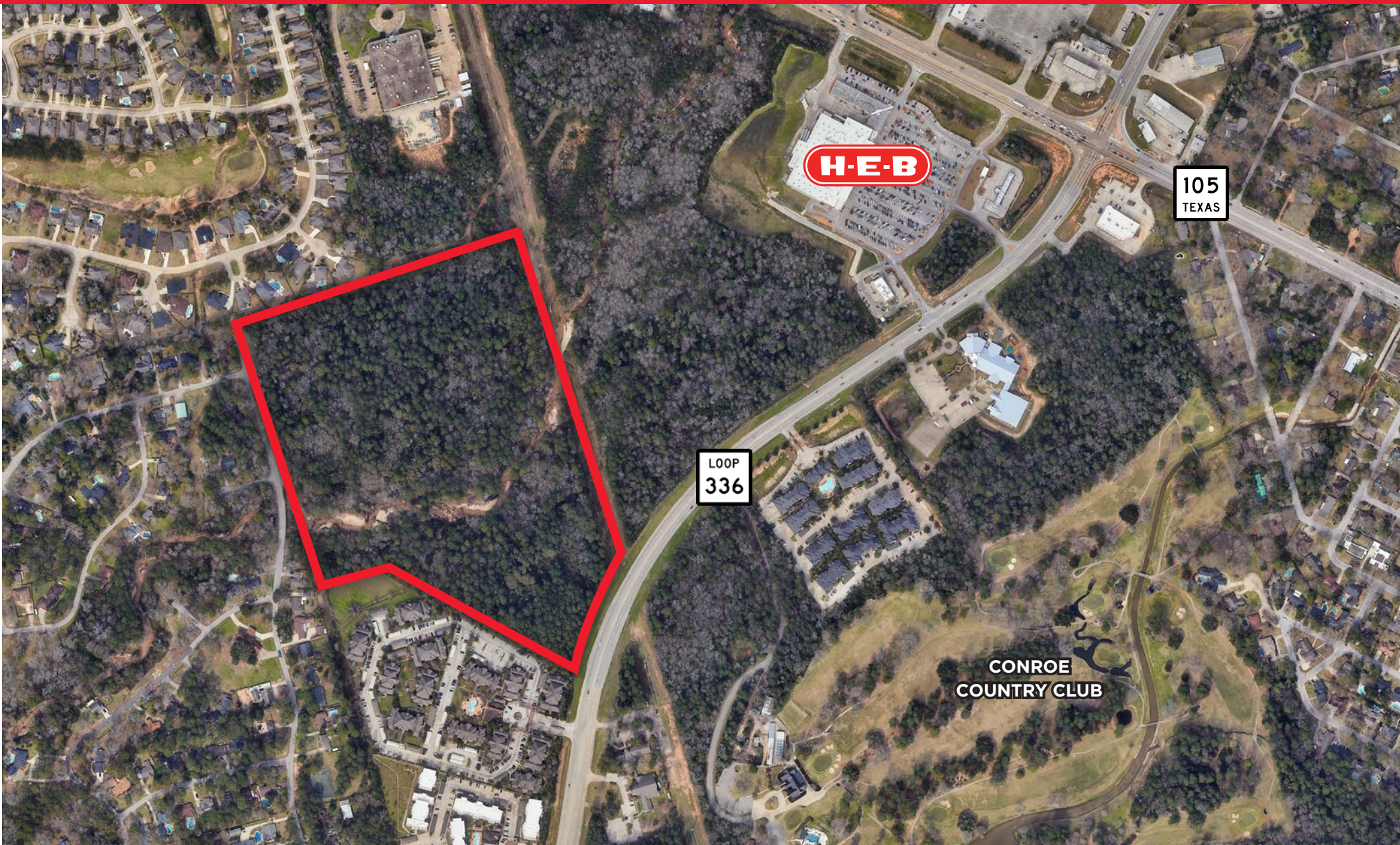


LOOP 336

±44.998 ACRES | CONROE, TX

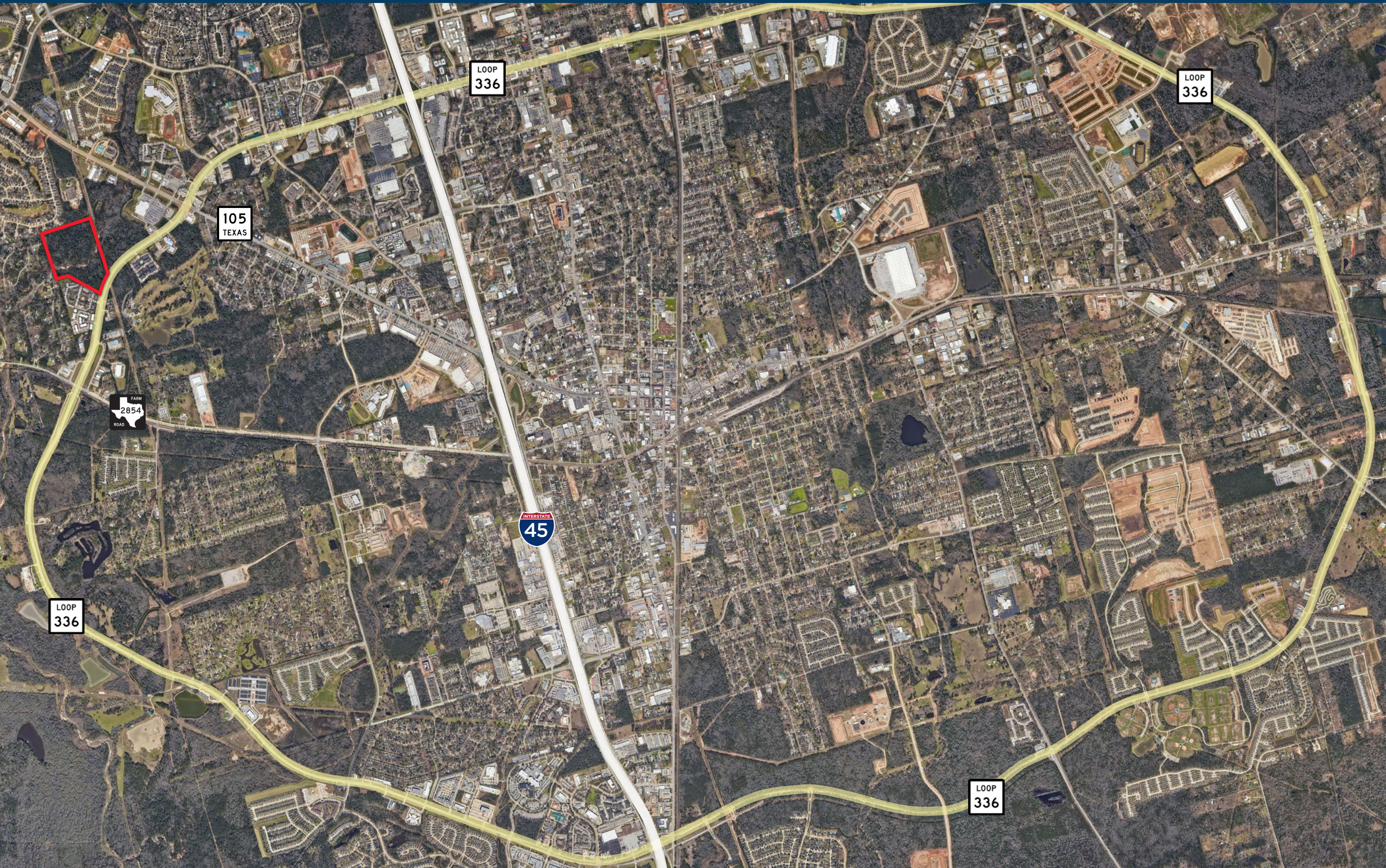


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LOOP
336

LOOP
336

105
TEXAS

FARM
ROAD
2854

INTERSTATE
45

LOOP
336

LOOP
336



40,676

2023 Total Population



