



FM 1097

Subject  
± 175 Acres



**The Woodlands Hills**  
*Howard Hughes.*  
±2,000 AC  
with ±4,000 Homes



Forest Creek

Willis Wildkats  
WILLIS HIGH SCHOOL

Olde Oaks



Robert P Brabham  
Middle School



FM 830

W Lloyd Meador  
Elementary School



Summer Wood

# FOR SALE

±175 Acres Land

NEC Interstate 45 at FM 830  
Conroe/Willis, Texas

Contact Advisor:

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## DEVELOPMENT HIGHLIGHTS:

- › ±175 Acres Mixed-Use/Residential Opportunity
- › Near the new Master Planned Community of The Woodlands Hills by Howard Hughes Corp. Mixed Use Development consisting of:
  - + 2,000 Acres
  - + 4,000 Homes
- › Various new and established single family residential & commercial developments.
- › Elementary and Middle School within one mile to the west.
- › Utilities available
- › Frontage: Interstate Hwy 45 - 1108'  
FM 830 - 1158'  
Hwy 75 - 1127'
- › Easy access and great visibility
- › Conroe is fastest growing City in U.S. per U. S. Census Bureau, May 2017.
- › Excellent Area Demographics with expansive area growth.
- › Close to established employment centers in The Woodlands and Conroe.
- › ± 5 miles to Lake Conroe (8 min)  
±18 miles to The Woodlands (20 min)  
±24 miles to Grand Parkway (24 min)



