

Montgomery Plaza

NWC OF I-45 & NORTH LOOP 336

CONROE, TEXAS



PROJECT SUMMARY

- ★ The Shopping Center is located in the major retail corridor of Conroe, north of Houston.
- ★ Great visibility from I-45 & Loop 336 and exposure to a daily traffic count of over 100,000 VPD.
- ★ The center has access to 3 traffic signals and 3 roadways (I-45, Loop 336, and Westview Blvd).
- ★ Surrounding national retailers include: Wal-Mart, Sam's Club, Kroger, Lowes, Kohl's, HEB and more.
- ★ **Limited small shop space available!**

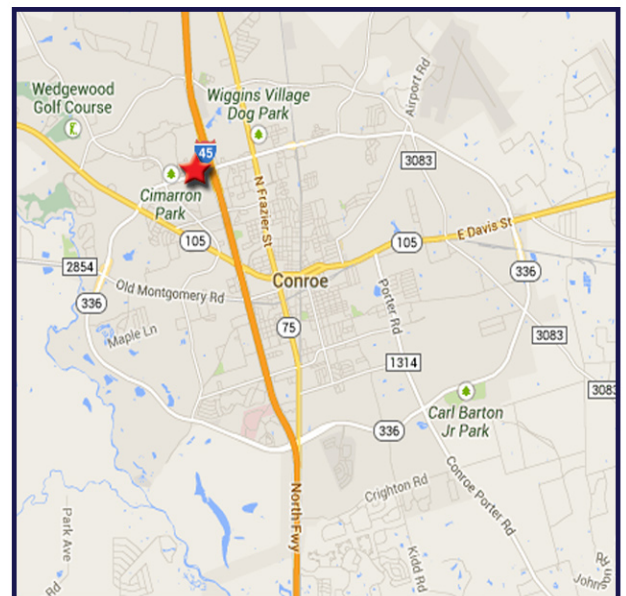
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	9,674	48,737	84,521
Households	4,610	17,957	30,603
2021 Median HH Income	\$56,199	\$63,131	\$70,501
2021 Average HH Income	\$86,006	\$91,292	\$97,481
Median Age	33.8	34.6	35.1

TRAFFIC COUNTS

I-45 (North Freeway) south of North Loop 336	103,003 vpd*
I-45 (North Freeway) north of North Loop 336	98,055 vpd
North Loop 336 west of I-45 (North Freeway)	18,295 vpd
North Loop 336 east of I-45 (North Freeway)	25,456 vpd

