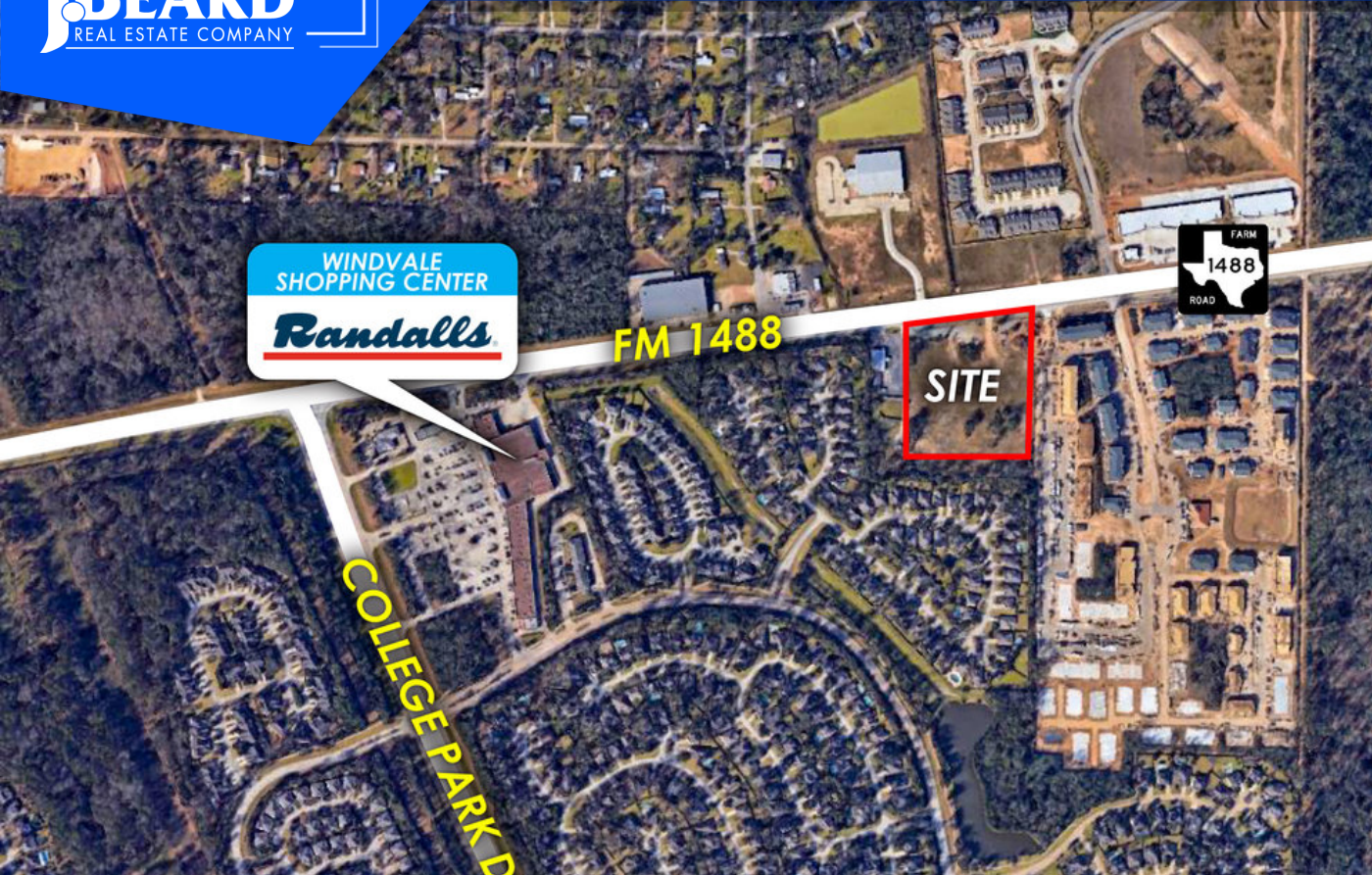


# PAD SITES FOR SALE/LEASE



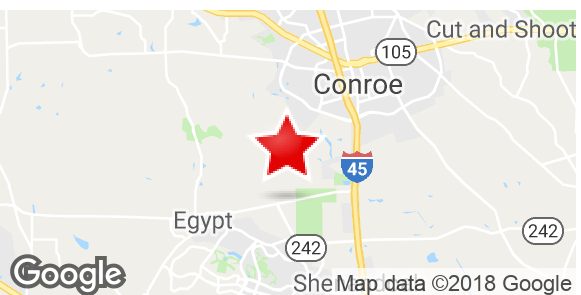
# 1-7 ACRE PAD SITES

2615 FM 1488  
CONROE, TX 77384



## PROPERTY HIGHLIGHTS

- Property is situated east of College Park Dr. (SH 242), on the south side of FM 1488, just 2-3/4 miles west of Interstate 45.
- Located less than a mile is Windvale Shopping Center, consisting of around 100,000 SF of inline retail including: Randall's, Region's Bank, Shogun Japanese Grill, All State Insurance, MW Cleaners, Anytime Fitness, among others
- Adjacent to The Woodlands Submarket. The Woodlands is currently ranked the #4 best selling, master planned community in the nation.
- Great opportunity for mixed use development including: retail, multi-family, office, medical or other commercial land uses.
- City of Conroe –Utilities Available.



