTH LOOP 336.
- ONE BLOCK FROM THE NEW 2,000-ACRE MIXED USE JOHNSON DEVELOPMENT, GRAND CENTRAL PARK.
- LOCATED IN HIGH MEDICAL AREA WITHIN WALKING DISTANCE OF HCA CONROE CAMPUS
- LOCATED ON CONROE TRANSIT ROUTE
- BEAUTIFUL SKYLIGHTS.
- SHELL CONDITION PROVIDES THE OPPORTUNITY TO DESIGN YOUR OWN SPACE.



The information provided herein was obtained from sources believed reliable; however, ProMed Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

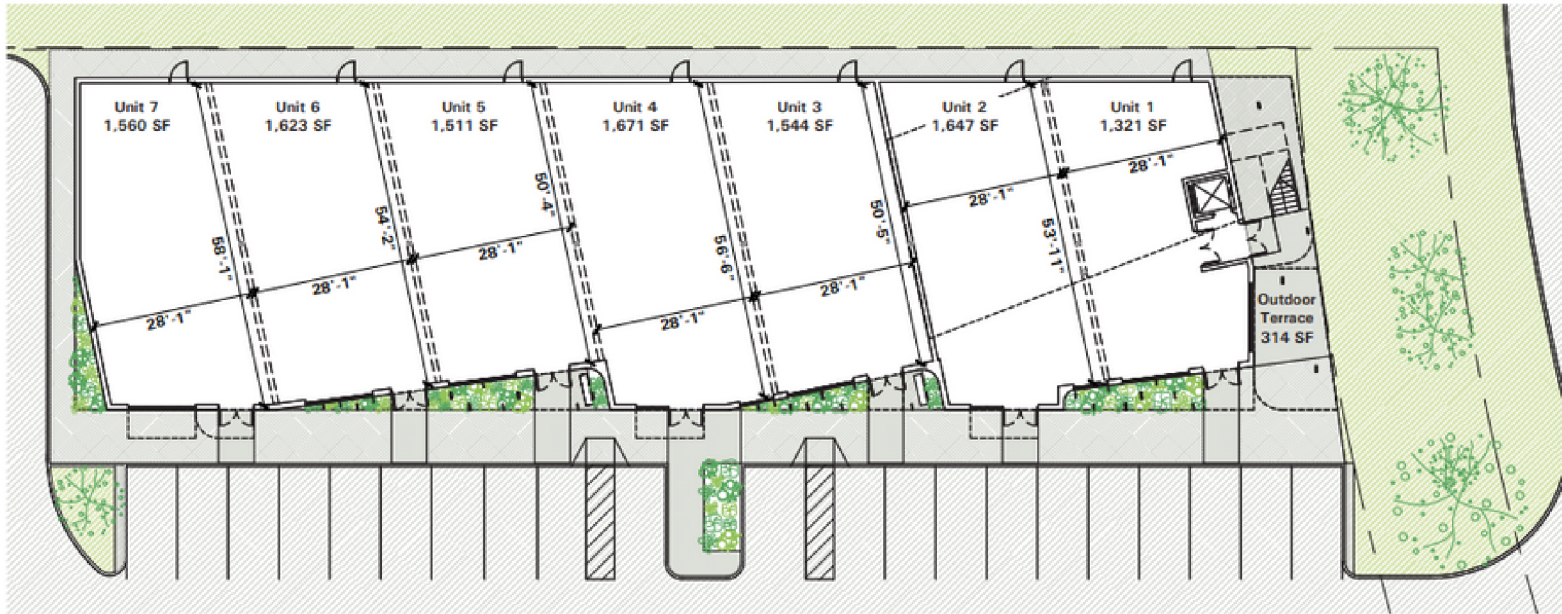
OFFICE 936.441.4102 | FAX 936.756.5667 | WWW.PROMEDREALTY.COM
100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304