The  
Woodlands  
Hills



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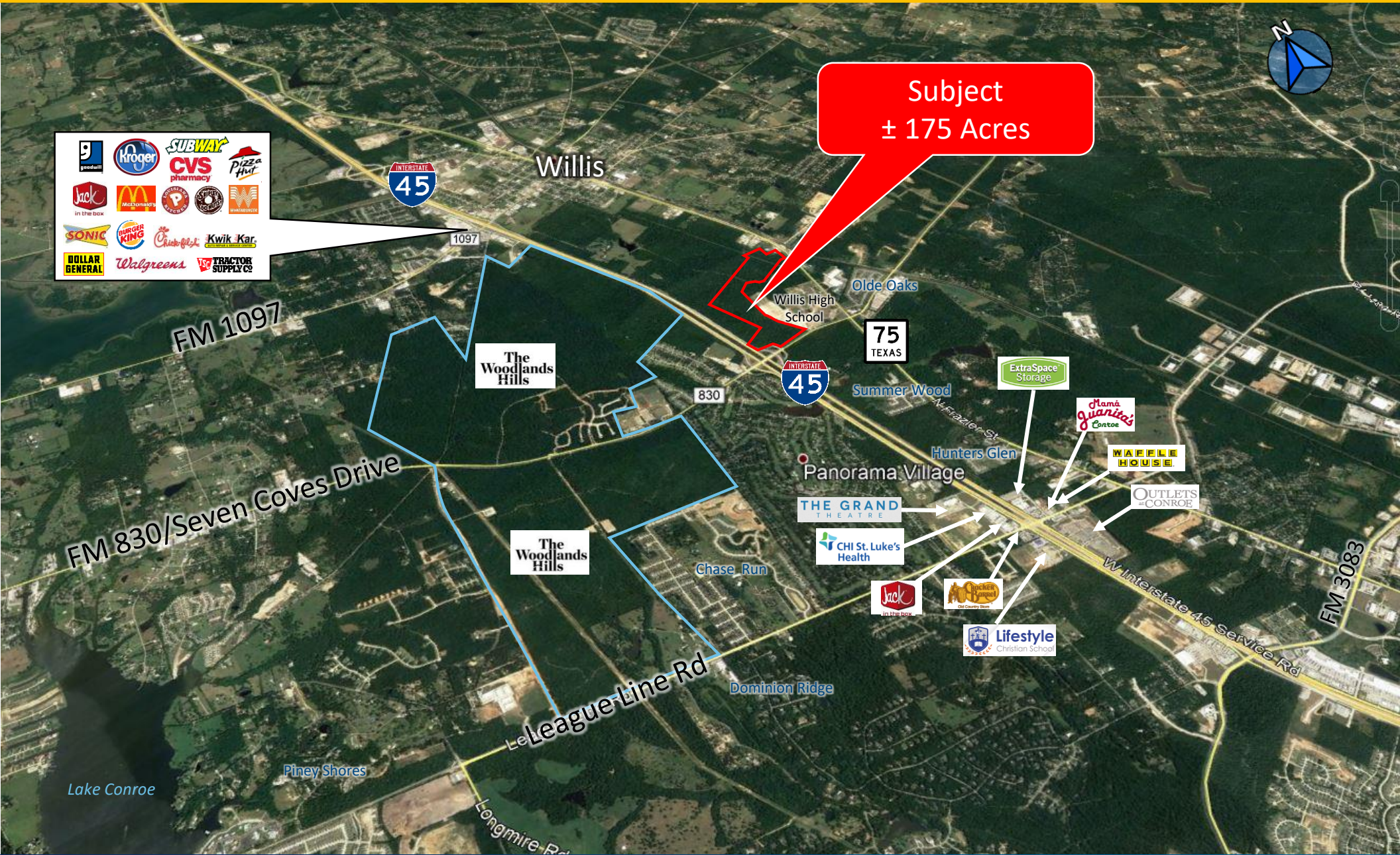
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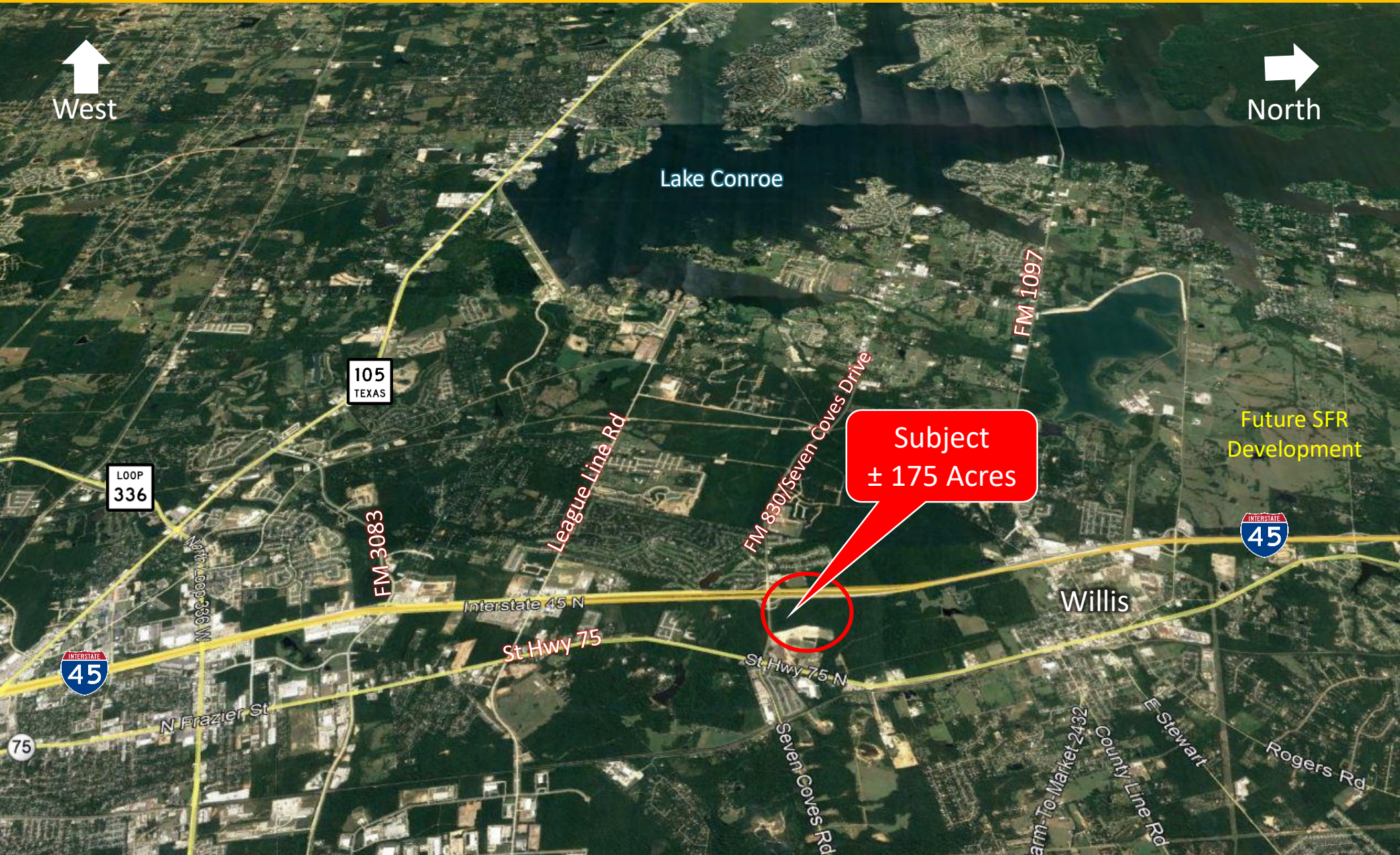
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West