Source: *2019 Regis/SitesUSA



FOR LEASING INFORMATION CONTACT

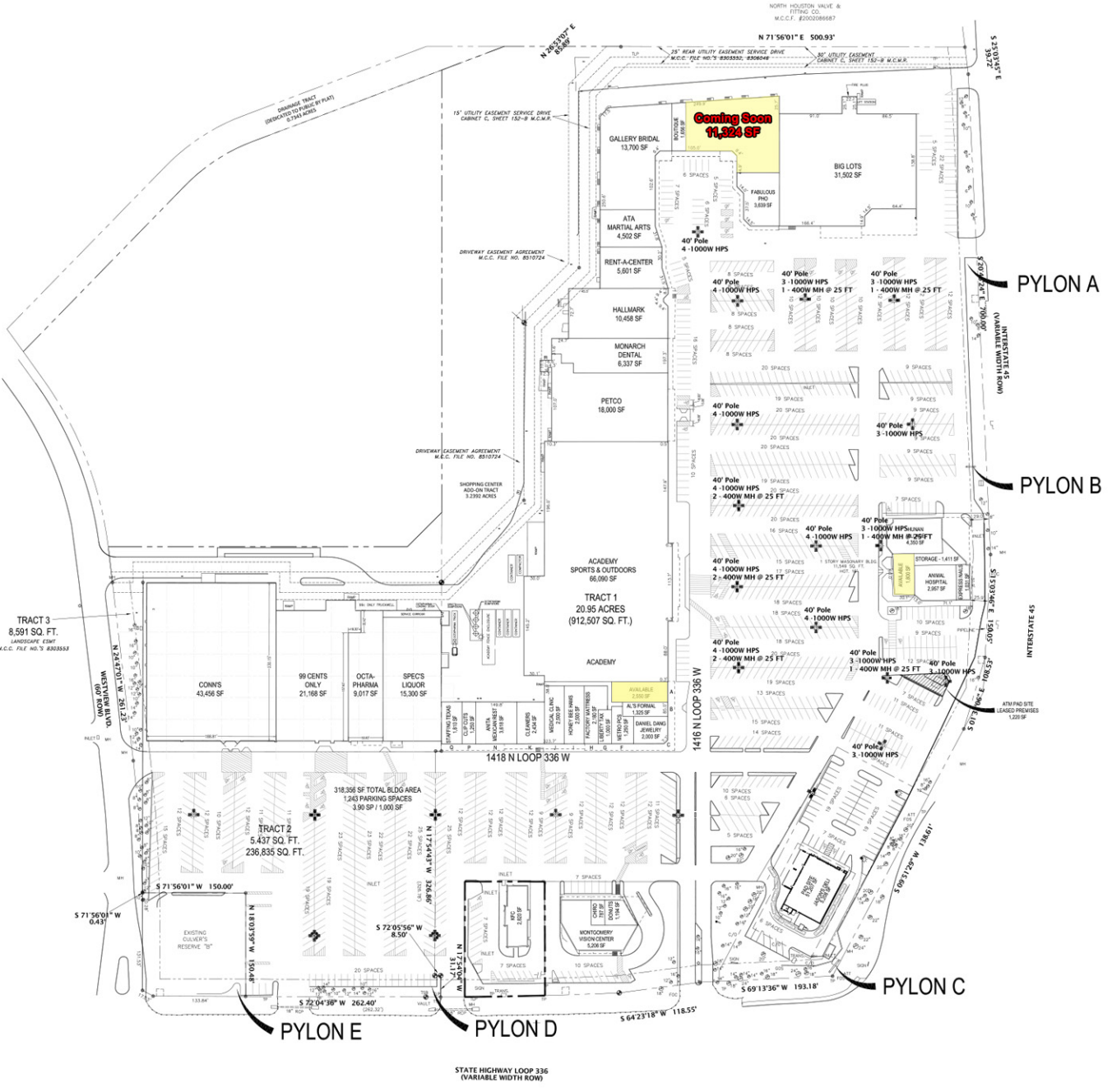
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REALM REALTY

