



**Teas Crossing**

jcpenny •• T-Mobile ••

Davita ME

Merrill Lynch Olive Garden CHASE

SAS verizon GREATER HOUSTON

FIREHOUSE SUBS Advantage

**Conroe Marketplace**

Applebees ROSS Red Lobster

PETSMART BED BATH & BEYOND

OLD NAVY THE SHIRAZ PLACE

TJ-maxx Ashley HOME STORE

KOHL'S ULTA Bath Body Works

MATTRESS ONE

**Greystone Hills**  
733 Homes

INTERSTATE 45  
I-45 126,138 VPD

INGRESS

EGRESS

Proposed Multi-Family

FM 3083/TEAS NURSERY RD

N FRAZIER

Madera Estates

NORTHSIDE

VALERO

G-Tech

CROWN

SKYTOP

±5 ACRES AVAILABLE

±52.2 ACRES AVAILABLE

PLANTATION DR

DRENNEN RD

DISCOUNT TIRE

Hampton Inn & Suites

Denny's

Hampton Inn Express & Suites

POLICE CONROE



**57.2 ACRES – CONROE, TX**

NEC OF I-45 AND DRENNEN ROAD | CONROE, TEXAS

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±57.2 ACRES AVAILABLE FOR SALE

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BRAD LYBRAND | NEAL THOMSON | 281.477.4300

# PROPERTY INSIGHTS

## ±57.2 ACRES AVAILABLE FOR SALE IN CONROE, TX

This site is set against a beautiful natural landscape, the ±57.2 acre tract has utilities available with excellent visibility & access to major thoroughfares. Prime sites are available for office professional, medical, restaurant, hospitality, and retail. Immediately abutting the site is a retail power center known as Conroe Market Place with tenants such as Kohl's, Ashley Furniture, Old Navy, Petsmart and many other national retailers.

### Development Growth

Recently, the Conroe area has experienced a huge surge in growth spurred by "Exxon Impact". Exxon Mobil Campus is now open at their 385 acre corporate campus 15 miles south of the site. The new campus is the global headquarters for their Upstream & Chemical divisions. The initial 10,000 employees have transitioned & economic impact on the region is projected by some in the \$5+ billion dollar range.

### Residential Growth

Single Family development projects have recently come to an unprecedented pace of growth. Four miles south of the site Johnson Development has purchased the 2,000+ acre "Camp Strake" site now known as Grand Central Park. Initial plans for Grand Central Park call for ±2,600 housing units. Three miles north of the site Howard Hughes Corporation has purchased ±2,000 acres.

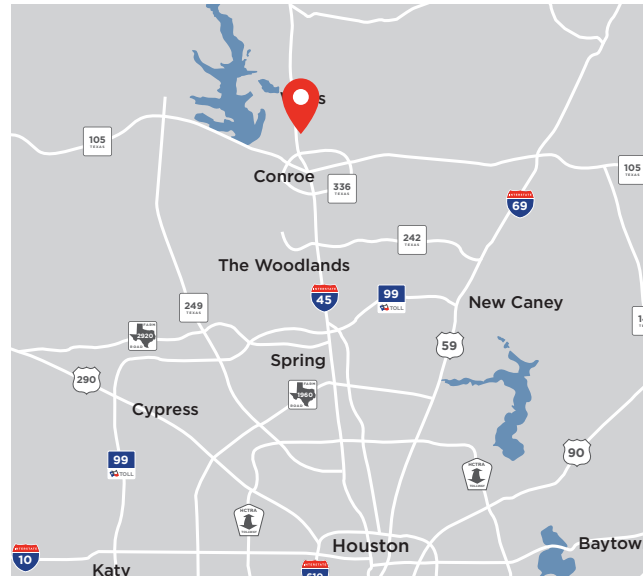
Bordered by 2 of the largest residential projects in the greater Houston area and minutes from the Exxon Mobil Campus, this site is ideally positioned for long term sustainability and growth.

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## PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:  
±57.2 acres
- ▶ TRAFFIC COUNTS:  
Approx. 126,138 VPD on I-45



