



AVAILABLE

CONROE NORTH - REDEVELOPMENT

3830 W DAVIS STREET | CONROE, TEXAS

**55,677 SF BOX AT CORNER OF HWY 105 & LOOP 336 -
CAN BE DIVIDED**



PROJECT HIGHLIGHTS

Conroe North - Redevelopment

3830 W DAVIS STREET | CONROE, TEXAS

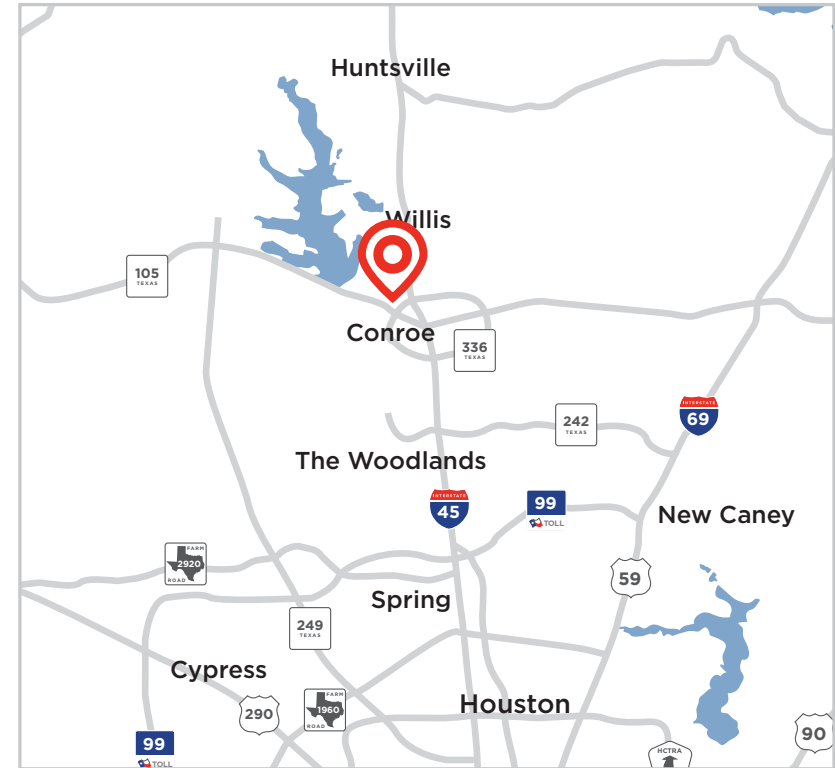
- Former Kroger **box anchor** available in **fast growing** Conroe, Texas
- Located at the **lighted northwest corner** of Highway 105 and Loop 336 in the Western part of Conroe by Lake Conroe
- Property is **across from a vibrant HEB Grocery** and nearby Peet Jr. High School
- **43K VPD** at intersection of W. Davis and North Loop 336 W
- Conroe population reaches **100,000 in 2020**
- **Fastest growing city** in the U.S. 2010 to 2018 - 37.1% growth (ACS, U.S. Census Bureau)
- **Building Size:**
55,677 SF BOX - can be divided
- **Land Size:**
5.10 acres