North



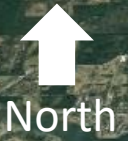
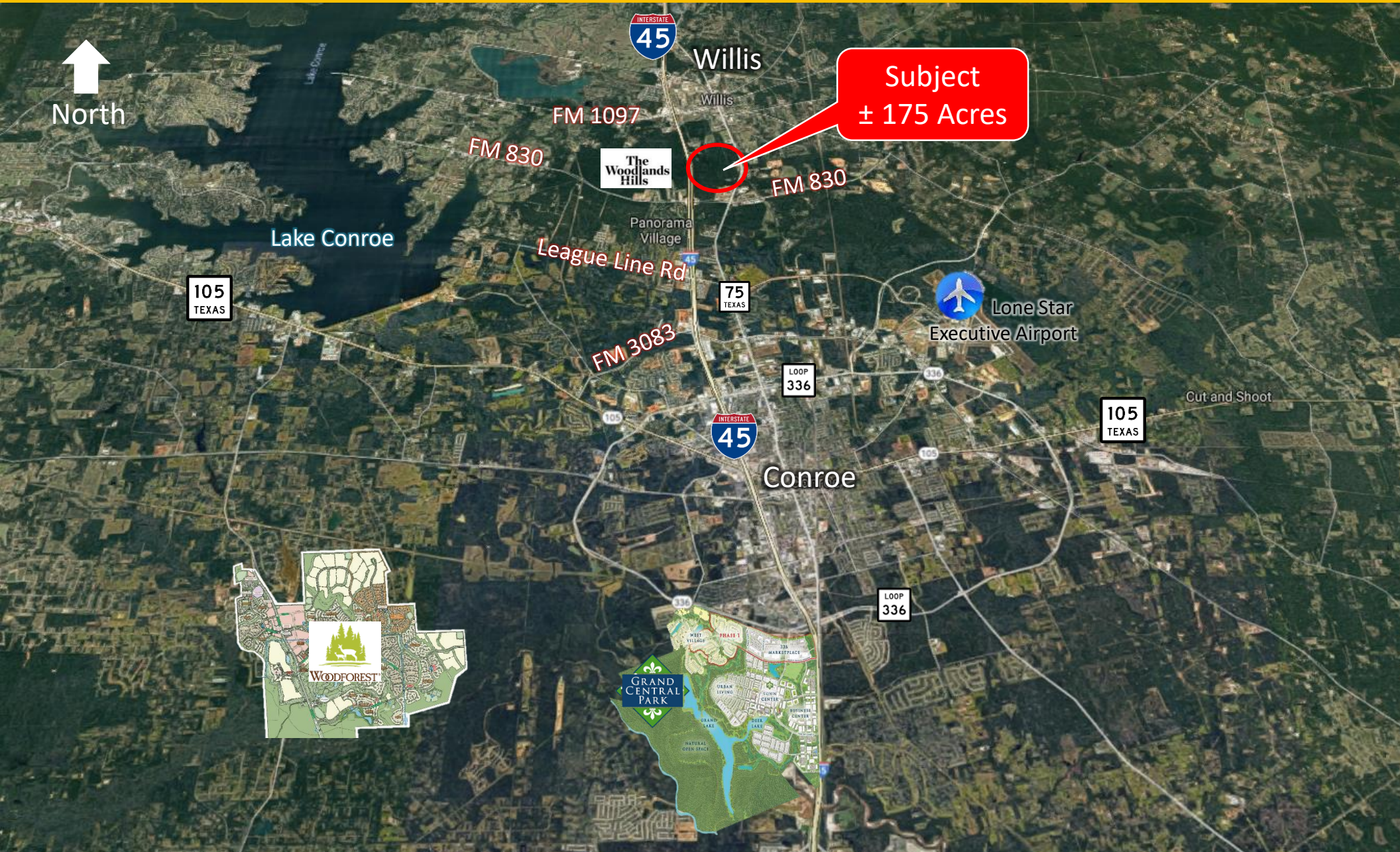
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North