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PYLON A

PYLON B

PYLON C

PYLON E

PYLON D

Montgomery Plaza Overall
 Montgomery Plaza
 Conroe, Texas

900 Town & Country Ln #210
 Houston, Texas 77024
 Realm Realty

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PRINT RECORD	
PURPOSE	DATE

REVISION RECORD		
NO.	CHANGE	DATE

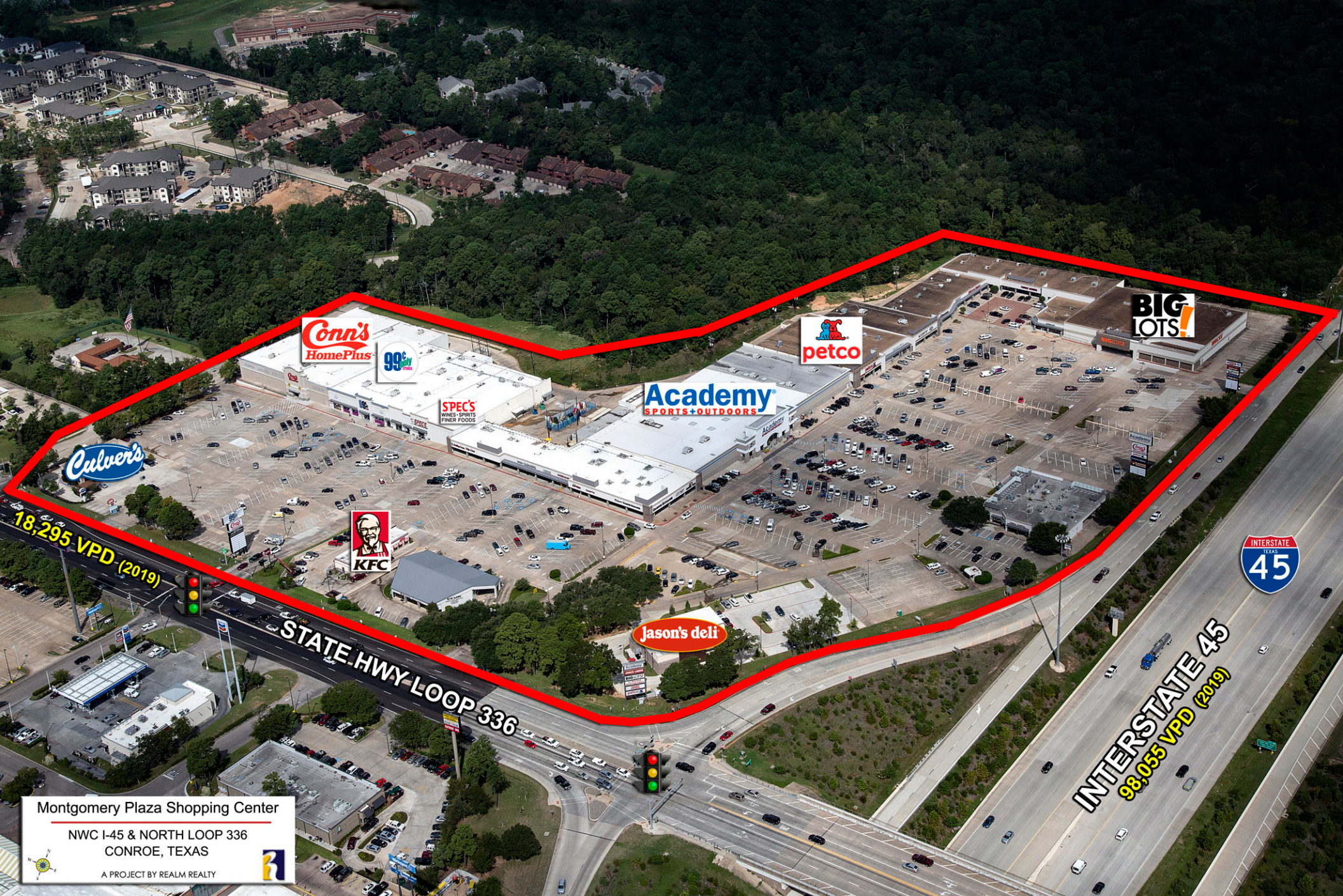
DRAWN	SWG
CHECKED	SWG
DATE	03/17/21
SHEET TITLE	
CONCEPTUAL SITE PLAN	

900 Town & Country Lane Suite 210 Houston, Texas 77024 (713) 465-0001



1 CONCEPTUAL SITE PLAN

SHEET	OF
SP-4BB	TOTAL



Conn's
HomePlus

99¢
Only

SPEC'S
WINES • SPIRITS
FINER FOODS

Academy
SPORTS + OUTDOORS

petco

BIG
LOTS!

Culver's

KFC

Jason's deli

18,295 VPD (2019)

STATE HWY LOOP 336

INTERSTATE
TEXAS
45

INTERSTATE 45
98,055 VPD (2019)

Montgomery Plaza Shopping Center

NWC I-45 & NORTH LOOP 336
CONROE, TEXAS

A PROJECT BY REALM REALTY



jcpenny **Merrill Lynch** **Wild Ginger**
CHASE **verizon** **FIREHOUSE SUBS**
Olive Garden **AMERICA'S FAVORITE SAS** **FOUNDED BY FIREMEN**
SUBWAY

FAIRFIELD INN
Marrriott

OLD NAVY **ASHLEY** **SHOE CARNIVAL**
ROSS **LANE BRYANT** **RACK ROOM SHOES**
DRESS FOR LESS **Justice**
BED BATH & BEYOND **KIRKLAND'S** **MEN'S WEARHOUSE**
ULTA **PET SMART** **TJ-maxx**

SITE

Academy
petco
BIG LOTS!
GALLERY BRIDAL
Tuesday Morning
99c ONLY **Jason's deli**



105

S Loop 336

Walgreens

Kroger

HE-B
Here Everything's Better.

Walmart

ALDI

SAM'S CLUB

LOWE'S

CVS/pharmacy

HE-B
Here Everything's Better.

Walgreens

Kroger

Michaels

EBGAMES

JO-ANN **Sprint**

Aaron's

DOLLAR TREE

HOBBY LOBBY

Office DEPOT **BEST BUY**

TARGET

GameStop

THE HOME DEPOT

Pier 1 imports

CATHERINES
PLUS SIZES • 16W-34W • 0X-5X

MATTRESS FIRM

sears

Hastings

at&t

BIG LOTS!