\$109K AVG HHI
within 15 miles



171,658 POPULATION
within trade area



MAJOR AREA RETAILERS



HEATHER NGUYEN

281.477.4358

hnguyen@newquest.com

REBECCA LE

281.477.4327

rle@newquest.com

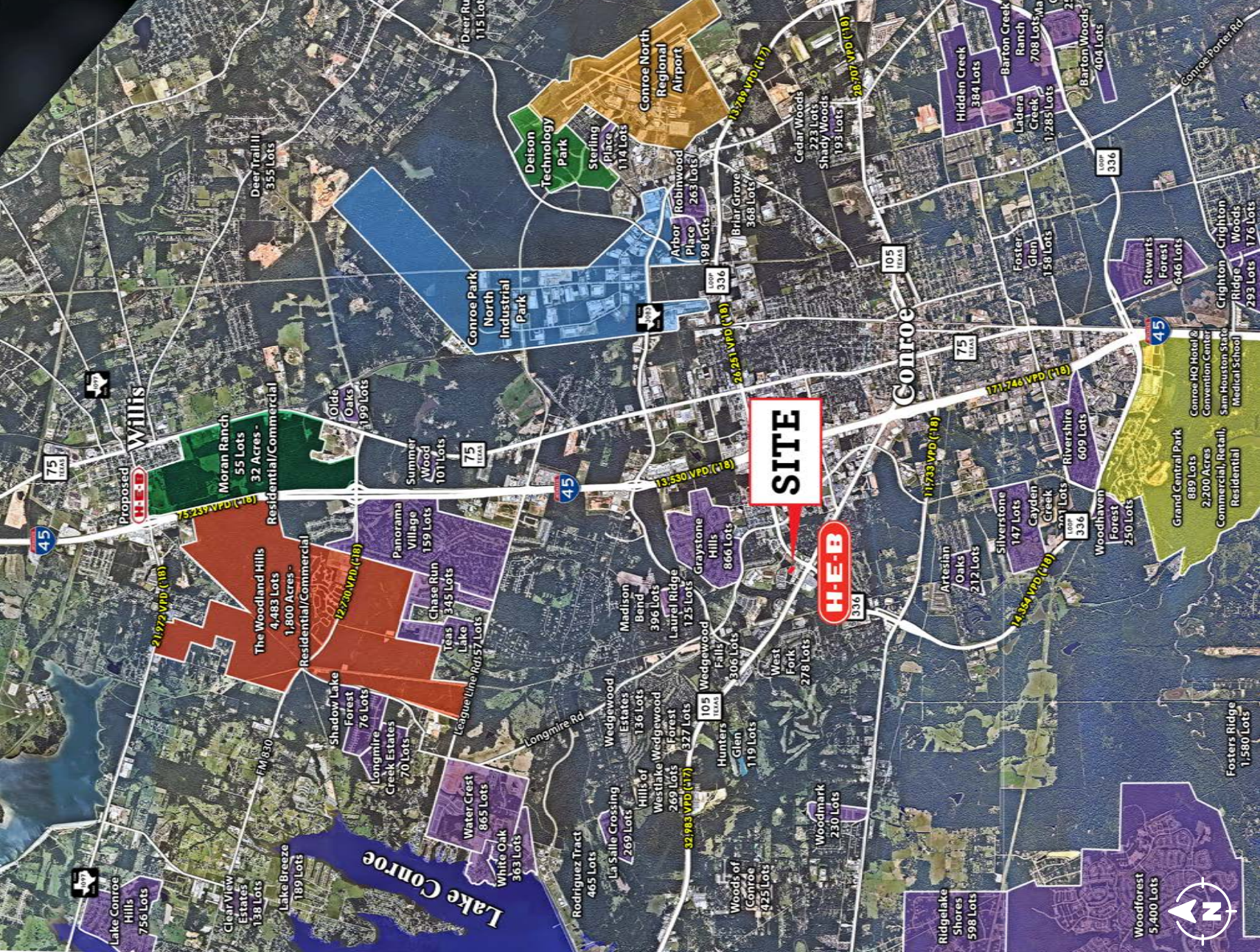






01.20 | 01.20

RESIDENTIAL AERIAL

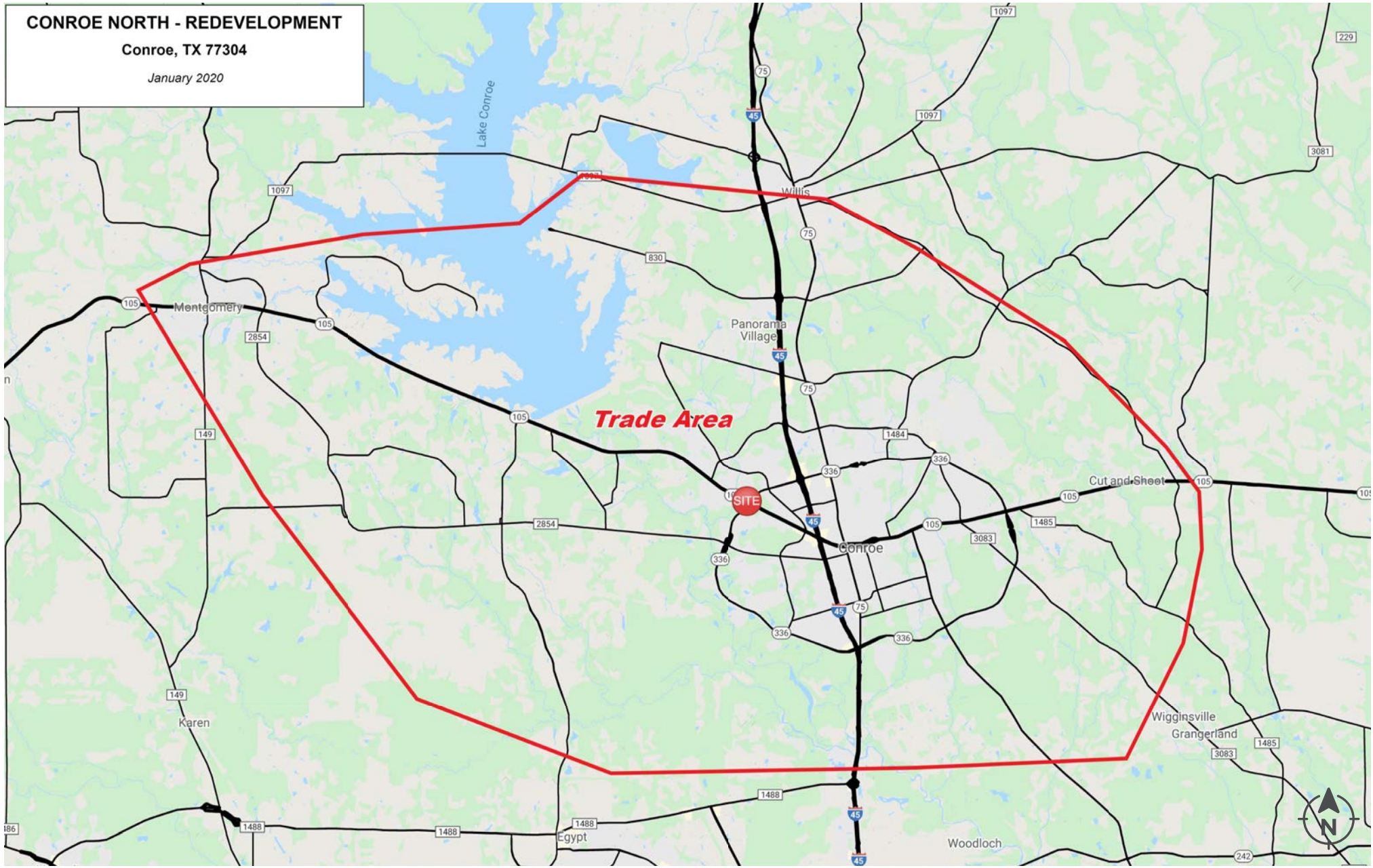


03.20 | 01.20

CONROE NORTH - REDEVELOPMENT

Conroe, TX 77304

January 2020



01.20 | 01.20

SITE PLAN



| KEY | BUSINESS |
|-----|--------------|
| 1 | Available |
| 2 | Future Lease |
| 3 | AutoZone |

| LEASE AREAS |
|-------------|
| 25,034 SF |
| 30,643 SF |
| 6,000 SF |

AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

03.20 | 12.19

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|--------------------------------|---------|----------|----------|
| Current Households | 32,204 | 99,348 | 183,502 |
| Current Population | 88,517 | 271,942 | 503,910 |
| 2010 Census Population | 58,552 | 190,436 | 348,306 |
| Population Growth 2010 to 2019 | 57.28% | 44.71% | 45.91% |
| 2019 Median Age | 33 | 38 | 38 |

| INCOME | 5 MILES | 10 MILES | 15 MILES |
|--------------------------|----------|----------|-----------|
| Average Household Income | \$75,301 | \$98,382 | \$108,688 |