16,184

2023 Total Households



2.49

2023 Average Household Size



109,553

2023 Average Household Income



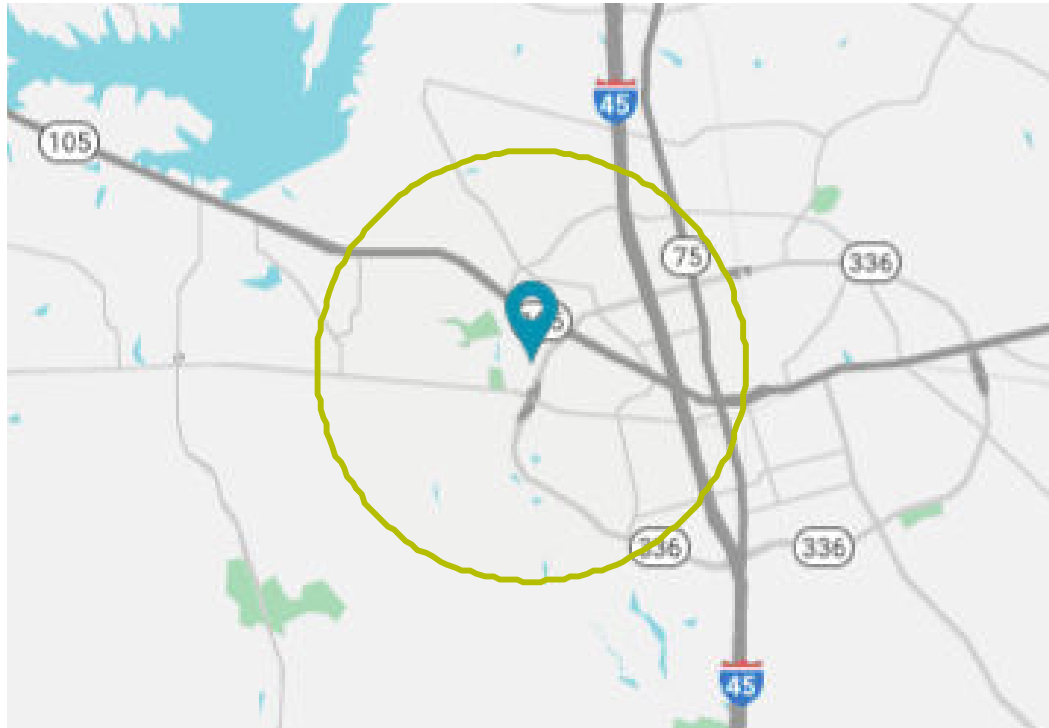
38.2

2023 Median Age



358,188

2023 Average Home Value



EMPLOYMENT



46,983

2023 Total Daytime Population



