

1488 TOWN PLAZA

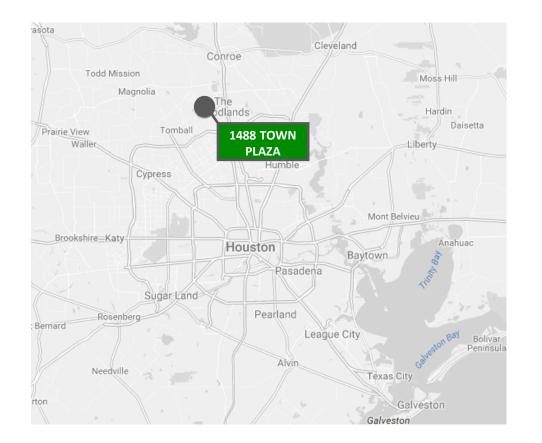
NEC OF FM 1488 & KUYKENDAHL RD 3750, 3588, and 3600 FM 1488, Conroe, Montgomery County, TX 77384

FOR LEASE

STEVEN T. STONE | KM REALTY steven@kmrealty.net | 713.275.2601

SUMMARY







HIGHLIGHTS

- + Area of Rapid Growth with High-Income Families
- + Excellent Visibility and Multiple Points of Ingress / Egress
- + Very High Traffic Counts
- + Signalized Intersection with High-Performing Grocer H-E-B Across Street

DESCRIPTION

Size:	36,586sf Retail Center on 115,521 SF Land
Built:	2017
Parking:	188 Spaces (5.15 Spaces per 1,000sf)
Addtl:	Monument Signs

TRAFFIC COUNTS

FM 1488 – 48,551 cars per day

NOTABLE CO-TENANTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

1488 TOWN PLAZA

MACRO SATELLITE IMAGERY



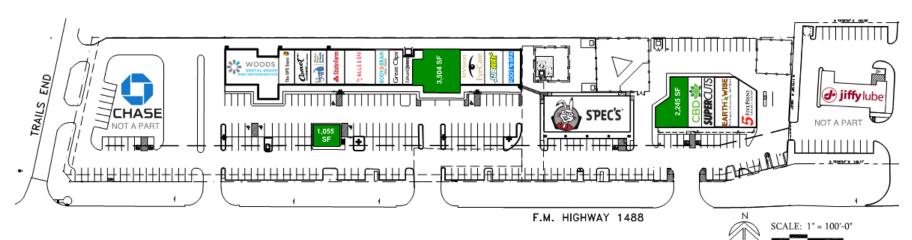


MICRO SATELLITE IMAGERY









TENANT KEY

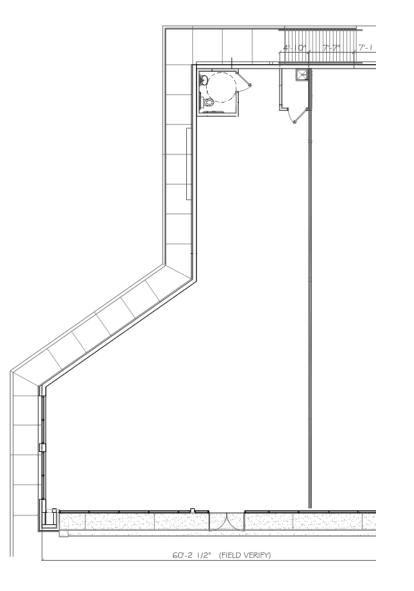
#	Tenant	SF
80	Woods Dental	2,245
120	The UPS Store	1,250
130	Comet Cleaners	1,000
140	Blue Jug Water	1,000
150	State Farm	1,250
170	RC Nails & Spa	2,235
175	Body & Brain	817
180	Great Clips	821
190	Edwards Jones	1,055
200	AVAILABLE	3,504
220	InVision Eye	1,748
230	Subway	1,250
240	Foot Spa	1,250