CVS/pharmacy

Mattress Giant

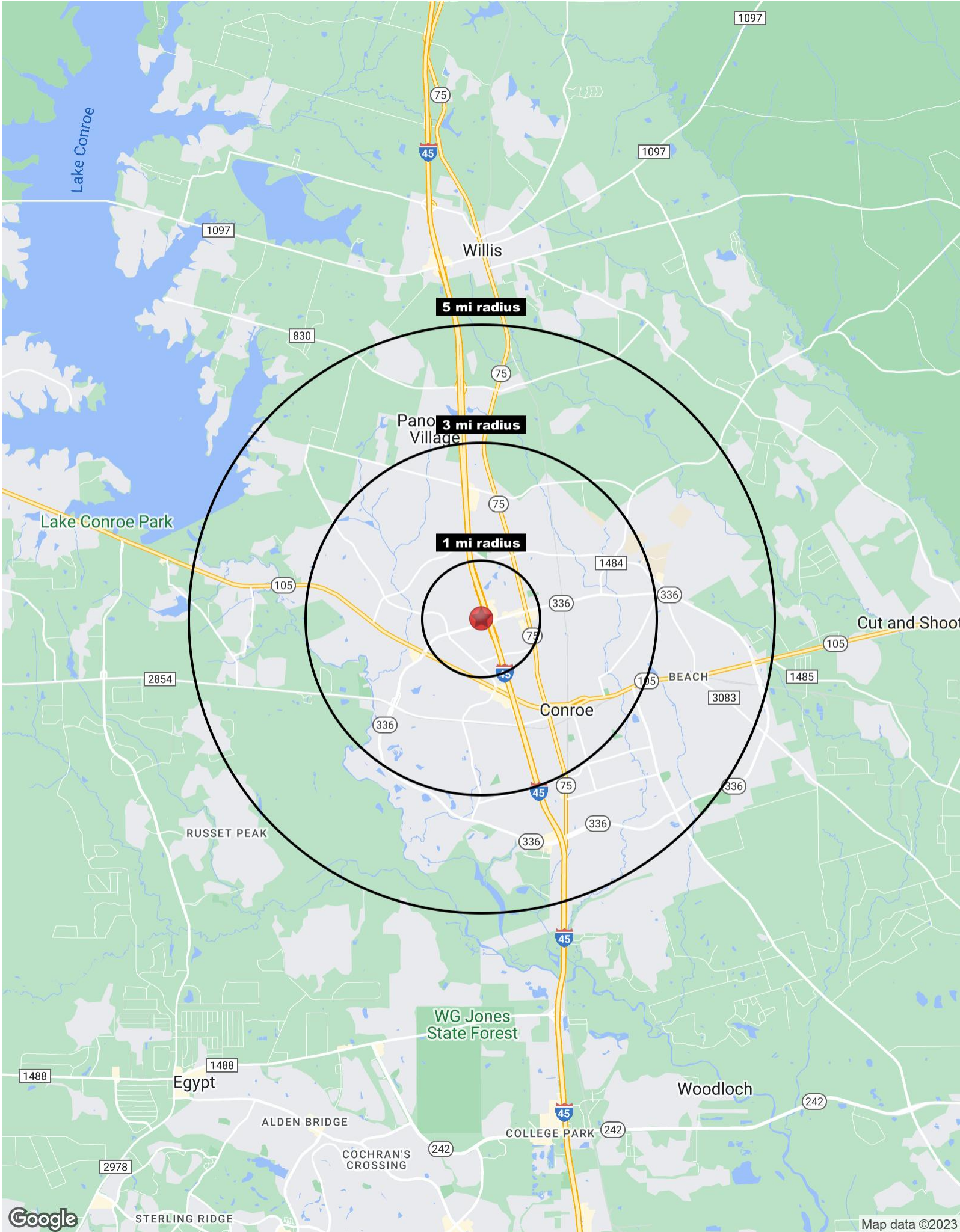
PALAIS ROYAL

Montgomery Plaza Shopping Center

NWC I-45 & NORTH LOOP 336
CONROE, TEXAS

A PROJECT BY REALM REALTY





Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty
 Lat/Lon: 30.3346/-95.4805



