

# Montgomery Plaza

Conroe, TX



## Center Highlights

Conveniently located on heavily-traveled Loop 336 North and I-45, this center is positioned in the heart of the greatest retail concentration in Conroe and northern Montgomery County. This intersection generates the trade area's top retail sales and the center is surrounded by Conroe's most prosperous neighborhoods.

**Center Address:** I-45 at Loop 336 N

**City/State:** Conroe, TX

**Population:** 3 mile radius – 36,796 people

**Avg. Household Income:** \$61,814

**Traffic Counts:** I-45 at Loop 336 N - 157,000

**Property Size:** 317,000 sq. ft.

**Latitude/Longitude:** 30.334213 N, -95.48132 W

### Leasing Executive

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### Property Manager

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## WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



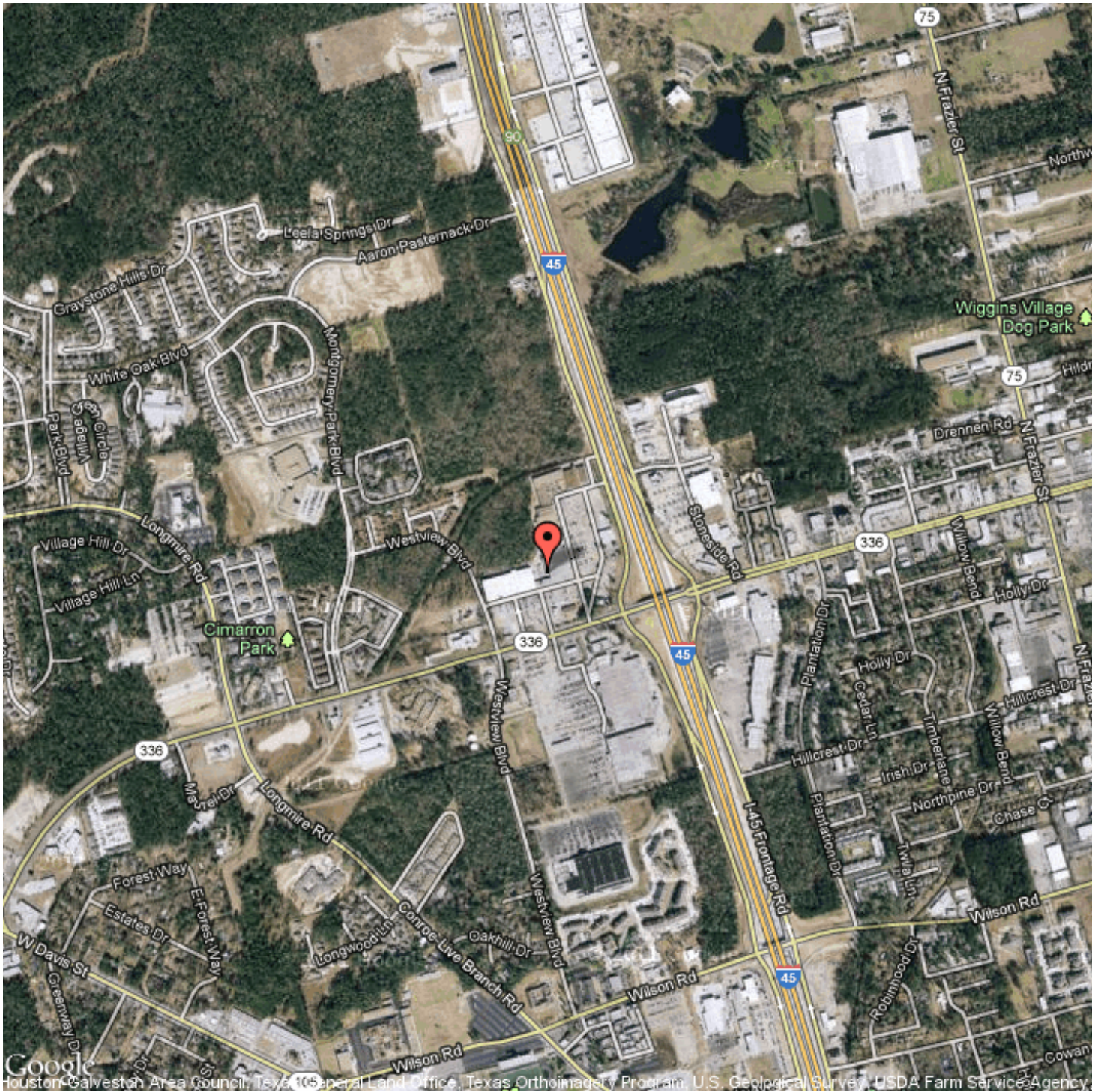
### TENANT LIST

A0A	Big Lots	
B0A	Garden Cafe	
B0C	Available (24'9" x 57'2")	1,289 SF
B0H	Tuesday Morning	
B0M	Available (24' x 69')	1,656 SF
B0R	Hancock Fabrics	
B0T	Sterling Office Technologies	
B0V	Home Choice	
C0A	Accent Hallmark	
C0E	Monarch Dental	
C0H	Petco	
C0X	No Front	
D0A	Academy	
E0A	ATA Martial Arts of Conroe	
E0C	Al's Formal Wear	
E0D	Conroe Diamond Exchange	
E0F	Available (25' x 54'4)	1,250 SF
E0G	Liberty Tax Service	
E0H	Peak Nutrition	
E0J	Honey Bee Hams	
E0K	Speedy Cleaners	
E0M	Dickey's Barbecue Pit	
E0P	Clip Cuts	
E0Q	Regal Gold Buyers	
E1J	Nationwide Insurance	
F0A	Spec's Liquor	
F0D	Anna's Linens	
F0F	.99 Cents Only	
F0K	Conn's	
F0R	El Bosque	
R0A	Hunan Village Restaurant	
R0D	Painting With A Twist	
R0E	Pets Paw Animal Hospital	
R0H	Express Nails	
R0K	Available (varies)	1,194 SF
R0P	Dr. Schneringer D.C., PA	
R0T	Montgomery Vision Center	
R0Z	Culver's	
R01	ATM	
R02	Available Outparcel (50,000sf. Land)	6,000 SF