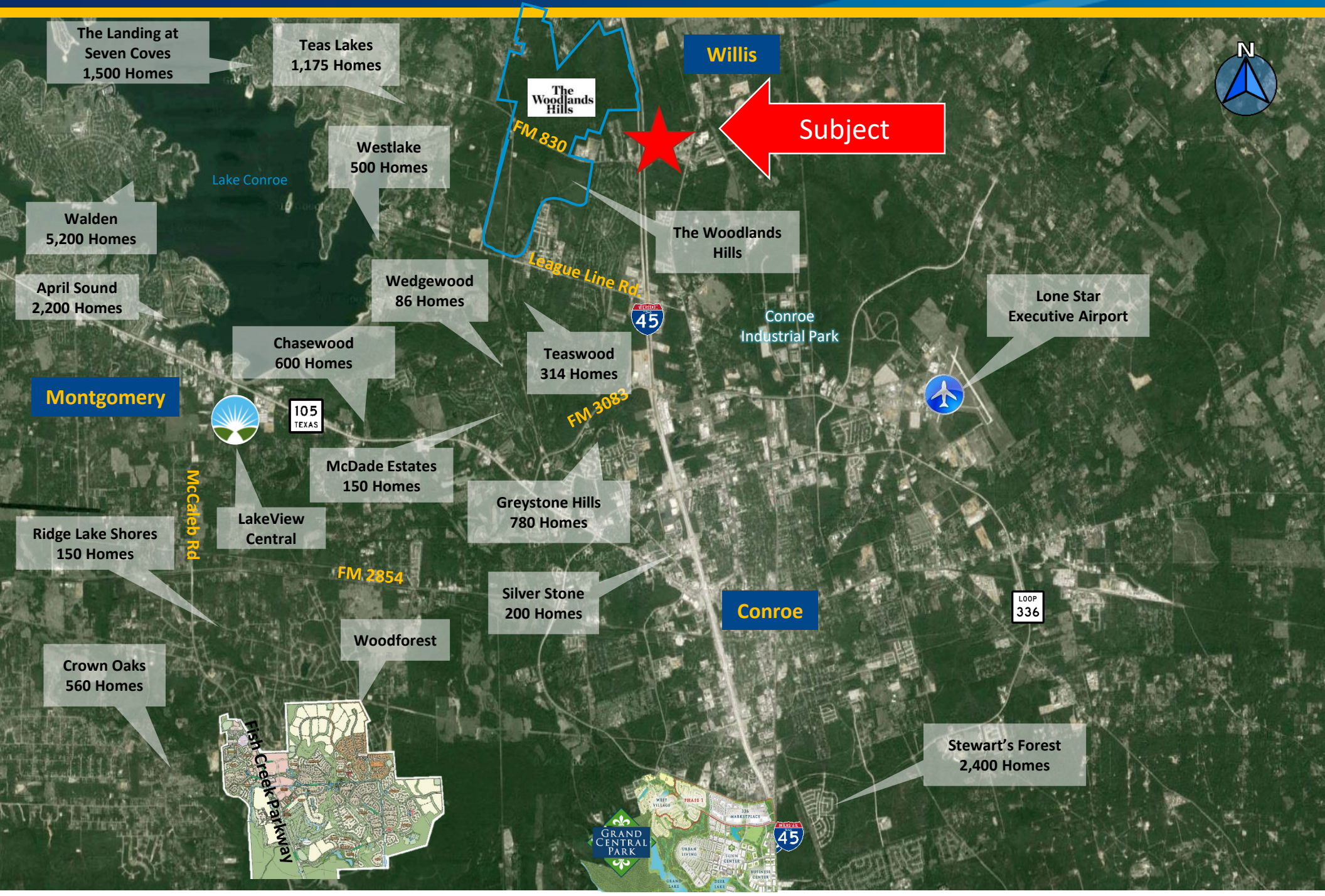
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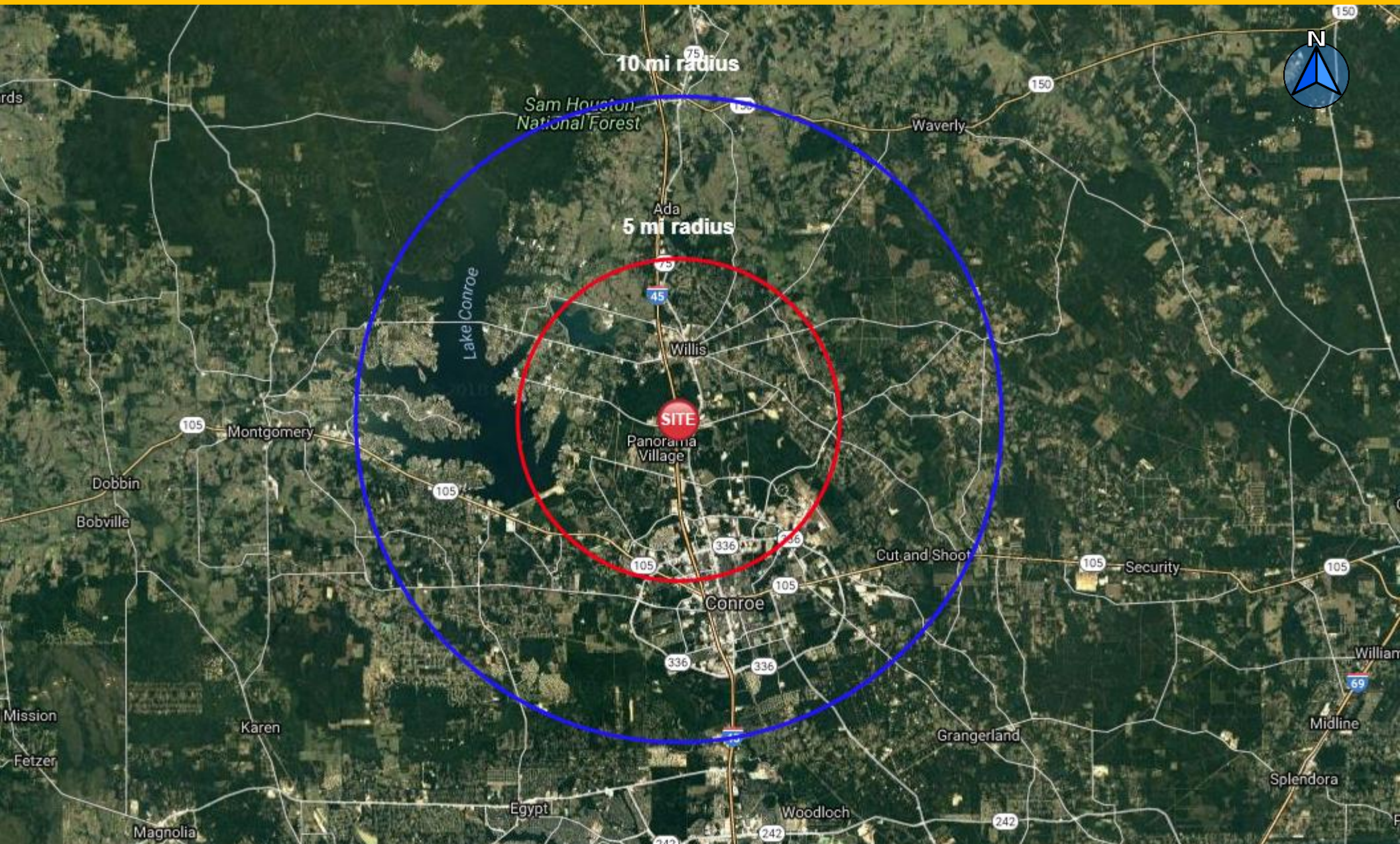
