



CONROE WATERFRONT CENTER

I-45 & TEAS NURSERY ROAD | CONROE, TEXAS

± 80 ACRES FOR SALE ON A NATURAL COMMERCE PARK

BRAD LYBRAND | NEAL THOMSON | 281.477.4300

PROPERTY INSIGHTS

SITES AVAILABLE WITHIN CONROE WATERFRONT CENTER FOR SALE IN 2020

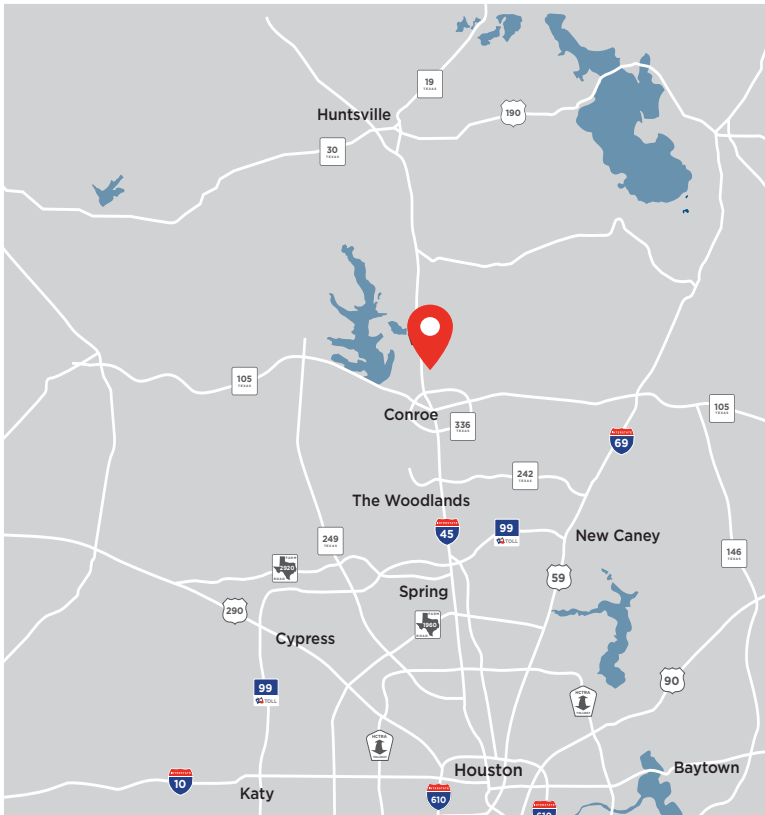
- 2.5 acre tract next to future Cheddar's fronting I-45
- 1 acre pad on hard corner of Drennen and I-45. Ideally suited for C-Store
- Up to 5 ac behind I-45 frontage pads ideally suited for hospitality, self storage, and or medical
- Approx. 13 ac on SEC of Teas Nursery Rd. and Plantation Dr. for multifamily
- 5 acres along Plantation Dr. for assisted living, office and/or medical

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±80 acres
- ▶ **PRICE:**
Contact Broker for Pricing
- ▶ **SCHOOL DISTRICT:**
Conroe ISD
- ▶ **TRAFFIC COUNTS:**
Approx. 121,897 VPD on I-45



