

# CONROE PAD SITE

I-45 | CONROE, TX 77304

PAD 3  
.80 Acres

PAD 2  
.45 Acres

PAD 2  
.45 Acres

WADE GREENE, CCIM  
Vice President  
713.270.3385  
Wade.Greene@transwestern.com

 **TRANSWESTERN**  
RETAIL



163,551 CPD

## PROPERTY INFORMATION

- › Pads can be combined
- › Frontage to feeder road
- › Call broker for pricing information
- › PAD 1: 0.80 Acres
- › PAD 2: 0.45 Acres
- › PAD 3: 0.45 Acres



### POPULATION

1 Mile	3 Miles	5 Miles
10,009	54,473	76,902



### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
16,345	61,645	78,770



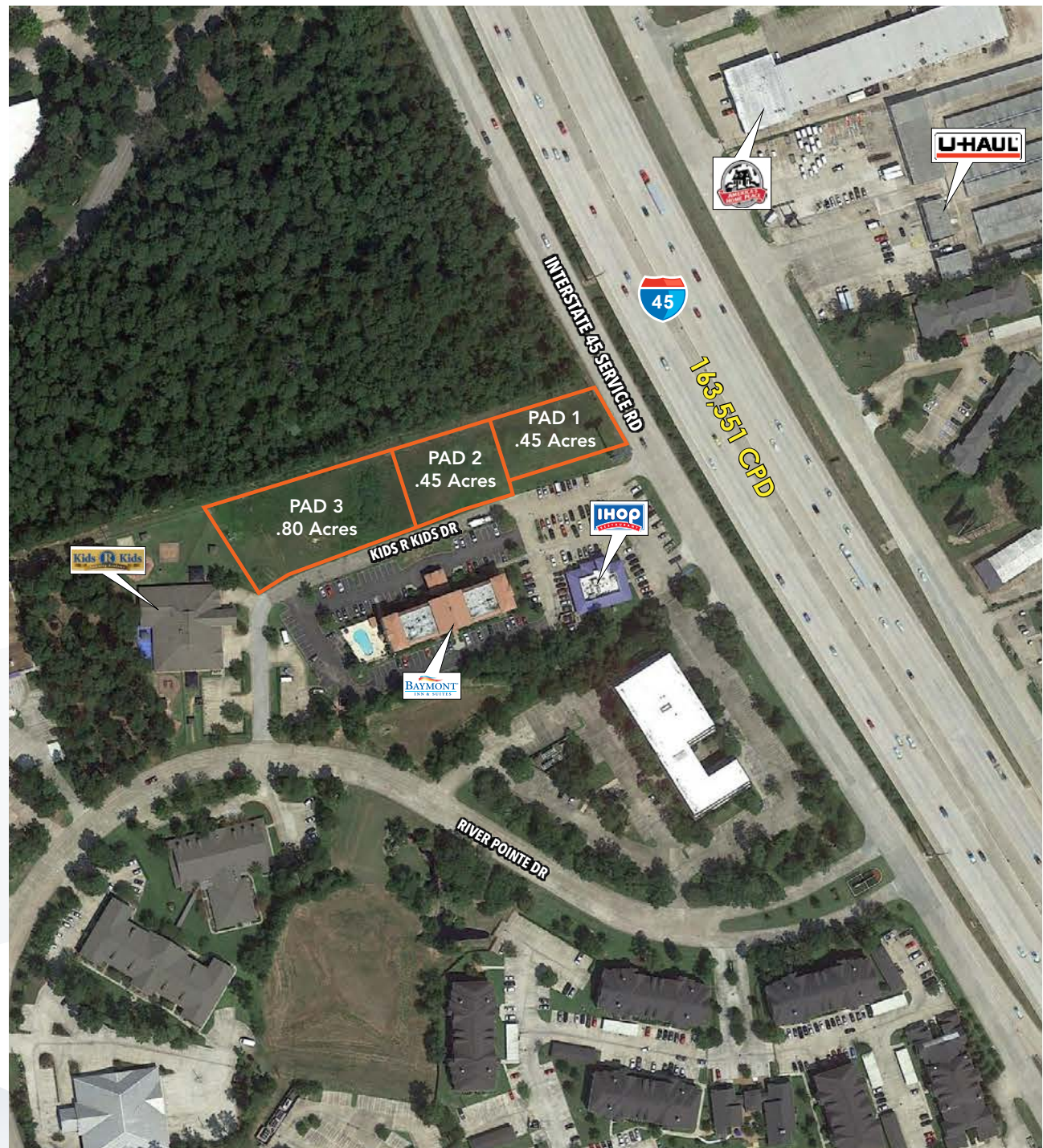
### AVERAGE HH INCOME

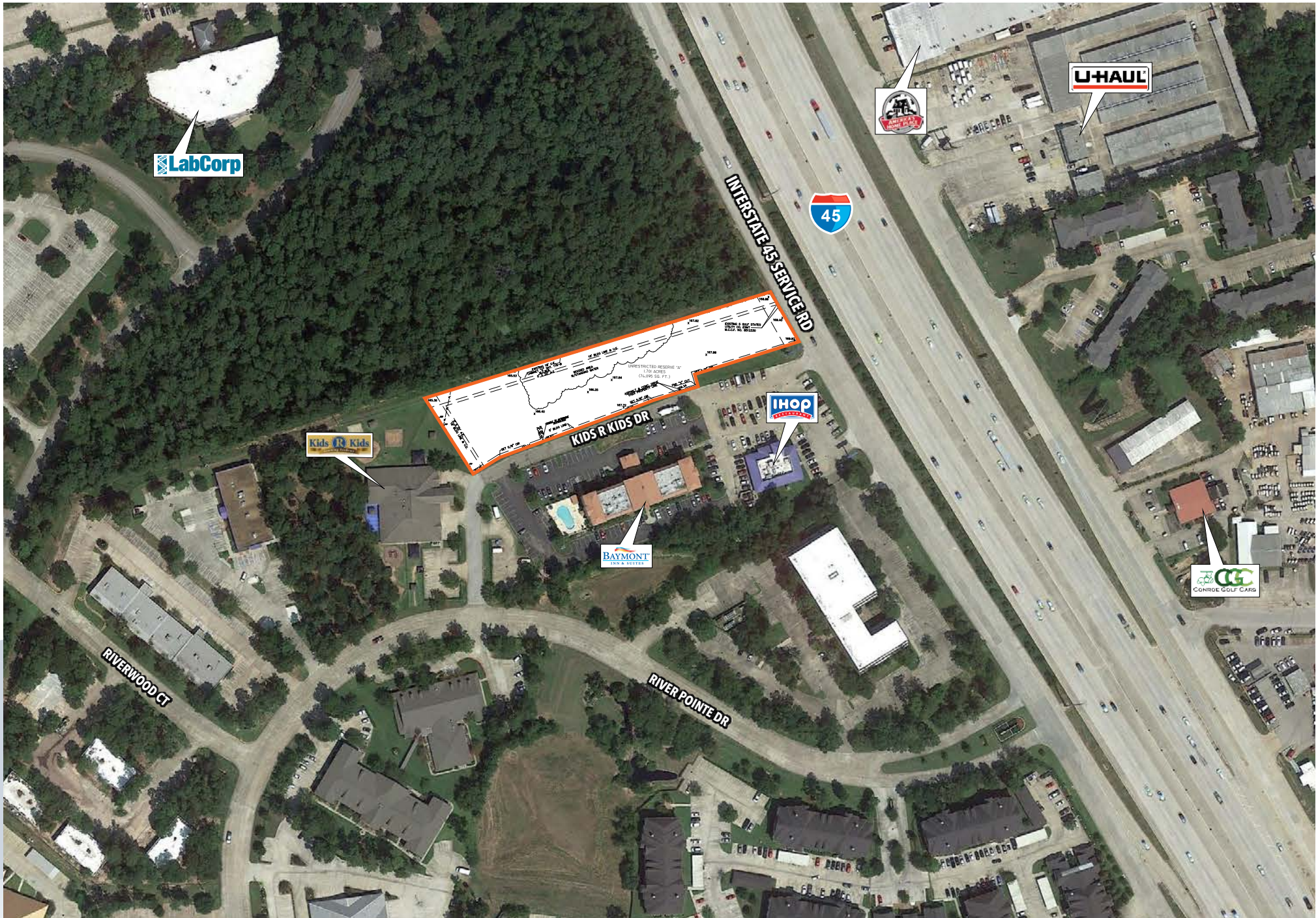
1 Mile	3 Miles	5 Miles
\$46,826	\$61,767	\$74,006