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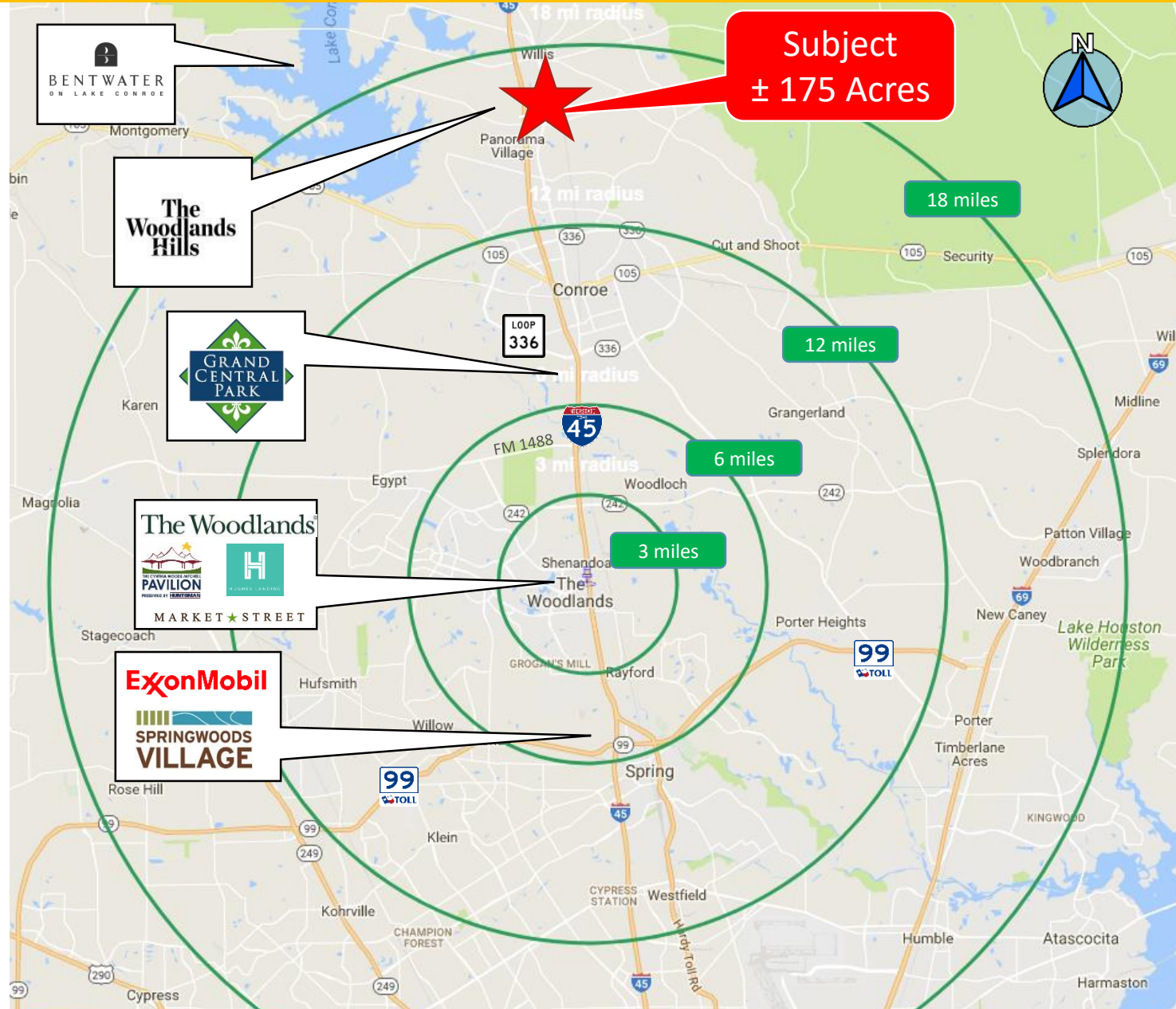
## Mileage radius from The Woodlands Town Center