Architectural Renderings

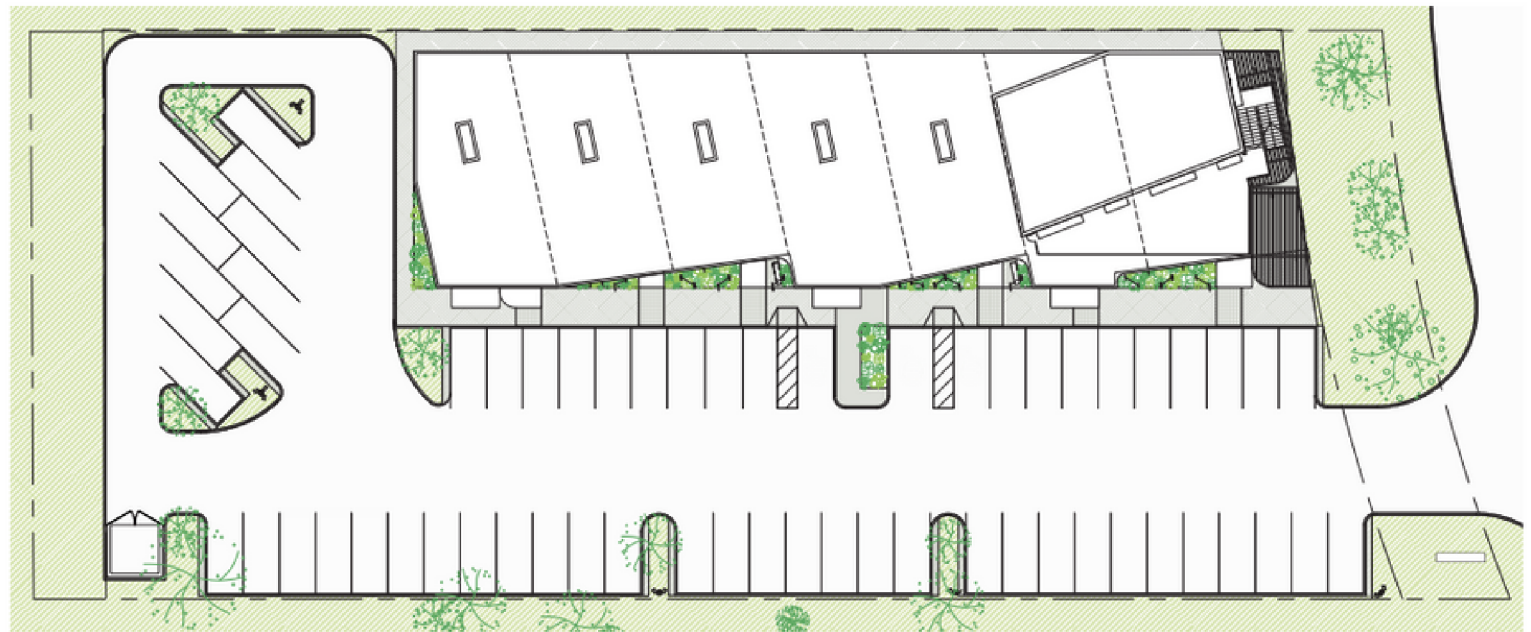


This uniquely designed Retail Center was created to increase visibility & traffic flow through its modern placement. Sitting perpendicular to the street rather than along the street, allows attention to be drawn to the Retail Center's architectural identity. Focused on the customer's overall well-being, an array of beautiful gardens, including plantings from various environments are designed to bring life to the Center, and surely will leave a lasting impression on the customer's retail experience!