### TRAFFIC COUNTS

I-45	163,551 CPD
------	-------------

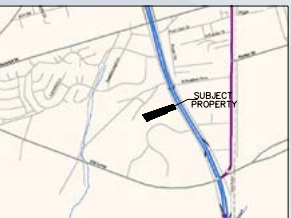
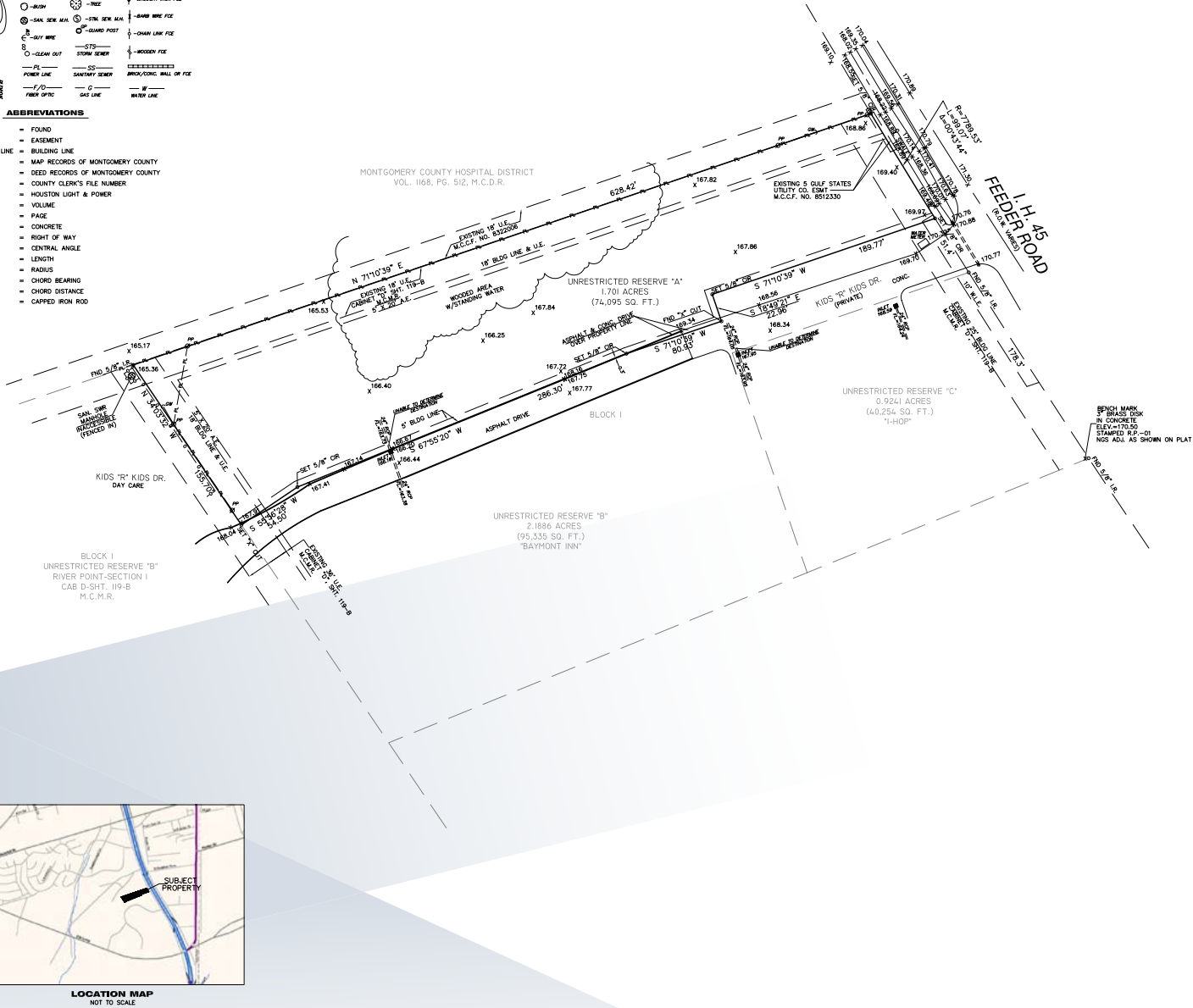