City of Houston	47 miles via I-45
City of Conroe	5.5 miles via I-45
George Bush International Airport	36 miles via I-45 & Hardy Toll Rd
Grand Parkway	24 miles via I-45
<b>SUBJECT</b>	18 miles via I-45

## Traffic Counts

I-45 south of FM 1097	61,000
FM 830 west of I-45	9,900
FM 830 west of I-45	8,700

Traffic Counts (CPD)  
Source: Texas Department of Transportation



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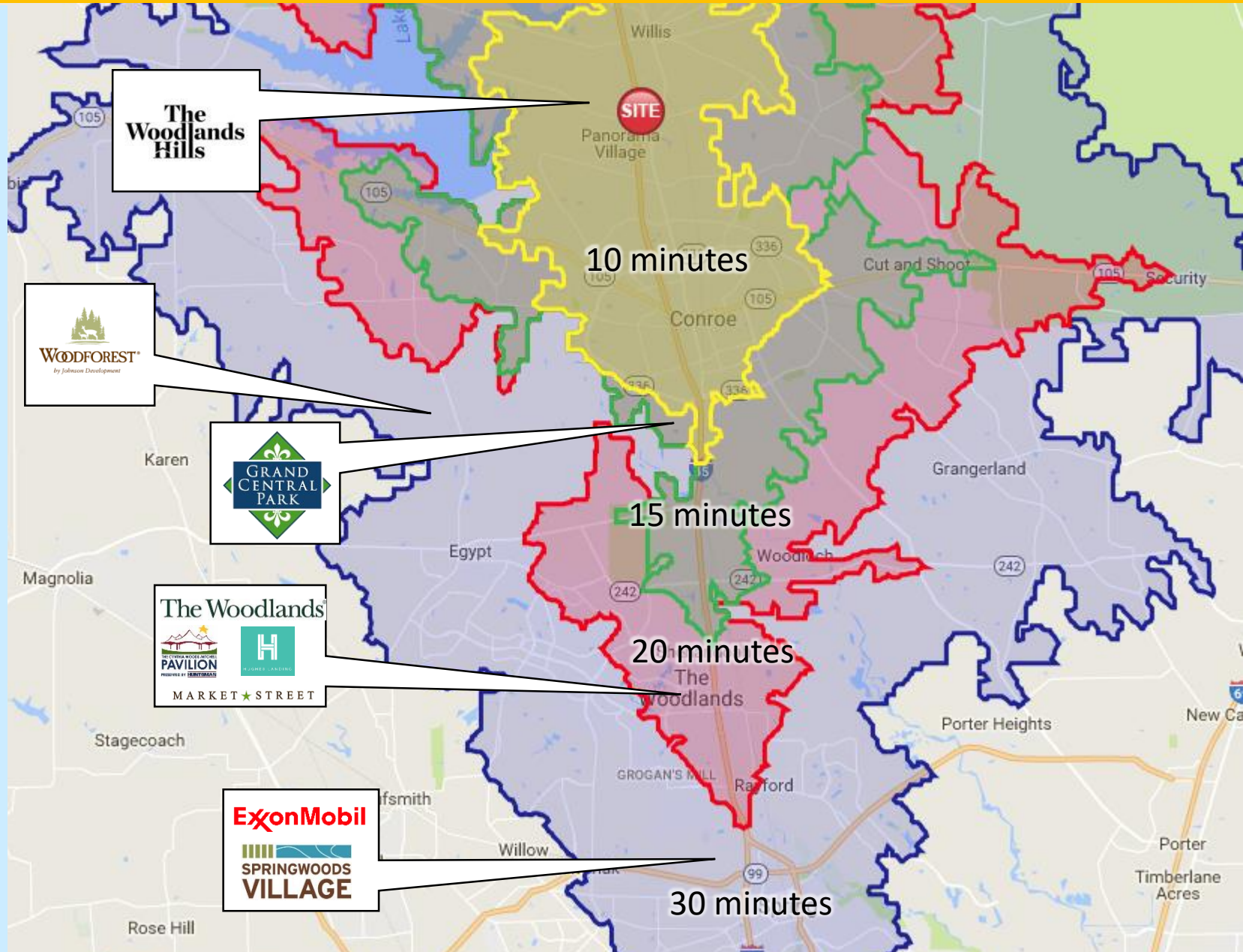
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## Drive Times from Site:

-  10 minutes
-  15 minutes
-  20 minutes
-  30 minutes



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## AREA HIGHLIGHTS

Conroe and Montgomery will see commercial, residential and infrastructure development as several projects are completed or break ground this year.

Major residential developments in Conroe, such as Grand Central Park, Stillwater and Fosters Ridge, continue to experience growth as the housing market expands. Meanwhile, Montgomery is seeing a similar influx of housing and commercial projects, such as a new Kroger Marketplace, along its eastern and western borders.

To meet the needs of incoming residents, the cities are improving roads and city services.

“We [have] a tremendous amount of housing development springing up all around us,” Conroe Mayor Webb Melder said. “We are addressing all of the things that come with a growing city in a fiscally responsible manner.”

### *Conroe Development Continues*

Development in the city of Conroe continues as developers move forward with new projects as well as expansion of existing subdivisions.

### *Conroe accommodating development*

A couple of major developments are expected to draw new residents and commercial projects to Conroe once they are complete, City Administrator Paul Virgadamo said.

*The Conroe city budget continues to grow, largely because of a strong sales tax performance by the manufacturing, wholesale, general merchandise and food service sectors.*

Grand Central Park, a 2,046-acre, mixed-use project developed by Johnson Development Corp., broke ground in Conroe in 2015. The property includes the 336 Marketplace, a 102-acre retail shopping center that is anticipated to open by the end of the year. The city also expects the Howard Hughes Corp. to develop a 2,000-acre master-planned community near I-45 and FM 1097 over the coming years.

Coupled with 635 new homes under construction and development of an additional 731 new home lots at eight new or existing subdivisions last year, population growth is expected to put a strain on city services, city officials said.

“Obviously more development brings more people and more traffic, so we have to deal with more pressure on the system,” Virgadamo said. “We believe we are prepared for the growth.”

To meet demand, Virgadamo said the city is expanding roads and services in rapidly developing areas. Two mobility projects on the city’s northern side will alleviate highly congested areas, and recently implemented municipal infrastructure has led to development interest in the city’s southern end, he said.

The city will expand Longmire Road from two to four lanes from FM 3083 to League Line Road in part because of the Howard Hughes development and growth in the nearby Water Crest on Lake Conroe subdivision. An additional fire station is being designed this year to serve the area as well, Virgadamo said.

This summer the city expects to complete a League Line Road extension from Hwy. 75 to the Conroe-North Houston Regional Airport. The extension cuts through some of the city’s largest economic drivers and will alleviate traffic congestion along FM 3083, city officials said.

“With the opening of League Line Road, that is going to give [motorists] direct access to the airport, the industrial park and the technology park,” Melder said. “That is going to be a game-changer.”

