



THE MARCEL GROUP

An integrated commercial real estate firm specializing in architecture, construction, engineering, leasing, master planning and property management.

Marcel Professional Plaza at The Woodlands



A new two story office building located on 2.71 acres at the north corner of Research Forest Drive and New Trail Drive. Marcel Professional Plaza is strategically located on one of two main thoroughfares running through the heart of The Woodlands, Texas.

- 28,800 square feet of retail and office space
- 120 on site parking spaces
- pre-leased at 50% occupancy

DEMOGRAPHICS

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

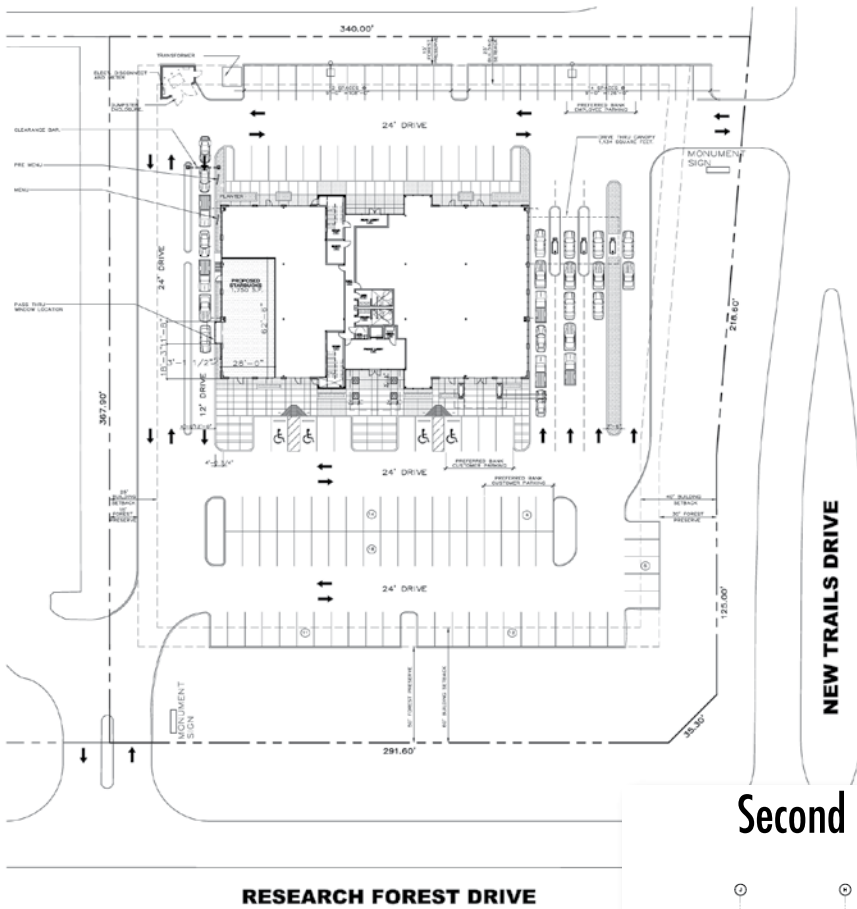
Households with income > \$75,000: 51%

Average Household Income: \$100,477

Median Age: 36



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1ST FLOOR

- Starbucks
- Preferred Bank
- Exit Realty

2ND FLOOR

Approximately 12,500 SF available

Second Floor