FIRST FLOOR

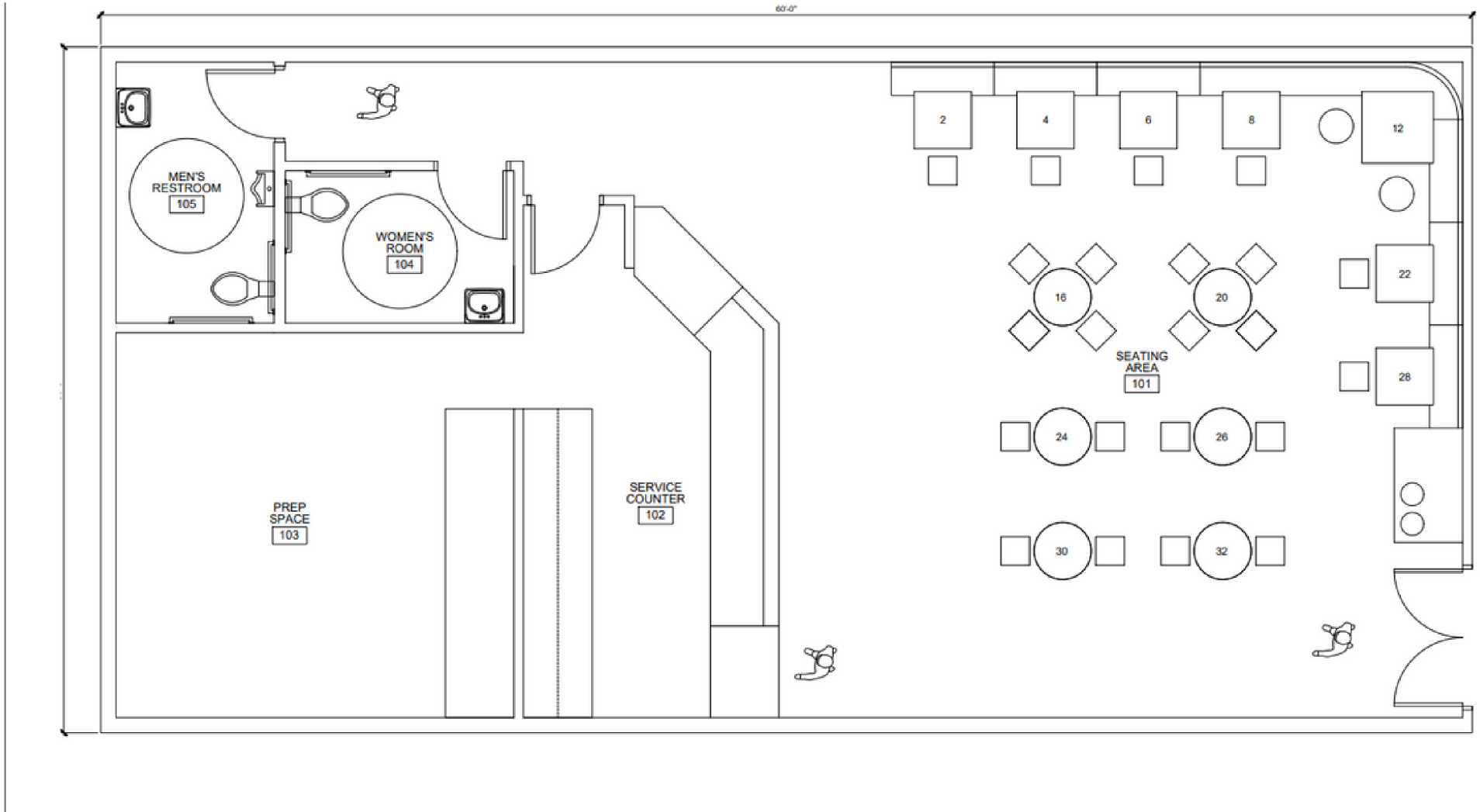


SECOND FLOOR



PROPOSED BISTRO LAYOUT

1680 SQ FT



PROMENADE

14,000 SQ FT OF RETAIL AND OFFICE SPACE AVAILABLE
400 RIVER POINTE DR. CONROE, TEXAS 77304



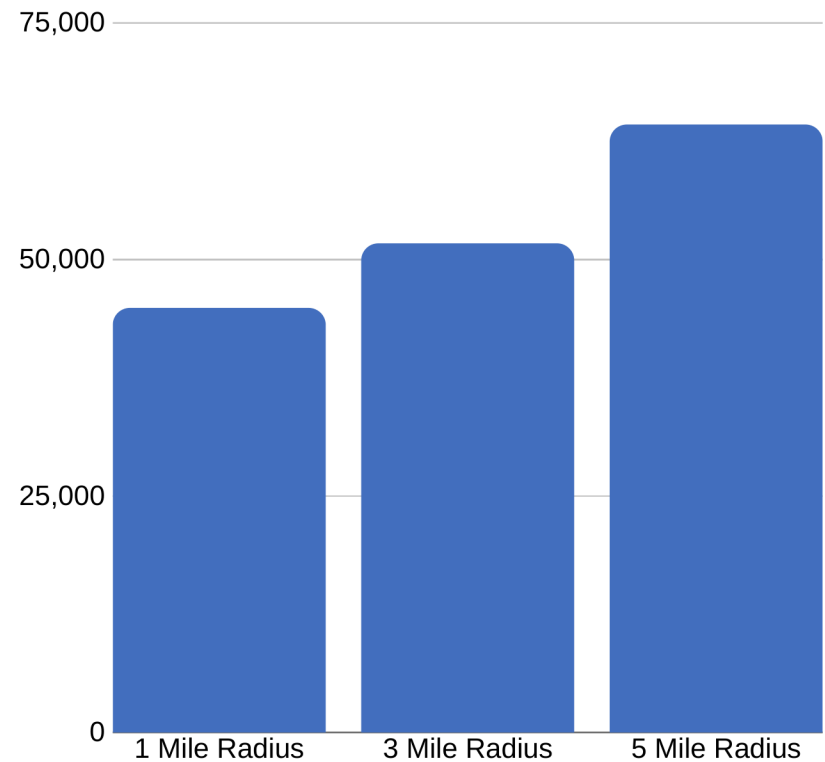
INCOME DEMOGRAPHICS

- 1 MILE RADIUS: MEDIAN INCOME-\$44,813
- 3 MILE RADIUS: MEDIAN INCOME-\$51,633
- 5 MILE RADIUS: MEDIAN INCOME-\$64,187

AGE DEMOGRAPHICS

- 1 MILE RADIUS: AVERAGE AGE-33.4
- 3 MILE RADIUS: AVERAGE AGE-34.8
- 5 MILE RADIUS: AVERAGE AGE-36.2

INCOME DEMOGRAPHICS