Near the city’s southern border, a new Houston Methodist hospital is under development at the intersection of Hwy. 242 and I-45, said Nancy Mikeska, Conroe assistant director of community development. The FM 1488 corridor is also seeing an influx of multifamily housing such as The Mansions Woodland and The Towers Woodland in Conroe, she said.

Although the housing market is on the rise, city officials said they are wary of the possible effect of low crude oil prices on the housing market. However, the Conroe city budget continues to grow, largely because of a strong sales tax performance by the manufacturing, wholesale, general merchandise and food service sectors.

“Things have slowed a bit, especially on the housing end, but it still looks good so hopefully we will continue to carry through,” Virgadamo said.

*To meet the needs of incoming residents, the cities are improving roads and city services.*

Major developments are expected to draw new residents and commercial projects to Conroe

### *RESIDENTIAL*

- The Woodland Hills: 2,000 acre master-planned community, approximately 4,000 - 4,500 new homes.
- Grand Central Park by Johnson Development: 2,046-acres mixed-use project.
- The Mansions Woodland (Multifamily)
- The Towers Woodland (Multifamily)

### *EMPLOYMENT*

- New Houston Methodist hospital

### *INFRASTRUCTURE IMPROVEMENTS*

- Longmire Road expansion from two to four lanes from FM 3083 to League Line Rd
- League Line Road extension from Hwy. 75 to the Conroe-North Houston Regional Airport
- New fire station

By Jesse Mendoza

Posted Jan. 27, 2016; Updated Feb. 16, 2016

Excerpt. For full article please visit: [www.communityimpact.com/houston/citycounty/2016/01/27/conroe-montgomery-development-to-continue-in-2016/](http://www.communityimpact.com/houston/citycounty/2016/01/27/conroe-montgomery-development-to-continue-in-2016/)

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## CONROE, TEXAS – FASTEST GROWING CITY IN THE U.S.

*“Conroe, with a population of over 82,275, is the fastest growing city in the United States, the county seat of Montgomery County, and the 24th fastest growing county in the United States.”*



HOUSTON  CHRONICLE

May 26, 2017

Conroe booming as America's fastest growing city

[Houston Chronicle](#)

COMMUNITY  IMPACT  
NEWSPAPER  
LOCAL. USEFUL. EVERYONE GETS IT.™

May 24, 2017

Conroe named the fastest growing city in the nation by the U.S. Census Bureau

[Community Impact](#)

 CNN Money

June 2, 2017

“Conroe, Texas, a Houston suburb, was the fastest-growing city in the nation last year with a population increased of 7.8%. That's a growth rate 11 times higher than the national average.” [CNN Money](#)

 abc 13 AP

May 25, 2017

Conroe is America's fastest growing city, census reveals

[ABC 13](#)

COMMUNITY  IMPACT  
NEWSPAPER  
LOCAL. USEFUL. EVERYONE GETS IT.™

April 21, 2017

Economic summit forecasts growth in Montgomery, Conroe and Willis

[Community Impact](#)

 USA TODAY

May 25, 2017

The Census Bureau shows the fastest-growing city in the U.S. is ...  
Conroe, Texas

[USA Today](#)

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## AREA HIGHLIGHTS – LOCAL RETAIL, RESTAURANTS, & SERVICES

OUTLETS AT CONROE	I-45 & N FM 3083	I-45 & LOOP 336	I-45 & SH 105
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- Carter's Babies & Kids
- Conroe Shoe Shop
- Dress Barn
- Jazzy Junque
- Kitchen Collection
- Mary's Fashion
- Maurices
- Motherhood Maternity Outlet
- Nike Clearance store
- rue21
- Sunglass Hut
- Uniform Factory Outlet



- Ashley Furniture HomeStore
- Bath & Body Works
- Bed Bath & Beyond
- Cavender's Boot City
- Exxon
- EyeMasters
- Frost Bank
- Justice
- Kirklands
- Lane Bryant
- Men's Wearhouse
- Rack Room Shoes
- SAS Shoes
- Shoe Carnival
- Sprint
- The Children's Place

**Restaurants**

- Applebee's
- Buffalo Wild Wings
- Olive Garden
- Red Lobster
- Weng's Wok
- Wild Ginger

**Hotels**

- Fairfield Inn & Suites
- Woodspring Suites



- Aaron's
- Al's Formal Wear
- Castle Dental
- Chevron
- Clip Cuts
- Express Nails
- First Financial Bank
- Mattress Brands Discounters
- Montgomery Vision Care
- Northern Tool and Equipment
- Painting with a Twist
- Regions Bank
- Sewing and Vacuum Warehouse
- Spec's
- Star Cinema Grill
- Tuesday Morning

**Restaurants**

- Casa Ole
- Chili's
- Culver's
- El Bosque Mexican
- Honey Bee Ham & Deli
- Los Cucos Mexican
- Starbucks
- Taqueria Gomez
- Texas Roadhouse

**Hotels**

- Hampton Inn & Suites
- Holiday Inn Express



- FedEx
- Gold's Gym
- Leslie's Pool Supplies
- Pier 1 Imports
- Preferred Bank
- Sport Clips
- T-Mobile

**Restaurants**

- Chick-fil-A
- Chipotle
- Freebirds World Burrito
- Panera
- Raising Cane's
- Smoothie King
- Starbucks
- The Toasted Yolk Café



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## The Woodlands Hills

*The Woodlands Hills is a 2,000-acre forested master planned community, featuring 112 acres of open space, 20 neighborhood parks, a 17-acre Village Park and an amenity center with event space and fitness facility. The Woodlands Hills is located on FM 830 on the west side of I-45 with property boundary extending north to FM 1097 and south to League Line Road.*

*Howard Hughes.*



The Woodlands Hills is The Howard Hughes Corporation and The Woodlands Development Company's newest master planned community, located thirteen miles north of The Woodlands in Conroe and Willis, Texas.