- LEGEND**
- - ALLEY
  - - 8" BOX
  - ⊥ - ROAD SIGN
  - GAS METER
  - - 6" ELECT. TRANS.
  - ⊥ - SPURER BRANCH
  - SIGNAL LIGHT
  - ⊥ - WATER VALVE
  - ⊥ - LIGHT POLE
  - PIPELINE MARK
  - ⊥ - POWER POLE
  - ⊥ - GAS VALVE
  - - WATER METER
  - - SMALL BOX
  - ⊥ - TEL. U.G. WIRE
  - - GAS BOX
  - ⊥ - FIRE HYDRANT
  - ⊥ - TEL. BRANCH
  - - 8" BOX
  - ⊥ - TREE
  - ⊥ - UNDOTED MARK FICE
  - - SAN. SEW. M.A.
  - - STR. SEW. M.A.
  - ⊥ - SAND WIRE FICE
  - - 2" WIRE
  - ⊥ - GUARD POST
  - ⊥ - JOAN LINE FICE
  - - CLEAN OUT
  - ⊥ - STS
  - ⊥ - WOODEN FICE
  - ⊥ - POWER LINE
  - ⊥ - SANITARY SEWER
  - ⊥ - BRICK/CONC. WALL OR FICE
  - ⊥ - FIBER OPTIC
  - ⊥ - GAS LINE
  - ⊥ - WATER LINE

- ABBREVIATIONS**
- FND = FOUND
  - ESMT = EASEMENT
  - BLDG LINE = BUILDING LINE
  - MAMC = MAP RECORDS OF MONTGOMERY COUNTY
  - DMRC = DEED RECORDS OF MONTGOMERY COUNTY
  - COF# = COUNTY CLERK'S FILE NUMBER
  - HLAP = HOUSTON LIGHT & POWER
  - VOL. = VOLUME
  - PG. = PAGE
  - CONC. = CONCRETE
  - ROW = RIGHT OF WAY
  - O = CENTRAL ANGLE
  - L = LENGTH
  - R = RADIUS
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - C.L.R. = CAPPED IRON ROD

MONTGOMERY COUNTY HOSPITAL DISTRICT  
VOL. 1168, PG. 512, M.C.D.R.



**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

ALL OF UNRESTRICTED RESERVE "A" BLOCK ONE (1) PARTIAL REPLAT OF BLOCK 1, UNRESTRICTED RESERVE "A" RIVER POINT, SECTION ONE CABINET "J", SHEETS 1 & 2 MAP RECORDS MONTGOMERY COUNTY, TEXAS.

**GENERAL NOTES:**

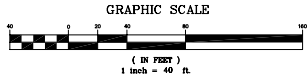
- 1) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 48356-0202, EFFECTIVE DATE OF DECEMBER 19, 1996. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE EXACT LOCATION AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. SOME EASEMENTS, BUILDING LINES AND RESTRICTIONS MAY HAVE BEEN GRANTED UNDER SEPARATE INSTRUMENTS AND ARE NOT REFLECTED HEREON. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
- 3) ALL BEARINGS ARE REFERENCED TO THE RIVER POINT, SECTION ONE, CABINET "J", SHEETS 1 & 2 OF THE MAP RECORDS MONTGOMERY COUNTY, TEXAS.
- 4) ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE. OWNER HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES SHOWN ON DRAWINGS. OWNER SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.
- 5) NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 6) THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 7) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTES, WETLANDS DELINEATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED AS PART OF THE SCOPE OF THIS SURVEY.

**SURVEYOR'S CERTIFICATION**

I, FRED F. LAWTON A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION OR THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEYOR DOES NOT WARRANT PROPERTY, THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. SOME EASEMENTS, BUILDING LINES AND RESTRICTIONS MAY HAVE BEEN GRANTED UNDER SEPARATE INSTRUMENTS AND ARE NOT REFLECTED HEREON.

WITNESS MY HAND THIS 3RD DAY OF MARCH 2003.

