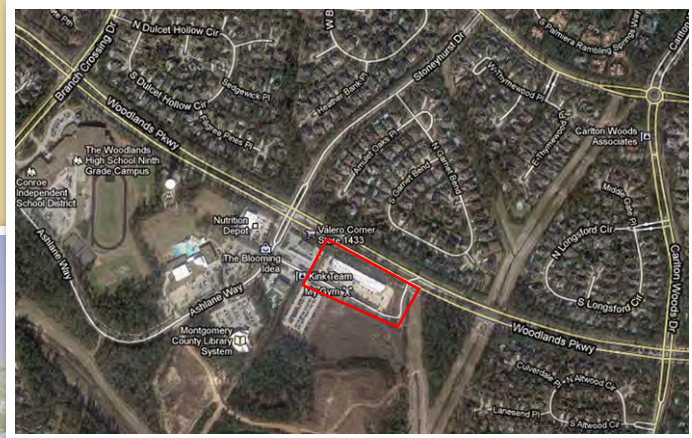


## Marcel Crossing II



A new retail development located on Woodlands Parkway at Ashlane Way in The Woodlands, Texas.

### PHASE 2

- 27,125 SF of Retail Space
- 3.23 acres
- 123 parking spaces or 4.51 per acre

### DEMOGRAPHICS

**Estimated Population of Area:** 107,970 (5 miles radius)

**Household with income > \$75,000:** 51%

**Average Household Incomes:** \$100,477

**Median Age:** 36



**THE MARCEL GROUP**



**THE MARCEL GROUP**

TheMarcelGroup.com

**Vernon M. Veldekens, CEO**

vernon@marcelinc.com

C 713.817.7721

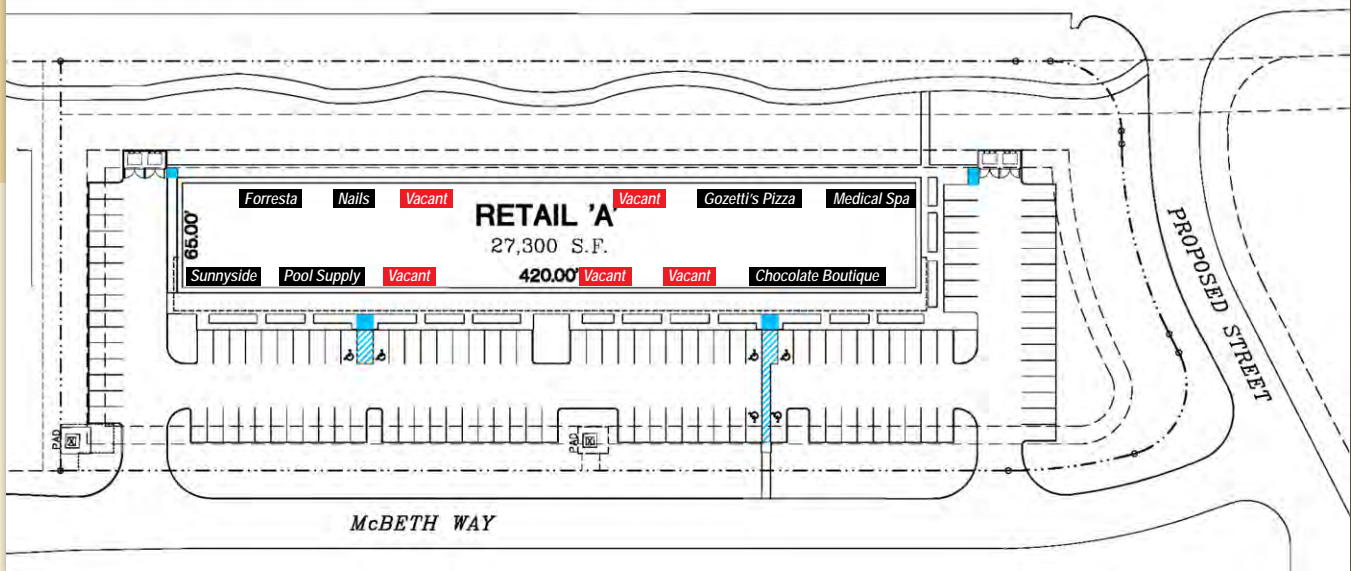
PO Box 9556

The Woodlands, TX 77387

T 281.363.1336 F 281.363.4405

## WOODLANDS PARKWAY (130' WIDE)

(CAB. "N", SHT. 95 M.C.M.R.)



### CURRENT TENANT LIST

- Medical Spa
- Possible sub lease option
- Chocolate Shoe Boutique
- Gozetti's Pizza
- Vacant 1400 SF
- Vacant 1400 SF
- Old My Gym space available 4100 SF with additional space available if needed
- Vacant 3380 SF
- Vacant 1950 SF
- Ocean Nails
- Sterling Ridge Pool Supply
- Forresta
- Sunnyside Cafe

