

±22.0 AC Development Opportunity at The Woodlands Hills



LAND FOR SALE

±22.0 Acres
League Line Rd. at The
Woodlands Hills

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Land For Sale

± 22.0 Acres – League Line Rd., Conroe, TX, 77304



The Woodlands Hills
Howard Hughes
±2,500 AC
Development

The "Property"

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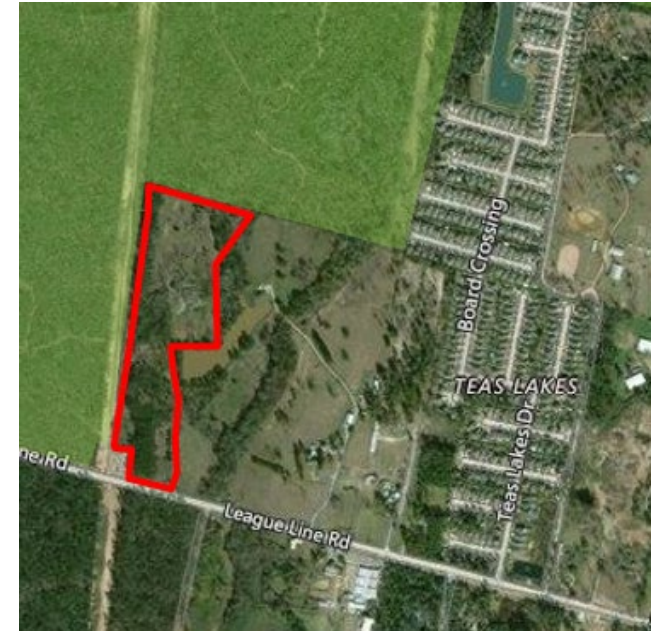
Land For Sale

± 22.0 Acres – League Line Rd., Conroe, TX, 77304



PROPERTY INFORMATION:

Location:	10594 League Line Road, Conroe, TX
County:	Montgomery County
Total Acres:	±22.0 Acres
Frontage:	±325' on League Line Road
Utilities:	Current well and septic, but available through City of Conroe
School District:	Willis I.S.D.
Flood Plain:	Outside flood plain
2017 Tax Rate:	\$2.4485
Restrictions:	None
Ideal Use:	Multi-Family, Assisted Living or General Commercial Use
Comments:	Adjacent to The Woodlands Hills, a new ±2,500 acres master planned community. 2 miles to I-45 1.75 miles to Lake Conroe 16 miles to The Woodlands
Price:	\$2.85 PSF