FRED F. LAWTON  
REGISTERED PROFESSIONAL LAND SURVEYOR # 5530

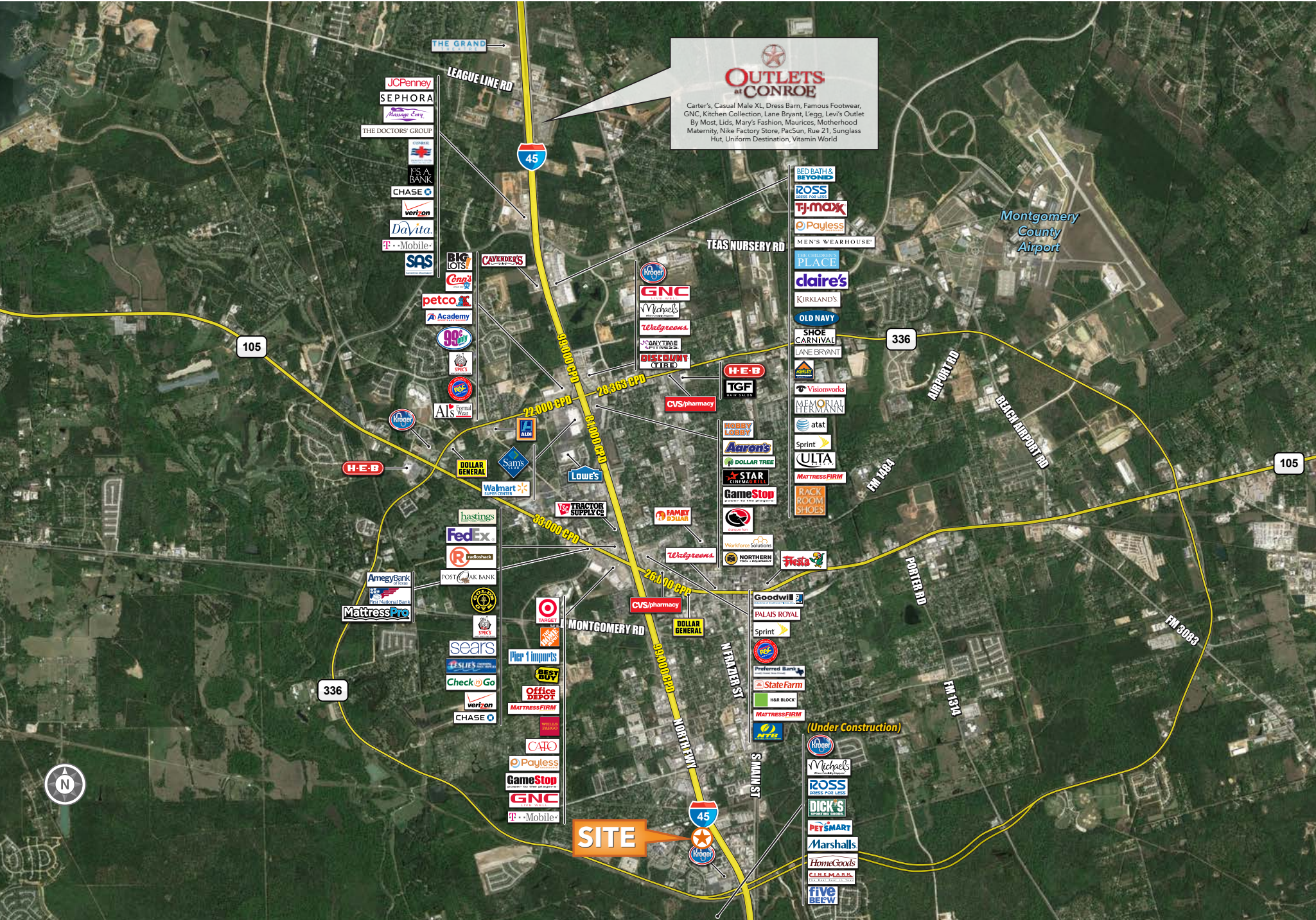


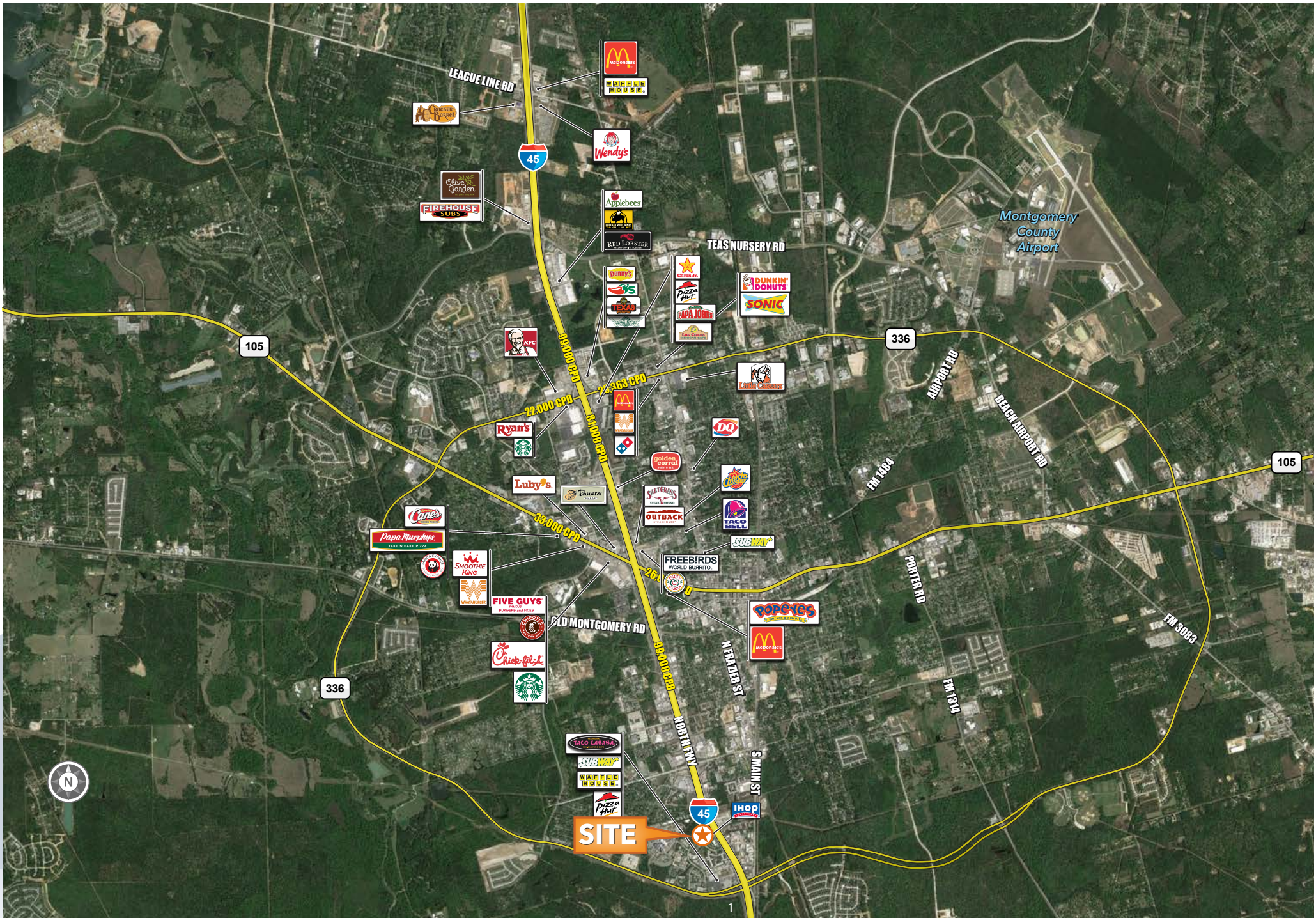
**Hughes-Southwest Surveying Company**  
11231 Richmond Avenue  
Houston, Texas 77082  
Telephone: (281) 496-9977  
Fax: (281) 496-9989  
www.hughessurveying.com  
Copyright, 2003 Hughes-Southwest Surveying

**JJ ENGINEERING**  
VACANT LOT ON I. H. 45  
HOUSTON, TEXAS  
BOUNDARY SURVEY  
SHEET 1 OF 1

NO.	DATE	REVISIONS

Prepd. Chk'd. By: \_\_\_\_\_  
 Plotted By: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 SITE NO. N/A  
 Job No.: MB1017





**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the

buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**Buyer, Seller, Landlord or Tenant**

**Date**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

**01A TREC No. OP-K**