58%

2023 Daytime Population: Workers



42%

2023 Daytime Population: Residents



1,662.1

2023 Daytime Population Density (Pop/sq mi)



2,314

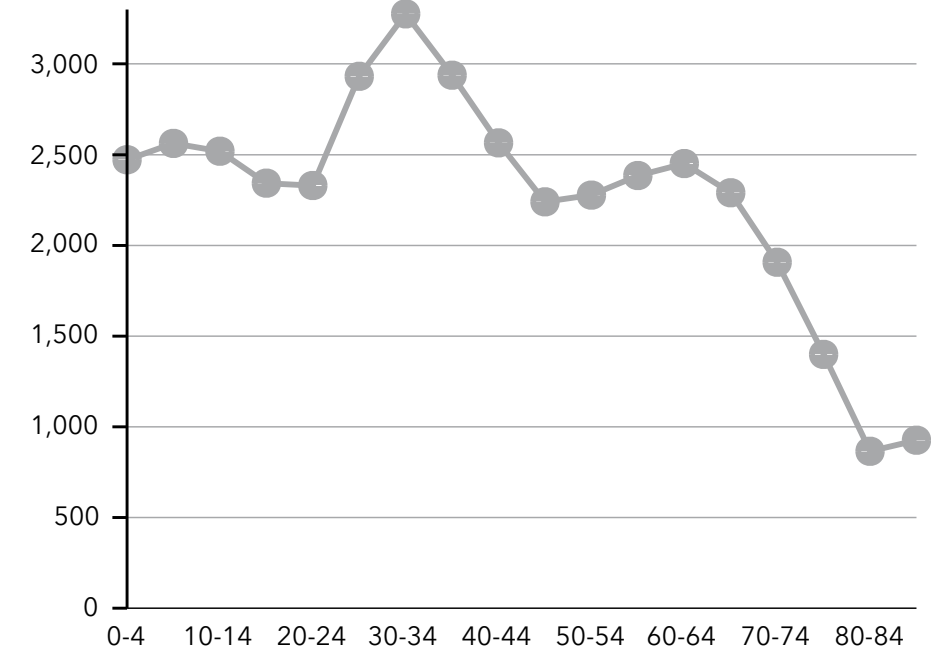
2023 Total (SIC01-99) Businesses



24,951

2023 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