**82,036**  
Current Population  
Within 5-Mile Radius

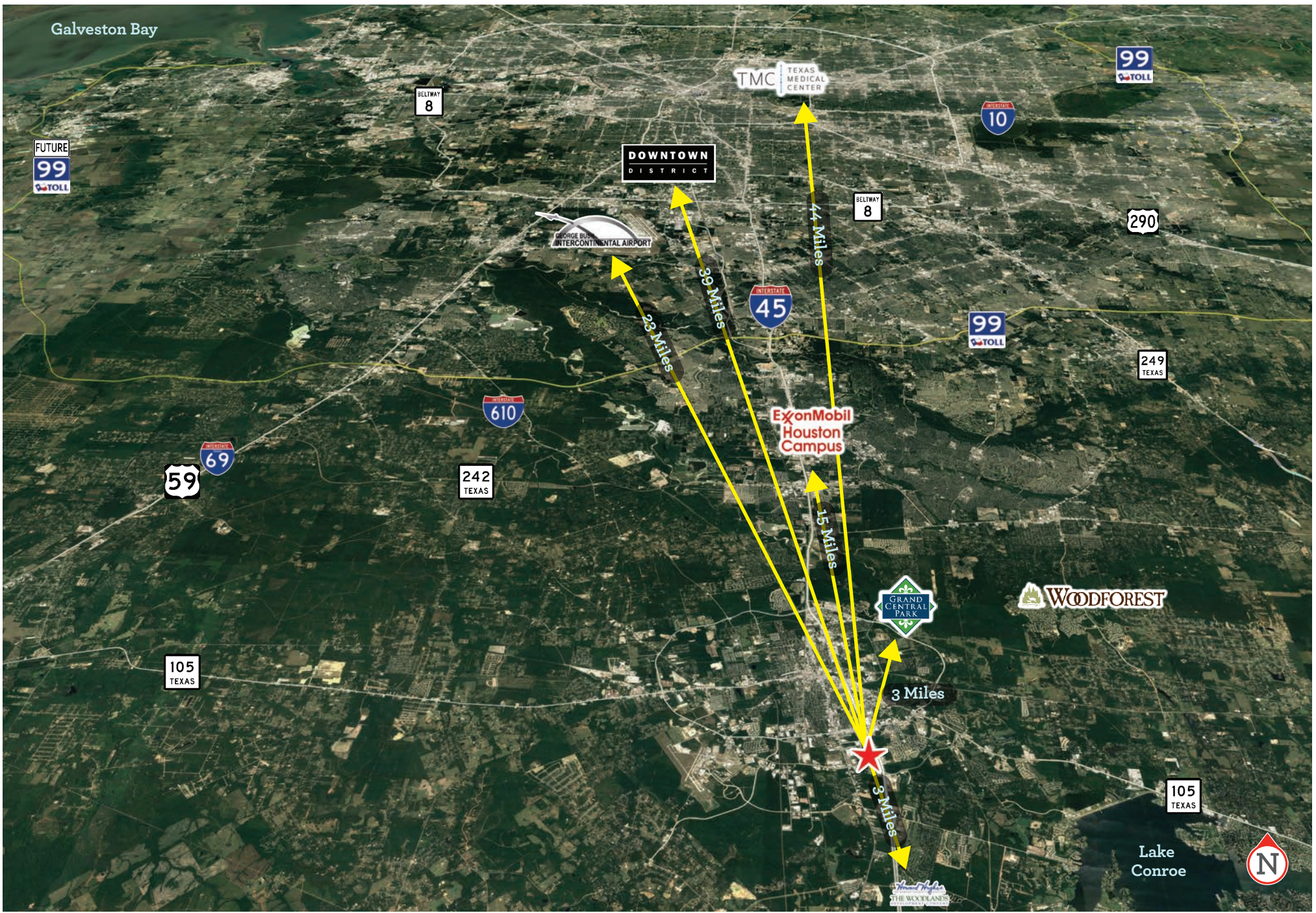


**60.09%**  
Population Growth  
Within a 3-mile Radius  
from 2010 to 2018



**\$76,515**  
Average HHI Within  
3-Mile Radius

Galveston Bay



AERIALS + ACREAGE



FM 3083/TEAS NURSERY RD

336  
TEXAS

H-E-B

Madera Estates  
WEDDINGS & EVENTS

NORTHSIDE  
Management Center

VALERO

G Tech

N FRAZIER

CROWN  
Brand-Building Packaging

SKYTOP

GRAINGER  
FOR THE ONE WHO GETS IT DONE



PLANTATION DR

±5 ACRES

DRENNEN RD  
Hampton's  
Jewelry & Sweets

Proposed  
Multi-Family

±52.2 ACRES  
AVAILABLE

ROSS

KIRKLANDS

ULTA

RED BATH & BEYOND

FINNOX

PLACE

OLD NAVY

PETSMART

Bath & Body Works

KOHL'S

Ashley  
HOMESTORE

Conroe Marketplace

CHILLER  
BEE

MATTRESS ONE

DISCOUNT  
TIRE

INTERSTATE  
45

I-45 126,138 VPD

Greystone Hills  
733 Homes



AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,165	18,211	29,546
Current Population	9,102	48,260	82,036
2010 Census Average Persons per Household	2.19	2.65	2.78
2010 Census Population	5,737	32,233	58,618
Population Growth 2010 to 2018	60.03%	60.09%	45.57%

## CENSUS HOUSEHOLDS

1 Person Household	32.68%	27.58%	25.44%
2 Person Households	32.61%	31.10%	30.11%
3+ Person Households	34.71%	41.32%	44.45%
Owner-Occupied Housing Units	40.01%	52.68%	53.57%
Renter-Occupied Housing Units	59.99%	47.32%	46.43%

## RACE AND ETHNICITY

2018 Estimated White	74.53%	71.84%	69.20%
2018 Estimated Black or African American	10.03%	9.97%	10.26%
2018 Estimated Asian or Pacific Islander	3.17%	2.08%	1.99%
2018 Estimated Other Races	11.74%	15.16%	17.43%
2018 Estimated Hispanic	27.62%	37.36%	39.76%

## INCOME

2018 Estimated Average Household Income	\$75,557	\$76,515	\$72,795
2018 Estimated Median Household Income	\$54,497	\$56,971	\$56,871
2018 Estimated Per Capita Income	\$31,969	\$28,947	\$26,678

## EDUCATION (AGE 25+)

2018 Estimated High School Graduate	26.01%	27.47%	27.96%
2018 Estimated Bachelors Degree	19.31%	16.89%	15.73%
2018 Estimated Graduate Degree	11.14%	8.65%	8.39%

## AGE

2018 Median Age	33.2	34.1	33.7
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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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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