2019 DEMOGRAPHICS



23,875

HH IN 5 MI RADIUS

2.7%

PROJECTED ANNUAL GROWTH 2019 to 2024
HH IN 5 MI RADIUS



63,209

POP IN 5 MI RADIUS

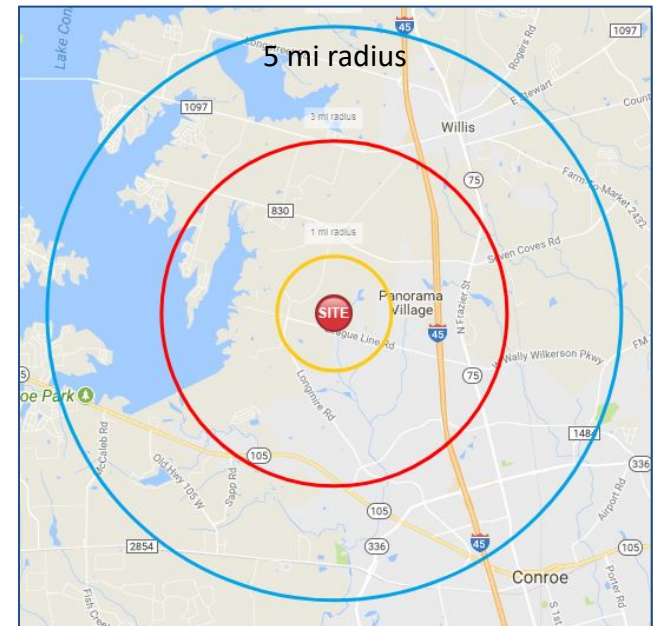
3.0%

PROJECTED ANNUAL GROWTH 2019 to 2024
POP IN 5 MI RADIUS



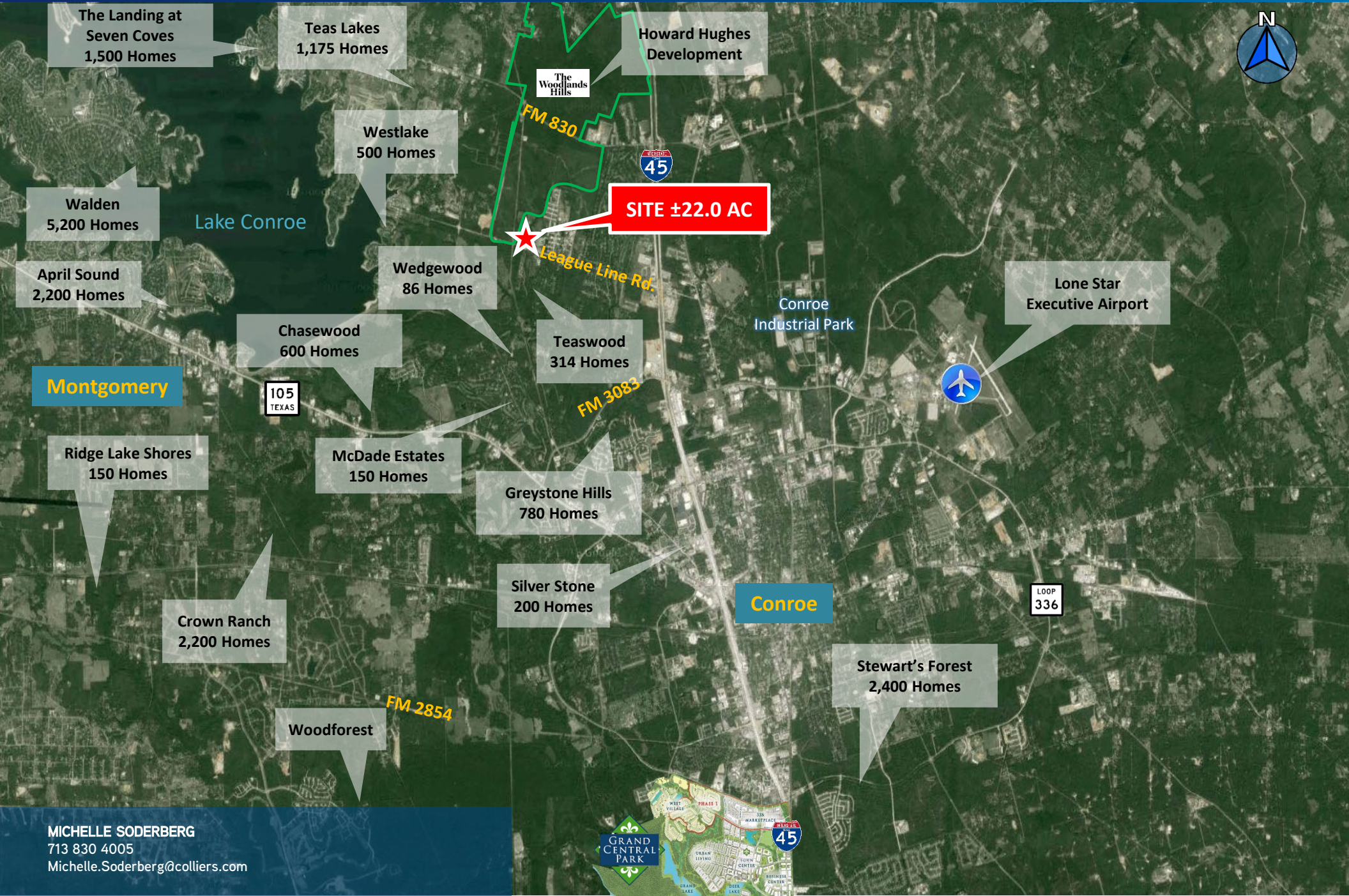
\$77,289

HH INCOME IN 5 MI RADIUS



Housing Overview

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Retail Overview

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About the Area



The estimated 2019 population for the City of Conroe is 82,857. The estimated 2019 population for the combined area of Conroe and its ETJ is 227,287 (of which Conroe makes up roughly 36%). Conroe has a rather large ETJ, both in terms of population and land area (Conroe’s land area is estimated at 72 square miles while the ETJ adds another 329.9 square miles). The Conroe area has experienced tremendous population and household growth from 2000 to 2017, exceeding the growth of the MSA. From 2000 to 2017 Conroe grew at an annual average growth rate (AAGR) of roughly 3.3%.

The economic status for residents of the Conroe area is positive. This is related to the fact that Conroe and much of Montgomery County have grown in popularity as a suburb for the job centers located closer to Houston. Nearly 30% of employed residents work in Conroe (an increase from 24% in 2014), while 57% work outside of the County, of which 39% work in Harris County. For Conroe & ETJ and Montgomery County the trend is greater, with 45% and 50% of employed residents working in Harris County, respectively.