| Median Household Income | \$65,500 | \$84,450 | \$88,963 |
| Per Capita Income | \$27,358 | \$36,158 | \$39,938 |

| RACE AND ETHNICITY | 5 MILES | 10 MILES | 15 MILES |
|---------------------------|---------|----------|----------|
| White | 69.61% | 77.01% | 78.08% |
| Black or African American | 10.62% | 7.63% | 6.97% |
| Asian or Pacific Islander | 2.34% | 3.29% | 4.01% |
| Other Races | 16.28% | 11.17% | 10.16% |
| Hispanic | 37.24% | 26.28% | 24.81% |

| CENSUS HOUSEHOLDS | 5 MILES | 10 MILES | 15 MILES |
|-------------------------------|---------|----------|----------|
| 1 Person Household | 25.28% | 21.03% | 20.90% |
| 2 Person Households | 30.46% | 34.00% | 33.28% |
| 3+ Person Households | 44.26% | 44.98% | 45.82% |
| Owner-Occupied Housing Units | 54.53% | 72.90% | 73.64% |
| Renter-Occupied Housing Units | 45.47% | 27.10% | 26.36% |

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

CoStar™

metrōstudy

LANDVISION

nearmap

REGIS
online

ICSC

LoopNet™

Aero Photo
since 1991

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.

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



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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