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
Total Households	18,473	47,076	130,665
Total Population	47,842	127,063	366,800
Average HH Income	\$145,366	\$142,506	\$120,918

\* Demographic data derived from 2018 STDB



FOR MORE INFORMATION CONTACT:

Chase Moore | Jeff Beard, CCIM

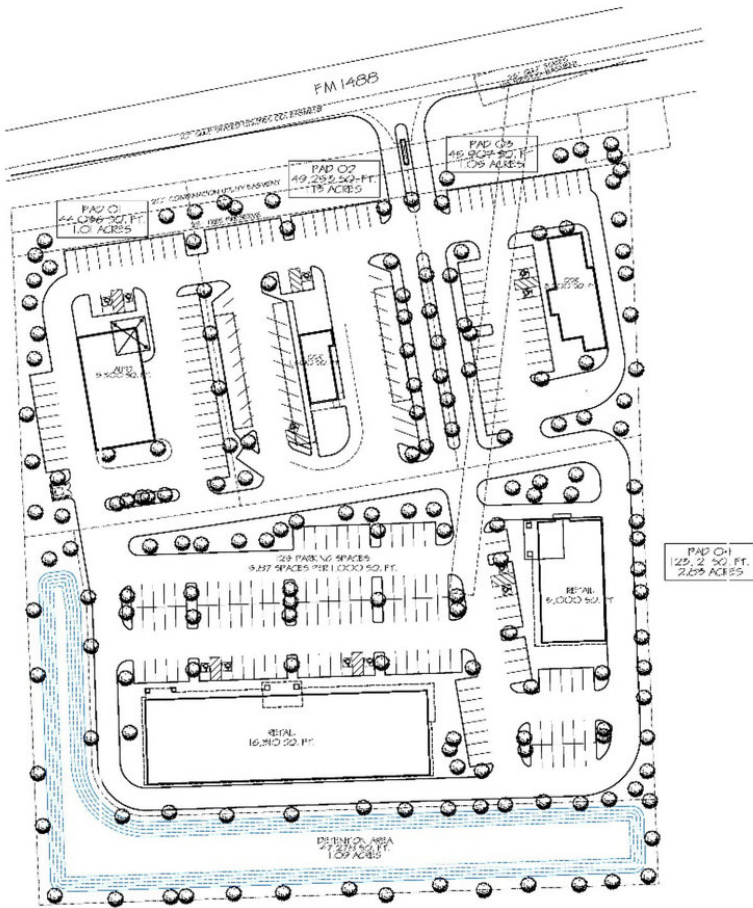
10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

# 1-7 ACRE PAD SITES

2615 FM 1488  
CONROE, TX 77384



## RETAIL SITE PLAN & TRAFFIC COUNT



Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.14	Carriage Hills Blvd	FM 1488 Rd (0.08 miles S)	2011	7,170
0.16	Lake Lamond Rd	FM 1488 Rd (0.05 miles S)	2011	1,880
0.29	FM 1488 Rd	Lake Lamond Rd (0.13 miles E)	2013	36,129
0.50	College Park Dr	FM 1488 Rd (0.07 miles N)	2013	16,304
0.50	College Park Dr	N Windvale Ridge Cir (0.07 miles SE)	2013	13,566
0.53	College Park Dr	N Windvale Ridge Cir (0.05 miles N)	2013	16,304
0.67	FM 1488 Rd	College Park Dr (0.16 miles E)	2013	42,023
1.27	Kuykendahl Rd	Alden Bridge Dr (0.11 miles S)	2013	7,966
1.46	Green Bridge Dr	College Park Dr (0.06 miles NE)	2013	13,891
1.51	Peoples Rd	FM 1488 Rd (0.12 miles N)	2011	470
1.72	Old Conroe Rd	Old Conroe Magnolia Rd (0.12 miles NE)	2011	600
1.83	FM 1488 Rd	Bridlewood Dr (0.15000001 miles W)	2011	39,360
1.89	Lake Forest Dr	Old Conroe Rd (0.11 miles SE)	2011	1,790
1.90	Green Bridge Dr	Research Forest Dr (0.03 miles SW)	2010	15,220
1.92	Research Forest Dr	Green Bridge Dr (0.03 miles SE)	2011	26,210
1.92	Research Forest Dr	Green Bridge Dr (0.01 miles NW)	2010	19,450
1.95	Johnson-Martin Rd	FM 1488 Rd (0.07 miles N)	1996	30
1.95	Research Forest Dr	Green Bridge Dr (0.16 miles E)	2006	12,570
1.99	Alden Bridge Dr	Research Forest Dr (0.03 miles S)	2010	9,240
2.00	College Park Dr	Alden Woods (0.2 miles SE)	1996	15,710
2.01	Research Forest Dr	Alden Bridge Dr (0.03 miles W)	2010	29,300
2.03	Research Forest Dr	Alden Bridge Dr (0.03 miles E)	2010	21,370
2.05	Cumberland Pkwy	Old Conroe Rd (0.04 miles E)	2011	710
2.06	Alden Bridge Dr	Research Forest Dr (0.04 miles N)	2010	2,390
2.08	Kuykendahl Rd	Research Forest Dr (0.02 miles SW)	2013	3,815
2.08	Cochrans Crossing Dr	N Sunny Slope Cir (0.02 miles NE)	2008	3,171
2.09	Research Forest Dr	Cochrans Crossing Dr (0.02 miles SE)	2008	21,628
2.10	Research Forest Dr	Kuykendahl Rd (0.02 miles NW)	2010	20,200
2.11	Research Forest Dr	Kuykendahl Rd (0.04 miles SE)	2013	19,555
2.13	Kuykendahl Rd	Research Forest Dr (0.03 miles NE)	2011	9,350

\* Demographic data derived from 2018 STDB



## THE WOODLANDS MARKET HIGHLIGHTS

The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best selling, master planned communities in the nation.

Currently 49,000 employees work in the area with such major employers as Anadarko, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth will be driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that is expected to create an estimated 10,000-12,000 jobs and is 3-4 million square feet.

The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment, recreation and conference center facilities.



# Information About Brokerage Services



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

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date