82,604
Current Population
Within 5-Mile Radius



55.47%
Population Growth
Within a 3-mile Radius
from 2010 to 2019



\$75,506
Average HHI Within
3-Mile Radius

PROPERTY INSIGHTS

Conroe Waterfront Center

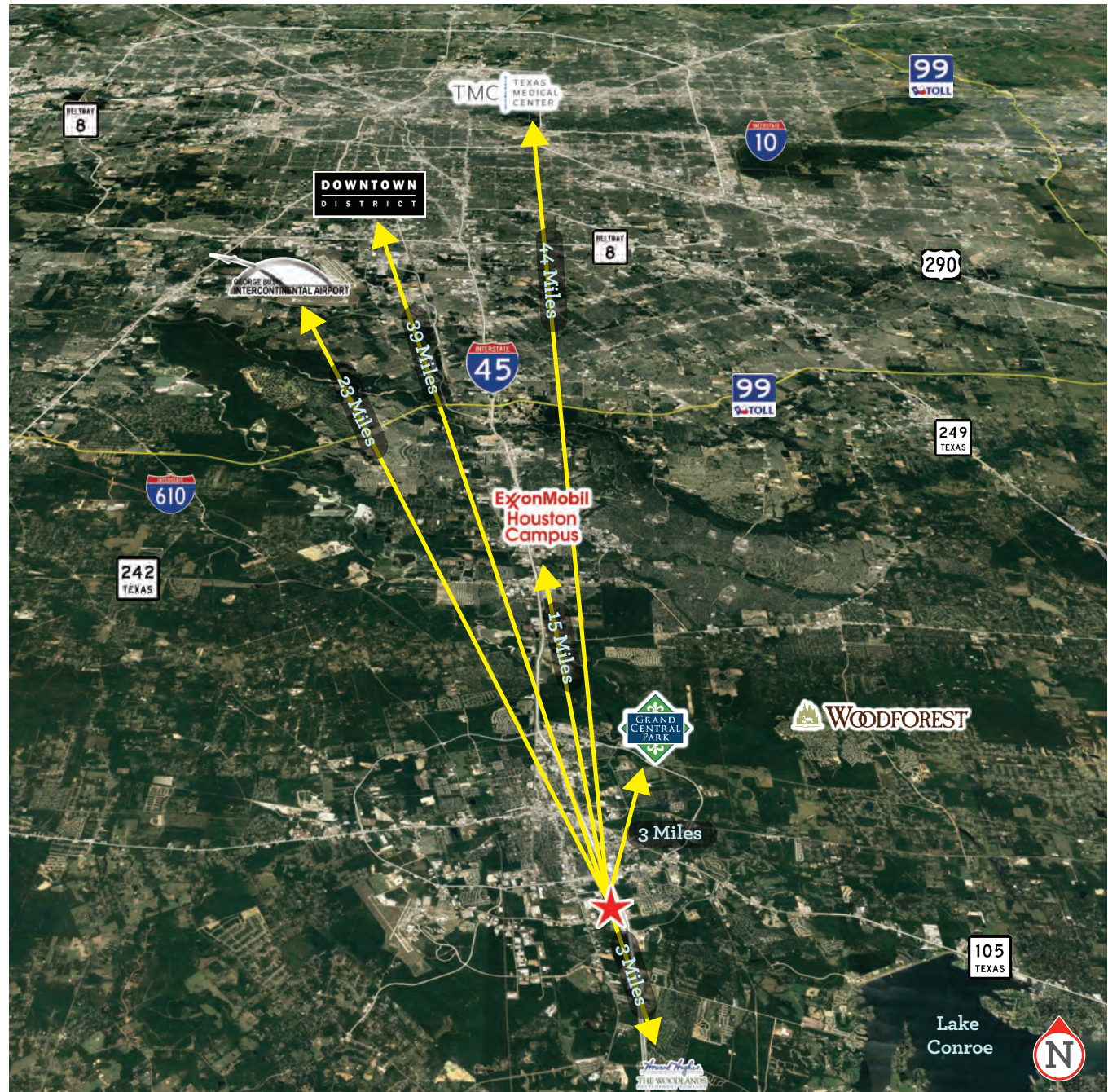
A Natural Commerce Park is a 115 acre master planned mixed use development in the north Houston submarket of Conroe, TX. Conroe Waterfront Center “CWC” has frontage on I-45 and Teas Nursery Road in addition to several recently completed and ongoing road construction projects throughout the development. Set against a beautiful natural landscape, CWC has utilities available with excellent visibility & access to major thoroughfares. Prime sites are available for office professional, medical, restaurant, hospitality, and retail. Immediately abutting CWC 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

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 CWC. 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 CWC 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 CWC 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, Conroe Waterfront Center is ideally positioned for long term sustainability and growth.