Montgomery Plaza Conroe, TX 77304	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,674	48,737	84,521
2028 Projected Population	10,688	57,725	97,968
2020 Census Population	9,151	44,026	77,859
2010 Census Population	7,129	35,406	57,983
Projected Annual Growth 2023 to 2028	2.1%	3.7%	3.2%
Historical Annual Growth 2010 to 2023	2.7%	2.9%	3.5%
Households			
2023 Estimated Households	4,610	17,957	30,603
2028 Projected Households	5,191	21,815	36,377
2020 Census Households	4,299	15,935	27,734
2010 Census Households	3,173	12,398	20,249
Projected Annual Growth 2023 to 2028	2.5%	4.3%	3.8%
Historical Annual Growth 2010 to 2023	3.5%	3.4%	3.9%
Age			
2023 Est. Population Under 10 Years	13.0%	12.7%	13.4%
2023 Est. Population 10 to 19 Years	10.5%	12.7%	13.3%
2023 Est. Population 20 to 29 Years	20.7%	17.9%	16.1%
2023 Est. Population 30 to 44 Years	20.2%	20.4%	19.8%
2023 Est. Population 45 to 59 Years	14.8%	16.7%	16.8%
2023 Est. Population 60 to 74 Years	12.8%	13.4%	14.2%
2023 Est. Population 75 Years or Over	8.0%	6.2%	6.3%
2023 Est. Median Age	33.8	34.6	35.1
Marital Status & Gender			
2023 Est. Male Population	47.3%	50.8%	50.0%
2023 Est. Female Population	52.7%	49.2%	50.0%
2023 Est. Never Married	45.6%	37.9%	33.5%
2023 Est. Now Married	33.9%	40.4%	45.7%
2023 Est. Separated or Divorced	13.9%	16.7%	15.3%
2023 Est. Widowed	6.6%	5.0%	5.5%
Income			
2023 Est. HH Income \$200,000 or More	7.2%	7.3%	10.0%
2023 Est. HH Income \$150,000 to \$199,999	7.8%	7.0%	6.7%
2023 Est. HH Income \$100,000 to \$149,999	12.6%	15.3%	15.6%
2023 Est. HH Income \$75,000 to \$99,999	9.1%	11.6%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	13.9%	15.8%	16.7%
2023 Est. HH Income \$35,000 to \$49,999	17.3%	13.9%	12.4%
2023 Est. HH Income \$25,000 to \$34,999	11.8%	11.0%	9.5%
2023 Est. HH Income \$15,000 to \$24,999	15.9%	10.9%	9.2%
2023 Est. HH Income Under \$15,000	4.4%	7.2%	6.8%
2023 Est. Average Household Income	\$86,006	\$91,292	\$97,481
2023 Est. Median Household Income	\$56,199	\$63,131	\$70,501
2023 Est. Per Capita Income	\$41,020	\$34,388	\$35,785
2023 Est. Total Businesses	754	2,631	3,899
2023 Est. Total Employees	5,991	22,222	36,218

Full Profile

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Montgomery Plaza Conroe, TX 77304	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	65.4%	53.2%	57.1%
2023 Est. Black	13.8%	18.2%	14.8%
2023 Est. Asian or Pacific Islander	3.5%	2.2%	2.5%
2023 Est. American Indian or Alaska Native	0.6%	1.1%	1.0%
2023 Est. Other Races	16.7%	25.2%	24.5%
Hispanic			
2023 Est. Hispanic Population	2,114	16,139	26,951
2023 Est. Hispanic Population	21.9%	33.1%	31.9%
2028 Proj. Hispanic Population	21.9%	33.1%	31.8%
2020 Hispanic Population	28.9%	47.5%	48.1%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	6,282	31,879	55,101
2023 Est. Elementary (Grade Level 0 to 8)	5.7%	11.5%	9.6%
2023 Est. Some High School (Grade Level 9 to 11)	7.5%	9.1%	8.4%
2023 Est. High School Graduate	28.8%	28.4%	26.7%
2023 Est. Some College	21.8%	19.0%	19.5%
2023 Est. Associate Degree Only	7.9%	7.2%	7.2%
2023 Est. Bachelor Degree Only	20.3%	16.6%	18.3%
2023 Est. Graduate Degree	7.9%	8.2%	10.3%
Housing			
2023 Est. Total Housing Units	5,347	20,585	34,357
2023 Est. Owner-Occupied	26.7%	42.2%	51.1%
2023 Est. Renter-Occupied	59.5%	45.1%	37.9%
2023 Est. Vacant Housing	13.8%	12.8%	10.9%
Homes Built by Year			
2023 Homes Built 2010 or later	30.3%	27.4%	31.7%
2023 Homes Built 2000 to 2009	20.3%	18.7%	19.7%
2023 Homes Built 1990 to 1999	10.7%	9.5%	9.5%
2023 Homes Built 1980 to 1989	10.3%	11.7%	10.8%
2023 Homes Built 1970 to 1979	6.9%	9.4%	9.7%
2023 Homes Built 1960 to 1969	4.7%	5.8%	4.4%
2023 Homes Built 1950 to 1959	0.7%	2.1%	1.5%
2023 Homes Built Before 1949	2.1%	2.6%	1.9%
Home Values			
2023 Home Value \$1,000,000 or More	0.9%	2.1%	2.0%
2023 Home Value \$500,000 to \$999,999	12.3%	12.1%	11.2%
2023 Home Value \$400,000 to \$499,999	5.3%	7.4%	7.2%
2023 Home Value \$300,000 to \$399,999	35.6%	19.6%	17.2%
2023 Home Value \$200,000 to \$299,999	23.1%	24.9%	29.2%
2023 Home Value \$150,000 to \$199,999	9.9%	10.6%	12.4%
2023 Home Value \$100,000 to \$149,999	6.9%	8.2%	6.9%
2023 Home Value \$50,000 to \$99,999	3.1%	5.6%	5.8%
2023 Home Value \$25,000 to \$49,999	0.9%	3.0%	2.4%
2023 Home Value Under \$25,000	2.0%	6.4%	5.6%
2023 Median Home Value	\$279,659	\$249,971	\$248,223
2023 Median Rent	\$1,057	\$1,066	\$1,078