19%

High School Diploma

4%

GED/Alternative Credential

17%

Some College/No Degree

9%

Associate's Degree

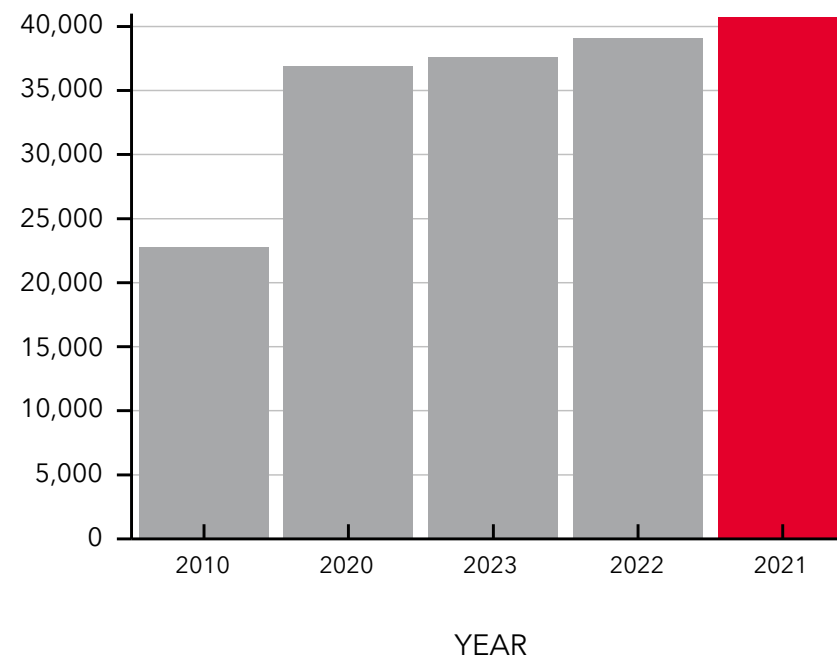
28%

Bachelor's Degree

12%

Graduate/Professional Degree

POPULATION TIME SERIES 2010-2023



49%

Male Population (%)