It is expected that the Conroe area will continue to experience strong growth over the next ten years. The following table summarizes the population growth data. Ten-year population projections are provided for Conroe, its ETJ, and the combined area referred to as “Conroe & ETJ”. These projections are based on census related trends and CDS analysis of the local land use conditions by traffic analysis zones (TAZ).

Population Projections	Conroe	ETJ	Conroe & ETJ
Ten Year Estimated Population Growth: 2017 to 2025-2026	24,400	45,434	69,834
Population in Single Family Housing	14,245	33,068	49,289
Accounted for by Vacant and Planned Lots	12,354	22,135	34,489
Population in Multifamily Housing	10,155	13,367	20,545
Accounted for by Units Currently Under Construction	298	828	1,126

MAJOR EMPLOYERS IN MONTGOMERY COUNTY

- Anadarko Petroleum Corporation
- Conroe ISD
- Memorial Hermann The Woodlands
- CHI St. Luke’s Health The Woodlands
- Huntsman Company LLC
- Woodforest National Bank
- Baker Hughes
- Aon Hewitt
- CB & I
- Lone Star College – Montgomery
- Chevron Phillips Chemical Company
- Halliburton
- Repsol USA
- CVS Corporation
- Kelsey-Seybold
- Talisman Energy
- Entergy
- Wells Fargo & Co.
- The Woodlands Resort & Conference Center
- Cynthia Woods Mitchell Pavilion
- Tetra Technologies
- McKesson Specialty Health
- Newfield Exploration
- Maersk Line
- Martin Brower
- Strike, LLC
- Kewitt
- Praxair, Inc.
- American Financial & Automotive Services
- Amegy Bank of Texas/Amegy Mortgage
- Regent Care Center of the Woodlands



Area Highlights: Employment



Conroe ISD

Over 8,000 employees

One of the fastest growing school districts in the State with an average enrollment growth of approximately 1,500 students per year.

11th largest district in the State and 65th largest district in the United States

Serves over 64,000 students over 64 campuses.

Largest district in the State to ever achieve the highest rating of Exemplary in 2010 Achievement scores continue are well above the State and national averages: Conroe ISD graduation rate of 95.3% is one of the highest in the State Selected by the Educational Results Partnership (ERP) and the Institute for Productivity in Education (IPE) as one of nine public school districts in Texas to receive the title of 2015 Honor Roll District. Received a 1.1 rating from the Education Resource Group (ERG) for high academic performance by students and efficiency in spending; the District is 1 of 10 school districts in Texas to receive this top ranking. One of only three of the 1,100+ public school districts in Texas to be recognized ten years in a row for high academic achievement while maintaining cost-effective operations.

Conroe Regional Medical Center

342 beds, 1,300 employees, and more than 400 physicians on staff.

Recently expanded and fully renovated the Emergency Department.

Recently opened a state-of-the-art, 20-private bed Inpatient Rehabilitation Center Regional, tertiary referral center.



The Woodlands

- *ExxonMobil Corporate Campus*
385-acre campus will house 10,000 employees upon completion Among the 20 office buildings is a meeting and training center designed to appear to float 80 feet above a plaza and reflecting pool 10,000 square-foot health and fitness facility Includes a child development center
- *Southwestern Energy Corporate Headquarters*
New corporate headquarters currently adjacent to Springwoods Village 26-acre campus will house a 10 story, 515,000 square-foot office building Accommodates 1,000 employees Includes a conference center, wellness center, full service dining facility, on-campus retail district of small shops and service providers, and two main dining areas.
- *Memorial Hermann The Woodlands*
351-private bed, full-service, acute care facility Employs over 900 medical staff physicians, 1,900 employees, and 250 volunteers. Features a diabetes self-management program, a certified primary stroke center, sports medicine, rehabilitation and physical therapy, occupational therapy, speech therapy, registered dietitians and an emergency center accredited as a Level III trauma center by the State of Texas.
- *The Woodlands Town Center*
1,000-acre "downtown" of The Woodlands is one of the most active commercial building markets throughout Houston Contains over 6.9 million square feet of office space Anadarko's two iconic towers: 807,586-square-foot Allison Tower and 550,000-square-foot Hackett Tower.



Retail/Entertainment Highlights

Lake Conroe recreation

20,000+ acre lake with 157 miles of shoreline

Fishing, boating, camping, hiking, waterside dining and birdwatching

Downtown Conroe

Two historic theaters with performances throughout the year

Two outdoor live music venues

Variety of art galleries

Four local wineries and tasting rooms as well as the award-winning Southern Star Brewing Company

The Woodlands

Spanning 28,000 acres, The Woodlands is one of the most iconic and successful master-planned communities in the nation.