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,841	39,035	66,490
2023 Est. Civilian Employed	70.3%	63.0%	63.8%
2023 Est. Civilian Unemployed	2.1%	1.8%	1.9%
2023 Est. in Armed Forces	-	-	0.1%
2023 Est. not in Labor Force	27.5%	35.2%	34.1%
2023 Labor Force Males	46.4%	50.9%	49.9%
2023 Labor Force Females	53.6%	49.1%	50.1%
Occupation			
2023 Occupation: Population Age 16 Years or Over	5,512	24,560	42,433
2023 Mgmt, Business, & Financial Operations	18.8%	17.4%	18.8%
2023 Professional, Related	19.4%	19.2%	20.2%
2023 Service	16.3%	19.3%	17.2%
2023 Sales, Office	21.8%	18.6%	18.9%
2023 Farming, Fishing, Forestry	0.1%	0.4%	0.4%
2023 Construction, Extraction, Maintenance	5.9%	10.6%	10.4%
2023 Production, Transport, Material Moving	17.6%	14.4%	14.1%
2023 White Collar Workers	60.0%	55.2%	57.9%
2023 Blue Collar Workers	40.0%	44.8%	42.1%
Transportation to Work			
2023 Drive to Work Alone	80.5%	77.2%	78.2%
2023 Drive to Work in Carpool	8.5%	11.7%	10.5%
2023 Travel to Work by Public Transportation	0.5%	0.4%	0.5%
2023 Drive to Work on Motorcycle	0.9%	0.2%	0.1%
2023 Walk or Bicycle to Work	2.0%	2.8%	2.1%
2023 Other Means	2.0%	0.8%	0.7%
2023 Work at Home	5.6%	6.9%	8.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	31.3%	28.1%	24.8%
2023 Travel to Work in 15 to 29 Minutes	32.2%	32.1%	34.3%
2023 Travel to Work in 30 to 59 Minutes	30.7%	30.3%	30.8%
2023 Travel to Work in 60 Minutes or More	5.8%	9.5%	10.2%
2023 Average Travel Time to Work	22.3	22.3	23.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$285.71 M	\$1.17 B	\$2.09 B
2023 Est. Apparel	\$10.08 M	\$41.31 M	\$74.14 M
2023 Est. Contributions, Gifts	\$16.34 M	\$67.03 M	\$121.91 M
2023 Est. Education, Reading	\$9.21 M	\$37.77 M	\$68.85 M
2023 Est. Entertainment	\$15.94 M	\$65.92 M	\$118.72 M
2023 Est. Food, Beverages, Tobacco	\$43.86 M	\$179.26 M	\$319.61 M
2023 Est. Furnishings, Equipment	\$9.88 M	\$40.87 M	\$73.54 M
2023 Est. Health Care, Insurance	\$25.93 M	\$106.53 M	\$190.22 M
2023 Est. Household Operations, Shelter, Utilities	\$93.85 M	\$380.13 M	\$677 M
2023 Est. Miscellaneous Expenses	\$5.4 M	\$22.07 M	\$39.5 M
2023 Est. Personal Care	\$3.83 M	\$15.67 M	\$28.03 M
2023 Est. Transportation	\$51.39 M	\$212.26 M	\$380.08 M

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