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POPULATION DEMOGRAPHICS

1 MILE RADIUS

2020 POPULATION- 9,854

2025 POPULATION-11,324

2020-2025 POP GROWTH-14.92%

3 MILE RADIUS

2020 POPULATION- 50,262

2025 POPULATION-57,493

2020-2025 POP GROWTH-14.39%

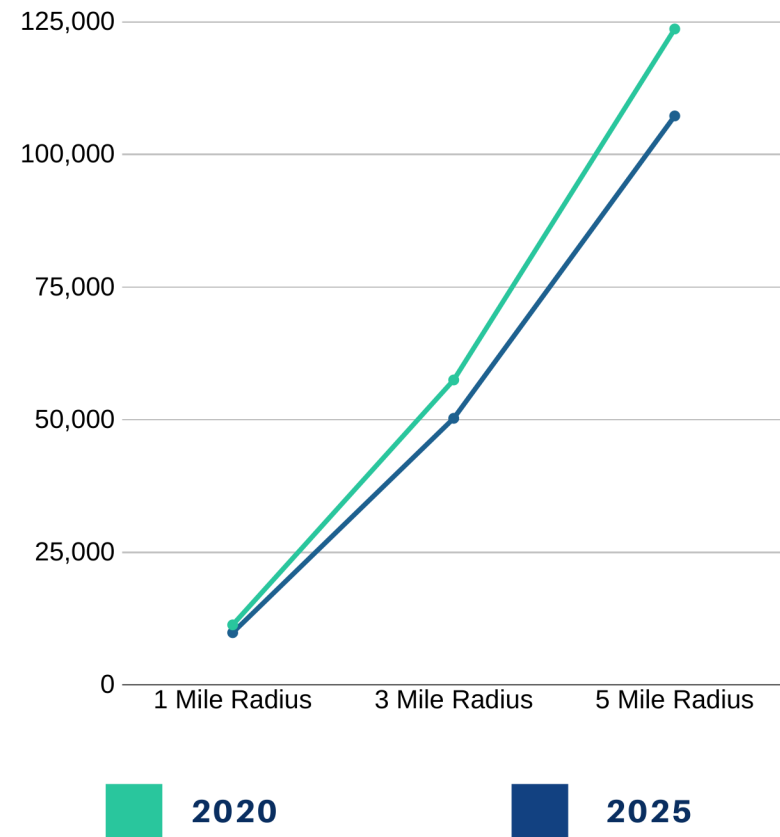
5 MILE RADIUS

2020 POPULATION- 107,266

2025 POPULATION-123,657

2020-2025 POP GROWTH-15.28%

2020 VS 2025 POPULATION



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HOUSEHOLD DEMOGRAPHICS

1 MILE RADIUS

2020 HOUSEHOLDS-3,767
HOUSEHOLD GROWTH-14.71%
AVERAGE HOUSEHOLD SIZE-2.5