DEVELOPMENT SYNOPSIS					
MAJOR LEASE SHOPPING CENTER TRACTS					
TRACT #	LAND AREA (A.C.)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO (100)	DENSITY %
TRACT 1	18,223	1.1	6,000	660	21.50
TRACT 2	80,211	1.1	6,000	667	22.00
TRACT 3	88,891	1.1	6,000	670	22.75
TRACT 4	28,842	1.1	6,000	667	21.75
TRACT 5	46,841	1.0	1,000	80	13.00
TRACT 6	146,004	1.0	26,000	199	3.20
TRACT 7	42,648	1.0	6,000	133	16.50
TRACT 8	84,890	1.0	6,000	141	20.25
RESERVE 1	142,222	30.00	115,000	804	27.0
TRACT 9	162,000	1.0			
TRACT 10	182,000	1.0			
TRACT 11	174,000	1.1			
TRACT 12	82,000	1.0			
TRACT 13	45,000	1.0			
TRACT 14	45,000	1.0			
TRACT 15	45,000	1.0			
R.O.W. 1	14,000	1.0			
R.O.W. 2	14,000	1.0			
R.O.W. 3	14,000	1.0			
DETENTION 1	45,000	1.0			
DETENTION 2	162,000	1.0			
DRAINAGE	28,000	1.0			
RESERVE 2	142,222	30.00	115,000	804	27.0
RESERVE 3	142,222	30.00	115,000	804	27.0
RESERVE 4	142,222	30.00	115,000	804	27.0
TOTAL	442,222	30.29			

The data herein is presented as a guide only. It is not intended to constitute a contract. The information is provided for informational purposes only and is subject to change without notice. The information is provided for informational purposes only and is subject to change without notice. The information is provided for informational purposes only and is subject to change without notice. The information is provided for informational purposes only and is subject to change without notice.

DEVELOPMENT SYNOPSIS LAST UPDATED: 8/15/20 DATE: 02/14/20



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	135,723	3.12	8,000	170	21.25	5.89
TRACT '2'	102,113	2.34	8,030	167	20.80	7.86
TRACT '3'	93,892	2.16	8,000	150	18.75	8.52
TRACT '4'	238,562	5.48	56,651	147	2.59	23.75
TRACT '7'	44,463	1.02	3,189	48	15.05	7.17
TRACT '8'	116,054	2.66	28,000	348	5.29	24.13
TRACT '9'	60,648	1.39	6,800	111	16.32	11.21
TRACT '10'	84,490	1.94	6,800	143	21.03	8.05
SUBTOTAL	740,221	16.99	117,470	914	7.78	15.87
TRACT '11'	342,692	7.87				
TRACT '12'	342,209	7.86				
TRACT '13'	224,445	5.15				
TRACT '14'	472,035	10.84				
TRACT '15'	625,350	14.36				
TRACT '16'	394,645	9.06				
R.O.W. 'A'	16,448	0.38				
R.O.W. 'B'	62,587	1.44				
DETENTION '1'	417,467	9.58				
DETENTION '2'	298,273	6.85				
DRAINAGE	286,845	6.59				
RESERVE '1'	188,995	4.34				
SUBTOTAL	3,671,991	84.30				
TOTAL	4,412,213	101.29				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP25	DATE: 02.14.20
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DEMOGRAPHICS

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

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,481	17,623	30,037
Current Population	9,118	46,734	82,604
2010 Census Average Persons per Household	2.62	2.65	2.75
2010 Census Population	6,079	32,146	59,224
Population Growth 2010 to 2019	51.25%	55.47%	45.01%

CENSUS HOUSEHOLDS

1 Person Household	31.87%	27.66%	25.34%
2 Person Households	32.63%	30.91%	30.03%
3+ Person Households	35.49%	41.42%	44.63%
Owner-Occupied Housing Units	41.15%	52.13%	53.89%
Renter-Occupied Housing Units	58.85%	47.87%	46.11%

RACE AND ETHNICITY

2019 Estimated White	74.00%	72.26%	69.54%
2019 Estimated Black or African American	10.70%	9.78%	9.81%
2019 Estimated Asian or Pacific Islander	2.76%	1.97%	2.10%
2019 Estimated Other Races	11.98%	15.03%	17.42%
2019 Estimated Hispanic	27.71%	36.36%	39.09%

INCOME

2019 Estimated Average Household Income	\$77,508	\$75,506	\$71,590
2019 Estimated Median Household Income	\$58,078	\$59,068	\$59,288
2019 Estimated Per Capita Income	\$32,599	\$28,469	\$26,038

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	26.12%	26.52%	27.49%
2019 Estimated Bachelors Degree	21.41%	18.21%	16.04%
2019 Estimated Graduate Degree	9.57%	8.68%	8.32%

AGE

2019 Median Age	34.1	34.2	33.5
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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.

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>



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