R04	Kentucky Fried Chicken	

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## Google Map



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# Summary Report

**WEINGARTEN REALTY**

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L165 Montgomery Plaza Shopping Center  
I-45 at Loop 336 N - Conroe, TX

Longitude: -95.48132

Latitude: 30.334213

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	5,059	19,705	36,796	59,912
Average Household Income	\$59,039	\$63,425	\$61,814	\$64,147

Population				
2016 Population	6,485	24,821	45,891	74,403
2011 Population	5,059	19,705	36,796	59,912
2010 Census Population	4,813	18,822	35,324	57,642
2000 Census Population	3,657	14,209	28,200	43,926
% Growth 2010 to 2011	5.10%	4.69%	4.17%	3.94%
% Forecasted Growth 2011 to 2016	28.19%	25.96%	24.72%	24.19%

Race & Ethnicity				
% White	66.52%	52.94%	47.31%	50.04%
% Black	9.28%	8.32%	10.80%	9.27%
% Asian	1.94%	1.45%	1.38%	1.49%
% Other	1.80%	1.43%	1.51%	1.54%
% Hispanic	20.46%	35.86%	39.01%	37.65%

Income & Education				
Median Household Income	\$45,189	\$46,623	\$45,598	\$48,305
Average Household Income	\$59,039	\$63,425	\$61,814	\$64,147
% College Graduates	27.96%	24.01%	23.29%	24.25%

Age				
Median Age	34.1	32.5	32.0	32.4
% Age < 18	20.53%	23.65%	25.89%	26.75%
% Age 65 +	15.99%	11.95%	10.73%	11.09%

Households & Housing				
Households	2,373	7,073	12,861	20,947
Average Household Size	2.09	2.53	2.70	2.75
Median Housing Value	\$126,442	\$118,288	\$116,089	\$118,661
% Owner Occupied Housing	27.76%	39.77%	44.01%	49.43%
% Renter Occupied Housing	56.40%	47.82%	45.30%	41.14%
% Vacant Housing	15.84%	12.41%	10.69%	9.43%

Workplace & Workers				
Number of Businesses	287	860	1,307	1,806
Total Number of Employees (FTE)	4,498	13,308	20,135	27,800
% White Collar	64.52%	57.40%	54.97%	55.52%
% Blue Collar	35.48%	42.60%	45.03%	44.48%