

7937 Acres

INSIGHT.KNOWLEDGE.EXPERTISE

AVAILABLE
620 SH 150 WEST
NEW WAVERLY, TX



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	588	2,434	4,660
Daytime Population	1,380	2,451	4,407
Avg HH Income	\$64,830	\$70,834	\$74,543
2017 TX DOT Traffic Counts:	ST HWY 150: 4,154 ADT I-45, 1/2 MI WEST OF SITE: 52,207 ADT		

FOR MORE INFORMATION CONTACT:

DIANA GAINES | JEFF BEARD, CCIM

10077 GROGAN'S MILL RD | SUITE 135 | THE WOODLANDS, TX 77380 | 281.367.2220 | JBEARDCOMPANY.COM

► INSIGHT

The Property is located off of State Hwy 150 & Wildwood Ln, ½ mile east of Interstate 45, with 248.6' feet of road frontage on State Highway 150. The Property is located in New Waverly, just 15 miles south of Huntsville and 18 miles north of Conroe, one of the nation's fastest growing cities (per US Census Bureau). The Property is conveniently accessible to other major thoroughfares in the area, including Interstate 45.

The Woodlands, a 28,000-acre master-planned community, is located 27 miles south of the Property and consistently ranks among the top best selling communities in the nation.

► KNOWLEDGE

The J. Beard Real Estate Company has an extensive track record of successful land transactions. We have listed and sold hundreds of tracts comprising thousands of acres of land, individually ranging from less than one acre to more than 600 acres in the Greater Houston market. Our experienced team of land brokers has managed sales from small retail pad sites to sprawling master-planned developments through challenging environments and site conditions.

► EXPERTISE

The J. Beard Real Estate Company is a major player and significant influencer in the greater Houston commercial real estate market because we do it all. The Company was formed in 2003 based on guiding principles to "serve our clients with professionalism, integrity, and honesty." Fifteen years later, we are now one of the largest full-service commercial real estate companies in the Greater Houston Metropolitan Area. We pride ourselves on having national level experience with unmatched local market expertise.



► “PROPERTY” STRENGTHS

- **Access:** The Property is located off of State Hwy 150 & Wildwood Ln, and is conveniently accessible to other major thoroughfares in the surrounding areas, including ½ mile east of Interstate 45.
- **Frontage:** The Property has 248.6' feet frontage along State Highway 150.
- **Topography & Shape:** The Property is mostly level, which lends to lower development costs. It is located outside of the 100 & 500 year flood plain per Walker County and FEMA flood maps.
- **Traffic Counts:** According to recent TXDOT studies, approximately 4,154 cars per day pass the Property on State Highway 150 and 52,207 cars per day ½ mile west of the site on Interstate 45.

► “PROPERTY” OPPORTUNITIES

- **Demographics:** The demographics for the area immediately around the Property are also less than desired from a population and average household income perspective when considering the Property for potential retail uses, however other commercial users, such as office warehouse, manufacturing, home healthcare, would benefit from the area growth and current demographic makeup.

The subject property zoning appears to be unrestricted, to be verified.