2020 AVG. HOUSEHOLD VEHICLES-2

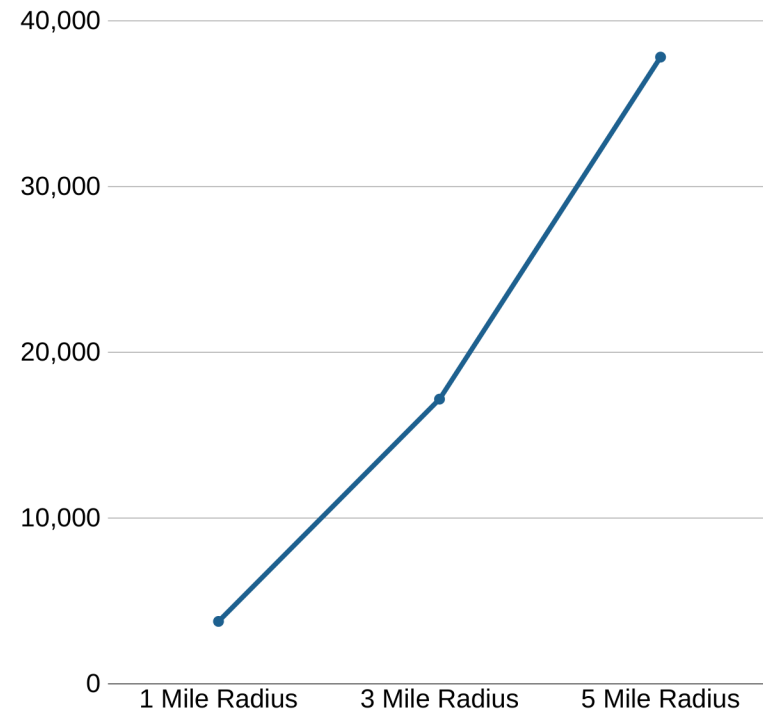
3 MILE RADIUS

2020 HOUSEHOLDS-17,175
HOUSEHOLD GROWTH-14.17%
AVERAGE HOUSEHOLD SIZE-2.8
2020 AVG. HOUSEHOLD VEHICLES-2

5 MILE RADIUS

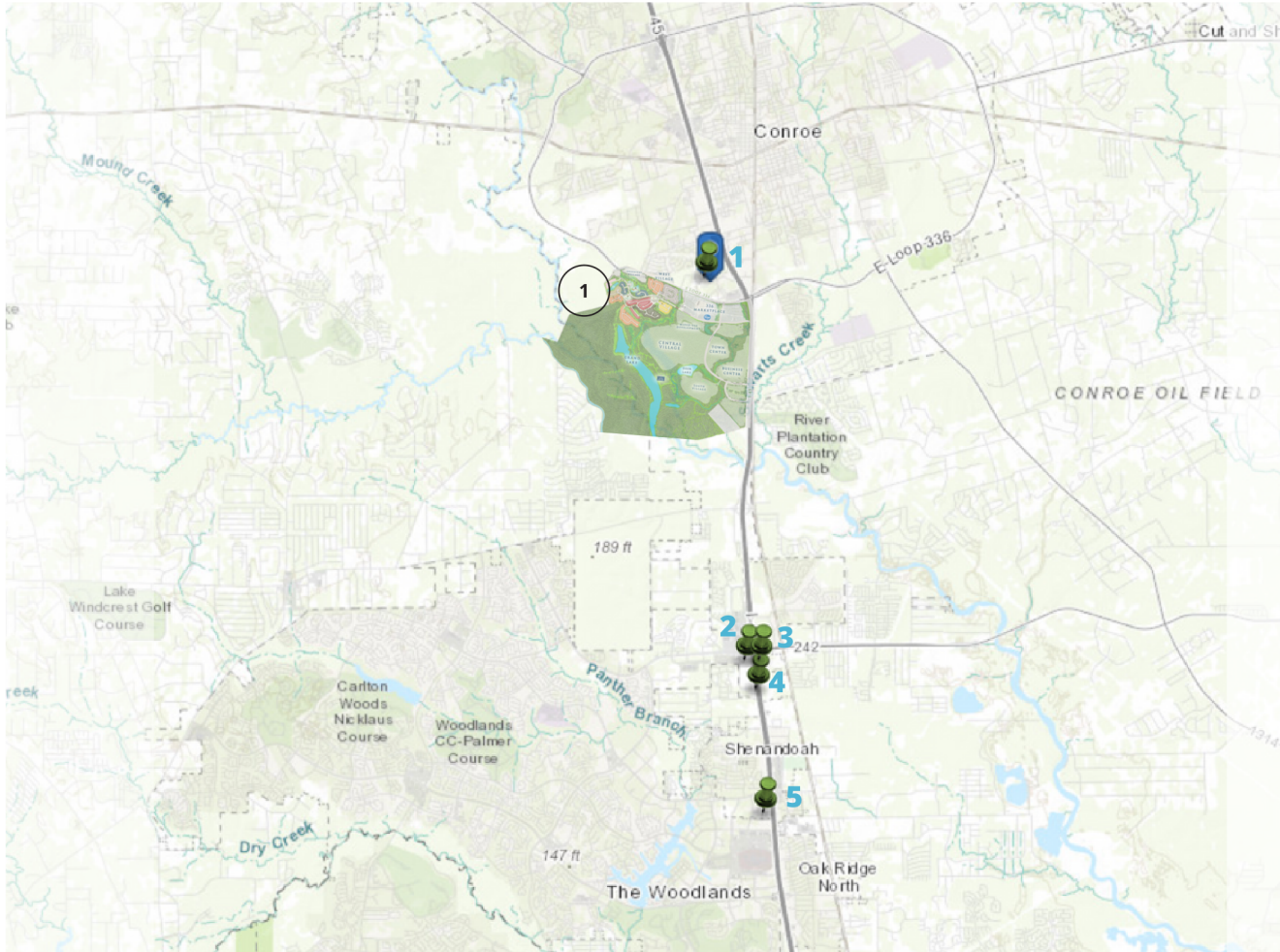
2020 HOUSEHOLDS-37,807
HOUSEHOLD GROWTH-15.08%
AVERAGE HOUSEHOLD SIZE-2.7
2020 AVG. HOUSEHOLD VEHICLES-2

2020 HOUSEHOLDS



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THE LOOP 336



1 GRAND CENTRAL PARK

Acre Community	2,046
Future Homes	2,500+

NEARBY HOSPITALS

- 1 HCA Houston Healthcare Conroe
- 2 St. Luke's The Woodlands Hospital
- 3 Houston Methodist The Woodlands
- 4 Texas Children's Health Center The Woodlands
- 5 Memorial Hermann The Woodlands Hospital

POPULATION GROWTH

"The U.S. Census ranked Conroe as the fastest growing city in the nation, by percentage, between July 2015 and 2016. Conroe tops the list with 7.8 percent growth, a 1.6 difference compared to second on the list, Frisco."

Community Impact, May 25, 2017

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.

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