• *The Woodlands Mall*

1.3 million square feet of shopping and dining

Over 200 retailers including Anthropologie, Banana Republic, Barnes & Noble, Apple, Pottery Barn, Pottery Barn Kids, Ann Taylor Loft, Urban Outfitters, White House Black Market, and Williams Sonoma

Department stores include Nordstrom, Dillard's, Macy's, Sears, and JCPenney

Features an outdoor courtyard linked to the Woodlands Waterway

• *The Woodlands Market Street*

Over 70 high end retail shops including Tiffany's, Sur La Table, Kate Spade, Brooks Brothers, Lucky Brand, and many more.

Restaurants include 1252 Tapas Bar, Berry Hill, Café Express, Cru, Grotto, La Madeleine, Starbucks, Stadia, and Uni Sushi

Home to the AVIA hotel and the Market Street Cinemark movie theater

WiFi-enabled central park provides an attractive recreation and entertainment area

• *Cynthia Woods Mitchell Pavilion*

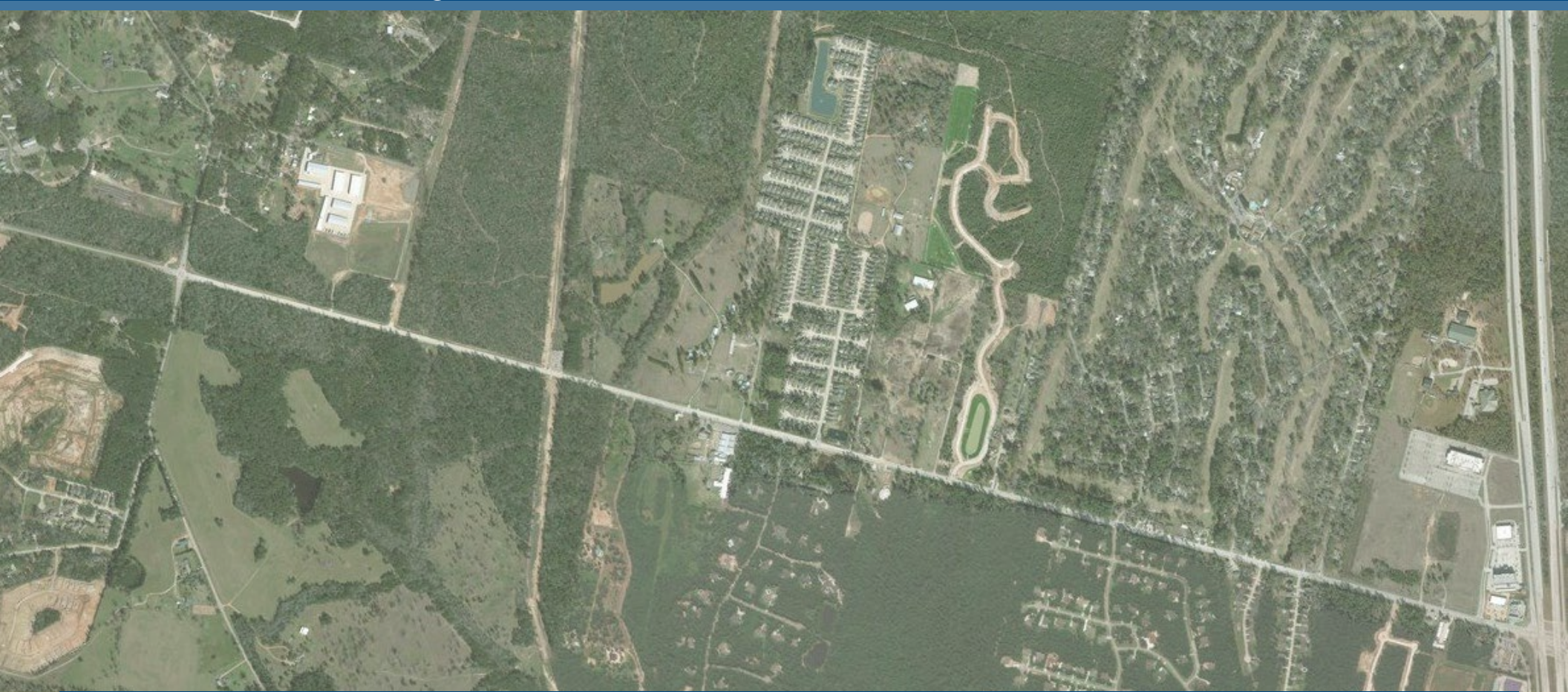
Outdoor amphitheater seats 6,500 with capacity for an additional 10,000 on the lawn

Official Summer Home of the Houston Symphony



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date