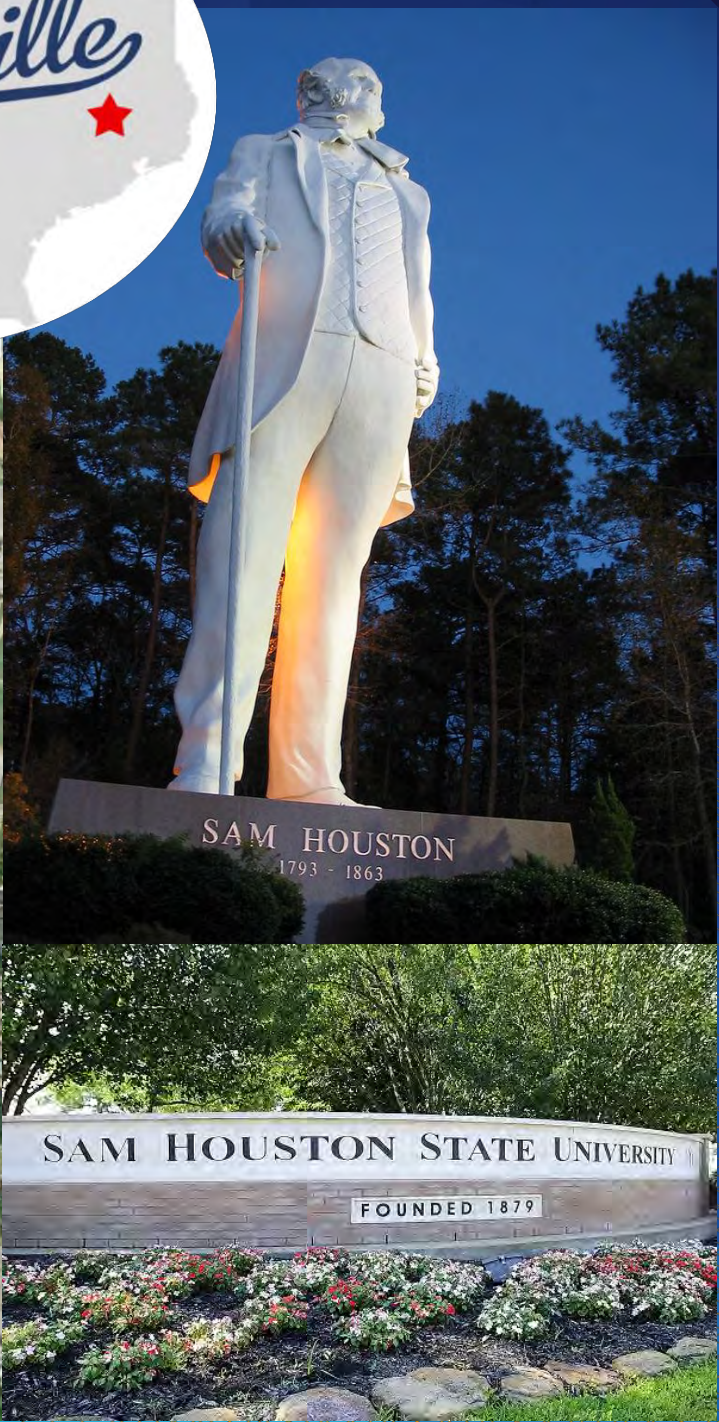
Size / Acres:	7.937 Acres
Zoning/Highest and Best Use:	Storage, Industrial Warehouse, Manufacturing, Investment Hold, Assisted Living, Apartments.
Shape:	Rectangular
Topography:	Mostly Flat, wooded.
Road Frontage:	248.6' feet of road frontage
Existing Curb-Cuts:	Shared Driveway with adjacent property
Floodplain:	Outside of the 100 & 500 year flood plain per Walker County and FEMA flood plain maps
Detention:	No current detention
Utilities :	City of New Waverly: Water & Sewer