Set within a gently rolling terrain, The Woodlands Hills will ultimately include more than 4,500 residences. Homebuilders will be announced later this year, and the first single-family models are expected to open in the first quarter of 2018. Sharing the same commitment to environmental preservation as The Woodlands and Bridgeland, the forested community of The Woodlands Hills will feature approximately 112 acres of open space, 20 neighborhood parks along with a 17-acre Village Park.



An amenity center with event space and a fitness facility will highlight the recreation in The Woodlands Hills. The community will include nine-and-a-half miles of hike-and-bike trails, in addition to bike lanes along the major thoroughfares. A dynamic mix of retail is also planned.



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## AREA HIGHLIGHTS – EMPLOYMENT

### LOCAL EMPLOYMENT

#### Conroe ISD

- 6,000 employees.
- One of the fastest growing school districts in the State with an average enrollment growth of approximately 1,500 students per year.
- 13th largest district in the State and 70th largest district in the United States.
- Serves over 59,000 students over 60 campuses.
- Largest district in the State to ever achieve the highest rating of Exemplary in 2010.
- Achievement scores continue to be well above the State and national averages: Conroe ISD graduation rate of 95.7% 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 six years in a row for high academic achievement while maintaining cost-effective operations.

#### Conroe Regional Medical Center

- 342 beds, 1,200 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.



### REGIONAL EMPLOYMENT

#### 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.
- 22-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

- 294-private bed, full-service, acute care facility
- Employs over 780 medical staff physicians, 1,300 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

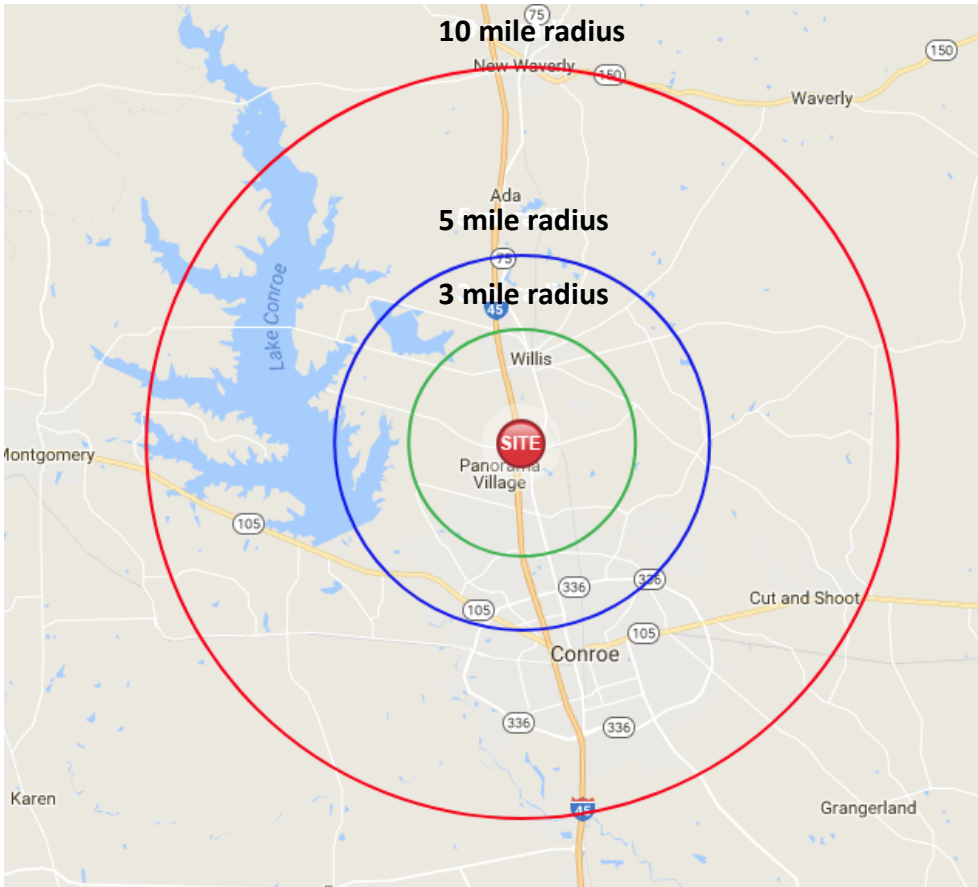
#### The Woodlands Town Center

- 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
- Other major employers (# of employees) include AonHewitt (1,500), Baker Hughes (750), Huntsman Company (775), Chevron Phillips Chemical Company (611), US Oncology (600) and Entergy (443)

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## 2018 DEMOGRAPHICS – 5 MILE RADIUS



20,688

HH IN 5 MI RADIUS



57,228

POP IN 5 MI RADIUS



\$74,192

HH INCOME IN 5 MI RADIUS

## CONTACT US

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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