1.44%

2022-2027 Population: Compound Annual Growth Rate

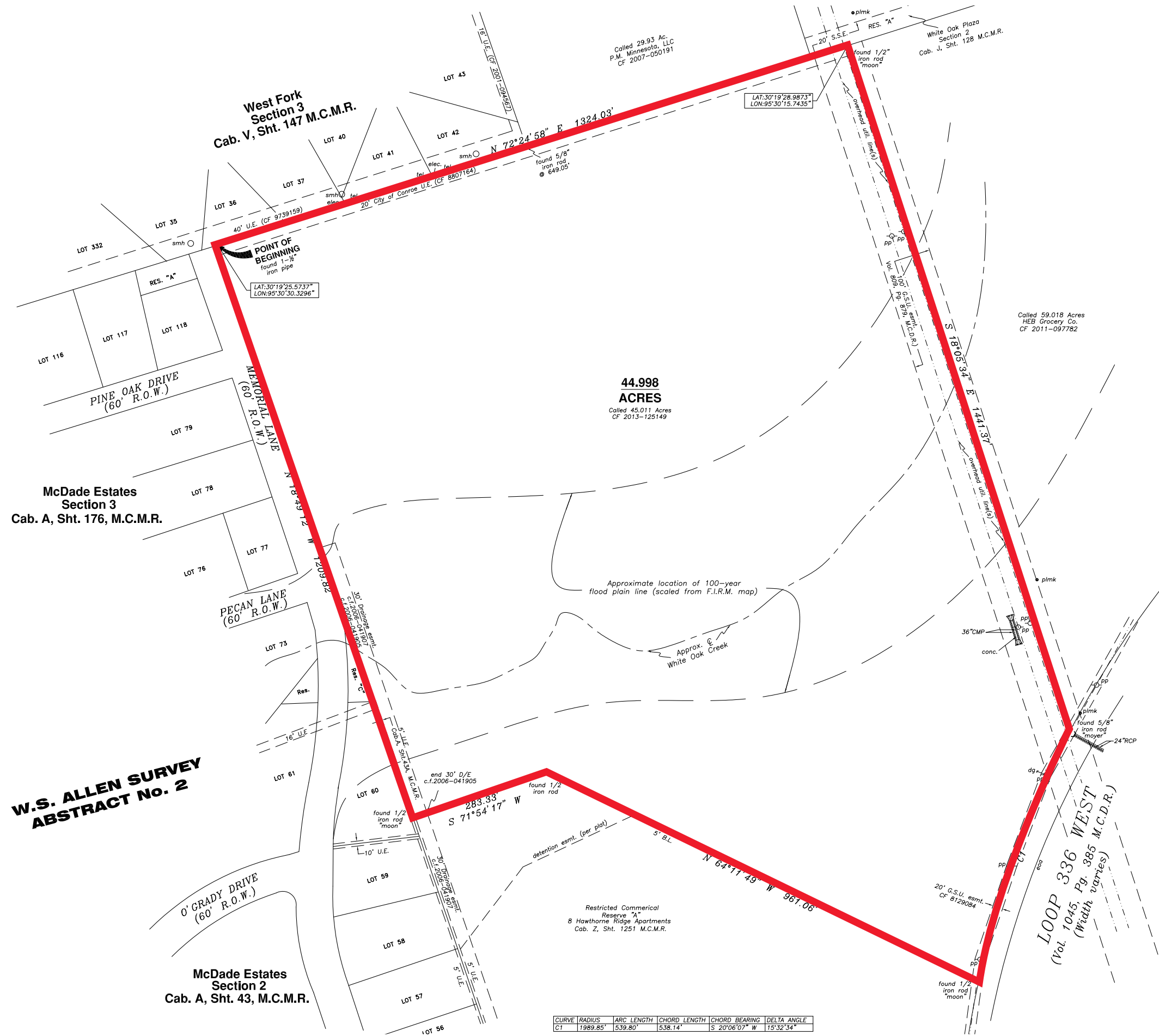


51%

Female Population (%)

GIS TECHNOLOGIES

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Called 29.93 Ac.
P.M. Minnesota, LLC
CF 2007-050191

White Oak Plaza
Section 2
Cab. J, Sht. 128 M.C.M.R.