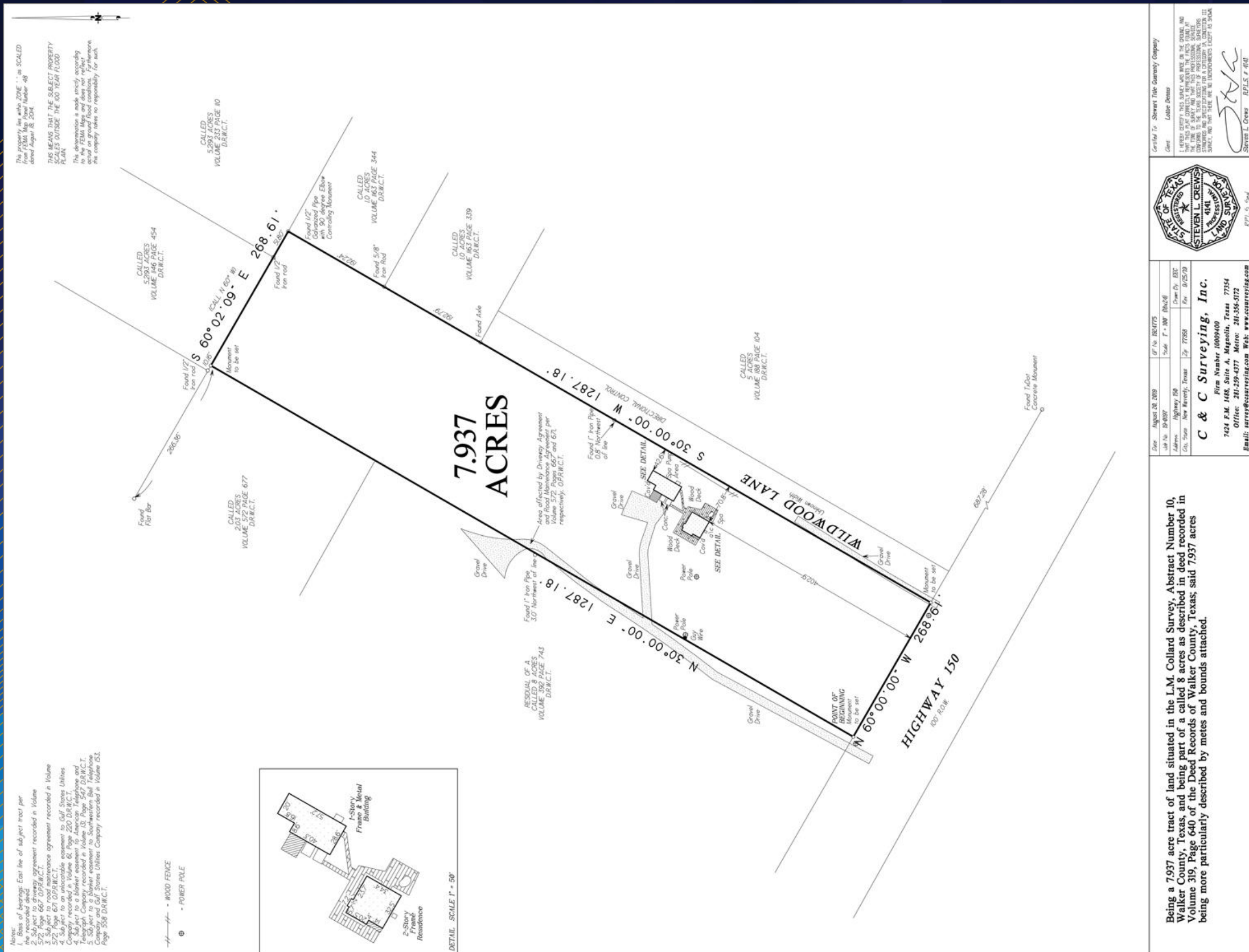
The subject property lies outside of the 100 and 500 year floodplains per Walker County FEMA Floodplain maps.



HUNTSVILLE RETAIL DEVELOPMENT



Site Plan



Being a 7937 acre tract of land situated in the L.M. Collard Survey, Abstract Number 10, Walker County, Texas, and being part of a called 8 acres as described in deed recorded in Volume 319, Page 640 of the Deed Records of Walker County, Texas; said 7937 acres being more particularly described by metes and bounds attached.

▶ HUNTSVILLE MARKET HIGHLIGHTS

Huntsville's community and business leadership recognize that the community lies directly in the path of growth—bringing with it both great opportunities and challenges. Future expansions in business and housing are the obvious opportunities. In addition, the projected growth in the size of SHSU's student body will continue to present opportunities, as well as challenges. Protecting the community's quality of life, promoting the prosperity of its citizens, and diversifying the tax base will be Huntsville's greatest challenges in the coming years. In other words, managing the Huntsville's growth and maximizing development opportunities will be the key to promoting long-term economic growth and vitality.

Road Improvements: The construction of the 6 miles widening project, Segment 1B of IH 45 from 0.5 miles north of Vick Springs Road to 0.3 miles north of SH 19 is under way. This project will widen IH 45 to six lanes and will replace the SH75 Bridge and southbound SH 19 Flyover. During the 3-year project, multiple lane shifts and relocation of traffic will take place at various times to accommodate construction activity.