#	Tenant	SF
105	AT LEASE	1,055
100	Spec's Liquor	6,000
100	AVAILABLE	2,245
300	CBD Plus	1,140
400	Supercuts	1,255
500	Earthwise Pet	2,403
700	FivePoint CU	1,500

50

100





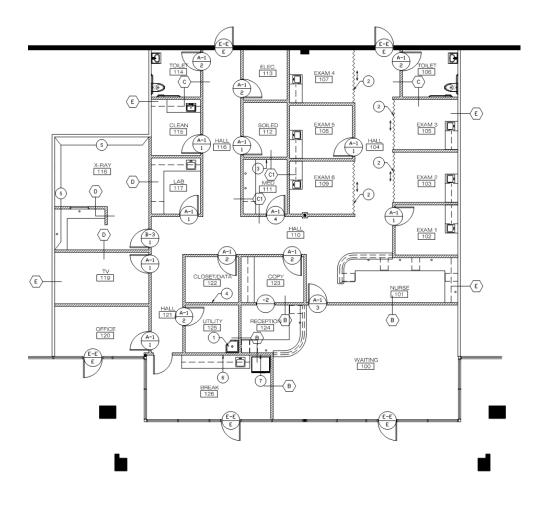
3570 FM 1488, SUITE 100

Size:	2,245 SF
Rate:	Call Broker for Pricing
Available:	Immediately
Fmr Use:	Mattress Store
Notes:	Space is located on raised sign-band and on endcap.



STOREFRONT





3600 FM 1488, SUITE 200

Size:	3,504 SF
Rate:	Call Broker for Pricing
Available:	Immediately
Fmr Use:	Medical Practice
Notes:	Space is located on raised sign-band.



STOREFRONT

AVAILABLE SPACE





3600 FM 1488, SUITE 105

Size:	1,055 SF
Rate:	Call Broker for Pricing
Available:	Immediately
Fmr Use:	Restaurant
Notes:	Space is a freestanding "jewel-box"



STOREFRONT

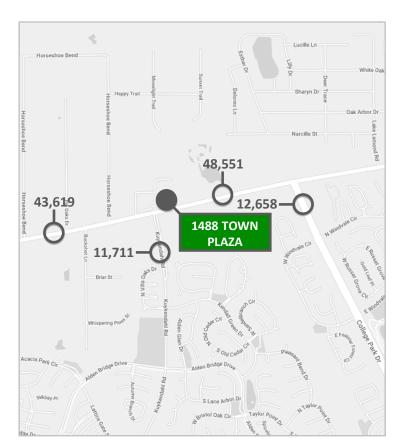


DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	4,411	45,352	115,620
2024 Population	5,102	51,292	131,399
Est. 5yr Growth	15.67%	13.10%	13.65%
Average Age	39.20	38.90	38.70
2019 Population by Race			
White	4,022	40,903	103,030
Black	74	913	3,456
Am. Indian & Alaskan	38	253	666
Asian	194	2,390	6,227
Hawaiian & Pacific Island	2	34	97
Other	80	858	2,145
Households			
2019 Total Households	1,506	16,399	42,415
HH Growth 2019 – 2024	15.67%	13.06%	13.47%
Median Household Inc	\$131,785	\$117,285	\$111,057
Avg Household Inc	\$151,273	\$141,465	\$141,734
Avg Household Size	2.90	2.80	2.70
2018 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$320,543	\$325,649	\$327,803
Median Year Built	1998	1998	2000
Employment			
Daytime Employment	1,185	8,245	45,252

TRAFFIC COUNTS



Sources: 2016 TxDOT Houston Urban Saturation Map; CoStar



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov

٠



EXCLUSIVE LEASING BROKER

Steven T. Stone Executive Vice President, KM Realty 713.275.2601 | steven@kmrealty.net

> KM Realty | Leasing 7500 San Felipe St, Suite 750 Houston, Texas 77063

INFORMATION PRESENTED

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