Called 59.018 Acres
HEB Grocery Co.
CF 2011-097782

**44.998
ACRES**
Called 45.011 Acres
CF 2013-125149

**McDade Estates
Section 3
Cab. A, Sht. 176, M.C.M.R.**

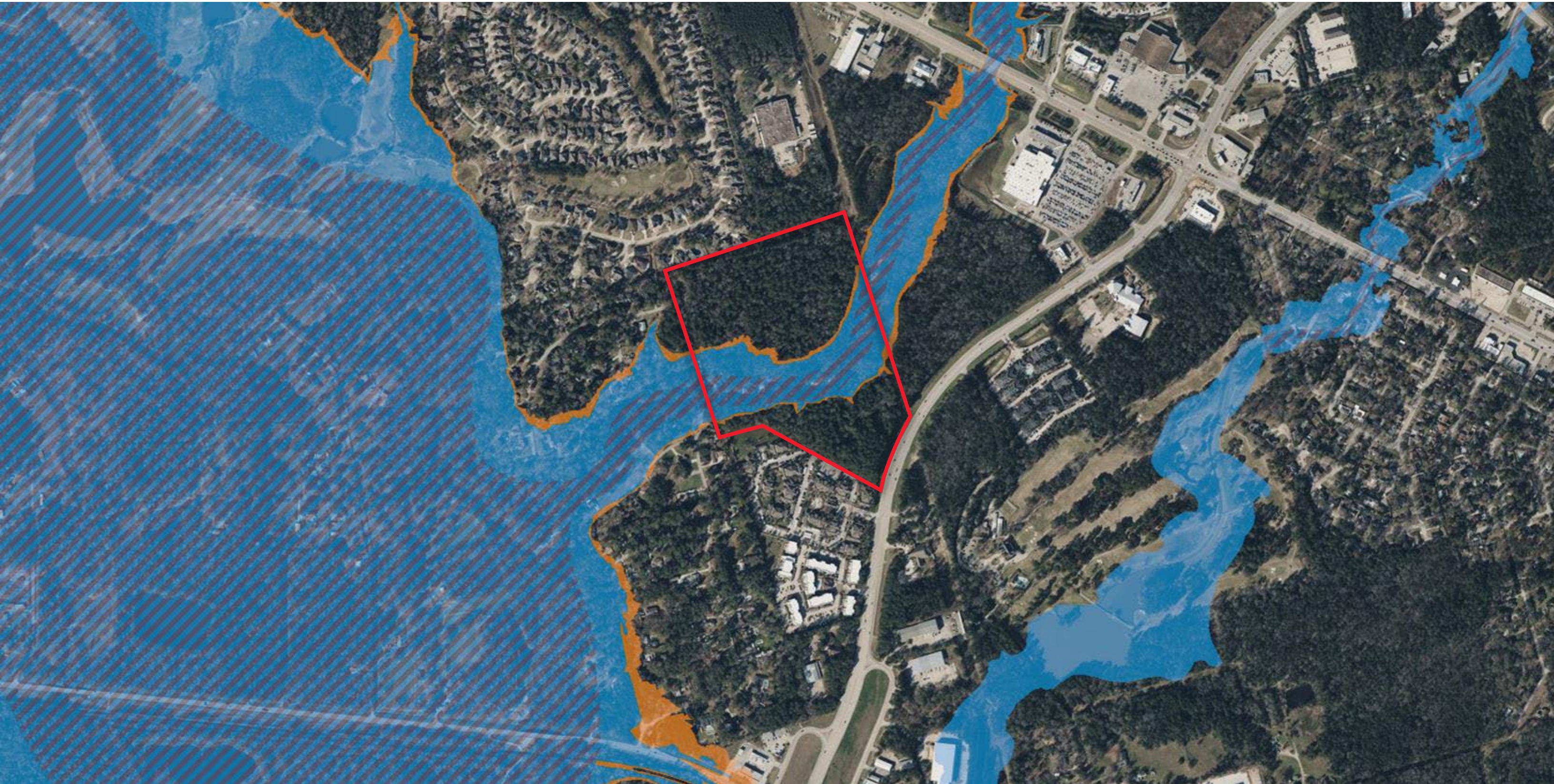
**W.S. ALLEN SURVEY
ABSTRACT No. 2**

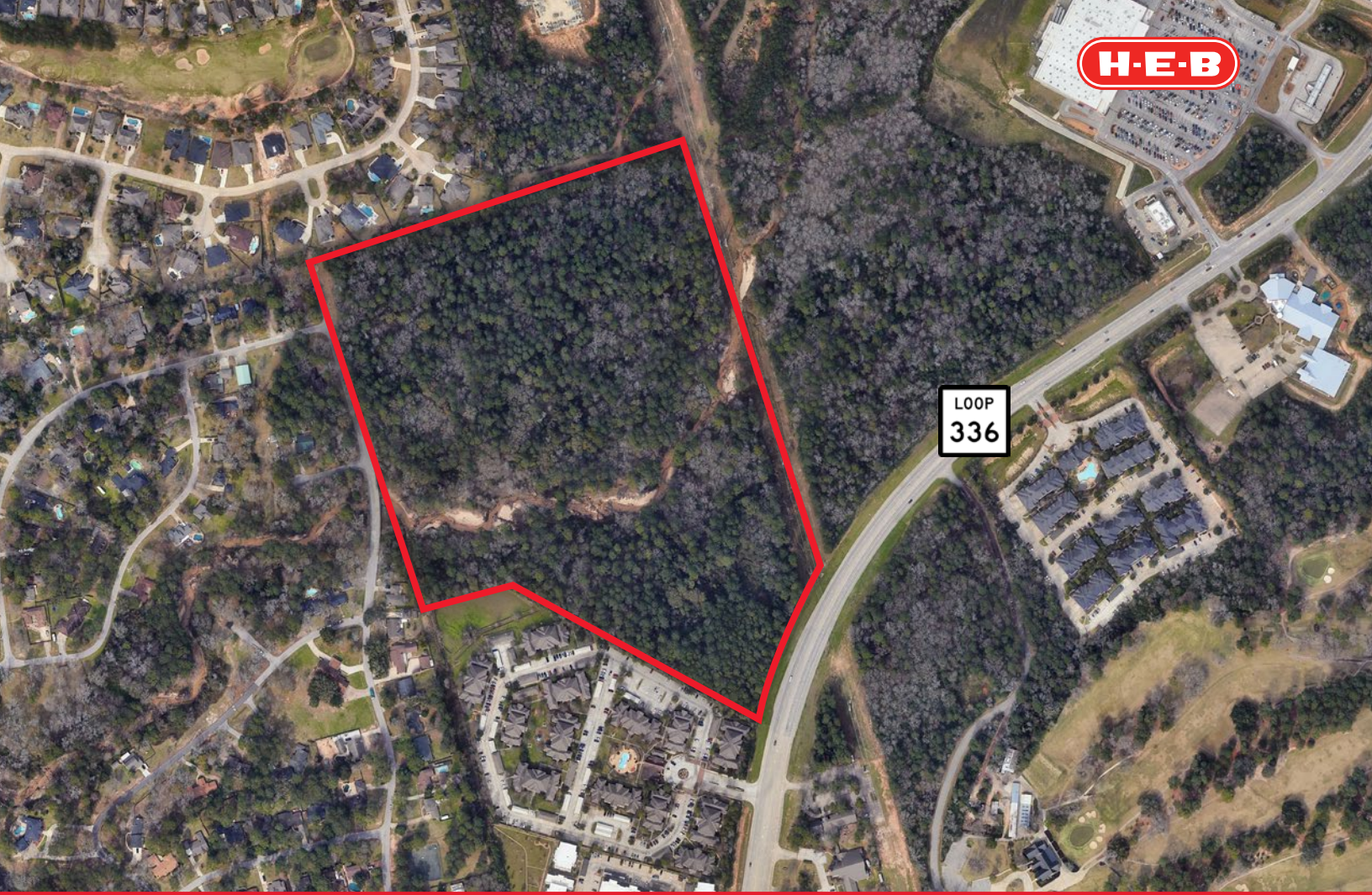
**McDade Estates
Section 2
Cab. A, Sht. 43, M.C.M.R.**

Restricted Commercial
Reserve "A"
8 Hawthorne Ridge Apartments
Cab. Z, Sht. 1251 M.C.M.R.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1989.85'	539.80'	538.14'	S 20°06'07" W	15°32'34"

FLOOD PLAIN AERIAL





H·E·B

**LOOP
336**

- ±44.998 Acres along Loop 336 in Conroe, TX
- ±550' of frontage along Loop 336
- Directly adjacent to HEB
- Partial encumbered by 100 and 500 year floodplain as well as some floodway
- Direct access to Loop 336 with easy access to Hwy. 105 and I-45
- All in tax rate of 2.074%
- Unrestricted

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