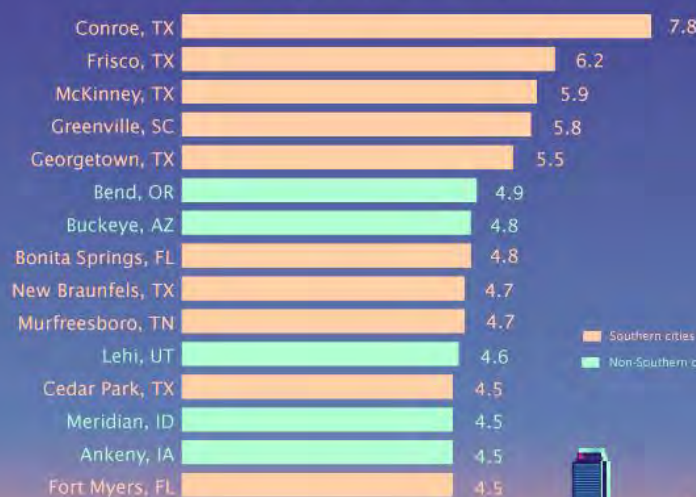
Employment: Huntsville is a prime location for business owners optimally positioned on the I-45 corridor between Houston & Dallas. This charming community is also home to Sam Houston State University, one of the fastest growing universities in the state, which provides the city with a continuous pool of talented graduates entering the workforce. The area's major employers quickly reveals that Huntsville's economy is strongly dependent on state and local government. For example, the community's top three employers (1000+ workers) are TDCJ, SHSU, and the Huntsville ISD. Other major public sector employers include, Walker County, Educational Service Center Region VI, and the City of Huntsville. Huntsville Memorial Hospital is the community's largest private sector employer, followed by WalMart.

▶ CONROE #1 FASTEST GROWING CITY

- **Conroe** is located in Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest-growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average. There are several new housing developments coming online in the area, providing an additional 18,000 homes.
- **Residential growth** is spurring business growth in Conroe. Fortune 500 pharmaceutical company McKesson Corp has moved to Conroe and a major oil and gas manufacturer, Reed Hycalog, is building its new world headquarters in Conroe. Retail is also expanding, including the addition of 336 Marketplace, a 700,000+ SF power center located at S Loop 336 and I-45, as well as the redevelopment of the "Outlets at Conroe," a 340,000+ SF outlet mall located at League Line Rd. and I-45.
- **The Conroe-North Houston Regional Airport** recently underwent a \$17 million expansion to support the area's growth; the airport contributes a \$33 million economic impact to the local economy.

Southern Cities Growing Quickly

The 15 Fastest-Growing Large Cities by Percent Change Between July 1, 2015, and July 1, 2016



Note: Graphic displays percent change for fastest-growing cities and towns with populations of 50,000 or more on July 1, 2015.

United States
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

Source: Vintage 2016 Population Estimates
www.census.gov/programs-surveys/popest.html

PLANNED DEVELOPMENTS

An expected population boom near FM 1097 has spurred construction of new mobility improvement projects, schools and first responder facilities.

TRANSPORTATION PROJECTS

Local municipalities are expanding a number of roads in the north Conroe and south Willis areas to accommodate expected population growth.

EXPANSIONS: Each road will be expanded from two to four lanes and will include ongoing left-turn lanes.

1 FM 1097 expansion

The Texas Department of Transportation will expand FM 1097 from:

Hwy. 75 to I-45 by 2016

I-45 to Anderson Road by 2018

Anderson Road to Lake Conroe Hills by 2022

Lake Conroe Hills to Blueberry Hill by 2022

Blueberry Hill to Bentwater Drive by 2030

Timeline: 2016-TBA

Cost: \$45.6 million (Hwy. 75-Blueberry Hill), TBA (Blueberry Hill-Bentwater Drive)

2 FM 830 expansion

The city of Conroe started studying the need and effects of an expansion project on FM 830.

Timeline: TBA

Cost: \$14.3 million

3 Longmire Road expansion

An expansion of Longmire Road will go out for bid in 2017.

Timeline: 2017-TBA

Cost: \$11.3 million

NEW CONSTRUCTION

Local municipalities are building new roads to accommodate anticipated traffic congestion.

4 West Side Loop construction

The city of Willis is building a new road between FM 1097 and Old Montgomery Road.

Timeline: April 2016-January 2017

Cost: \$1.2 million

5 M.P. Clark Road construction

Preliminary discussions between local officials and the Howard Hughes Corp. include construction of MP Clark Road.

Timeline: 2017

Cost: \$7.6 million

The Woodlands Area Economic Drivers



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- **The Woodlands is a 28,000-acre master-planned community**, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best selling, master planned communities in the nation.
- **Currently 49,000 employees work in the Woodlands area** with such major employers as Anadarko, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA.
- **The Woodlands has emerged as a major healthcare hub in the Houston area**, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.
- **Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development.** Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.
- **There are nine distinct villages that make up The Woodlands:** Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley.
- **The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990**, and benefits from its outstanding amenities including retail, hotel, entertainment, recreation and conference center facilities.



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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
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