

Land
FOR SALE



For Sale

2,676 SQFT MEDICAL/PROFESSIONAL OFFICE ON 5.09 ACRES

15720 KUYKENDAHL COURT | CONROE, TX 77385



INSIGHT.KNOWLEDGE.EXPERTISE



- Property consists of two parcels, a 1.080 acre parcel that has the improvements on site and a 4.01 acre wooded land parcel on the back portion.
- Improvements include: 2,676 medical/professional office and 576 metal warehouse, surface parking.
- Less than approximately 1/4 of a mile from The Woodlands, at SH 242.
- Major growth corridor with explosive residential and commercial development.
- Conroe named "Fastest Growing US City" by the US Census Bureau. (7.8% population increase from 2015 to 2016; 11x National Avg.).

	1 Mile	3 Miles	5 Miles
Population	1,777	46,450	113,381
Daytime Population	1,630	32,767	93,999
Avg HH Income	\$148,570	\$54,768	\$152,492
2017 Traffic Counts:	FM 1488 52,806	West of Pin Oak	

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PROPERTY DATA

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The subject property is zoned for commercial real estate.

Size / Acres:	5.09 Acres
Zoning/Highest and Best Use:	Commercial: current use is a Healthy Beginnings Wellness Center. Potential uses: storage, multifamily, assisted living, private school, daycare facility, religious, hospitality
Shape:	Angled /slightly irregular/rectangular
Topography:	Heavily wooded beyond improvements
Road Frontage:	176' feet of road frontage on Kuykendahl Court
Existing Curb-Cuts:	Two points of entry to property
Floodplain:	The Property is mostly level based on visual, but heavily wooded. It is located outside of the 500-year flood plain per Montgomery County and FEMA Flood maps (0/2 percent annual chance of rain)
Detention:	Dependent on surface covered and drainage plan for development
Utilities :	<ul style="list-style-type: none">• Water- City of Conroe• Aerobic system – on front 1 acre• Sewer – Application through City of Conroe



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

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10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380
DIANA GAINES | JEFF BEARD, CCIM | 281-367-2220 | JBEARDCOMPANY.COM

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PROPERTY PHOTOS



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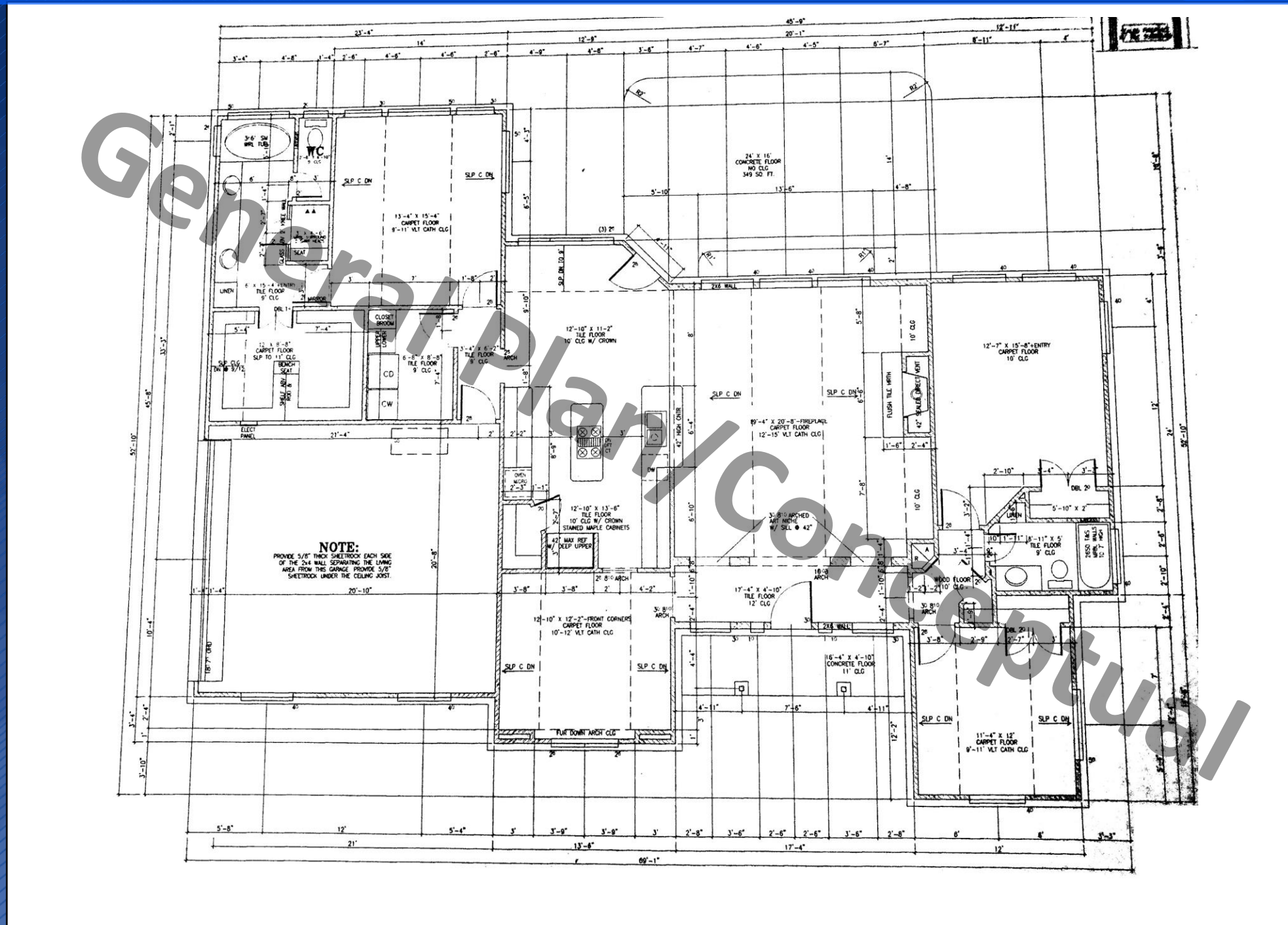
CONCEPTUAL PLAN

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GENERAL PLAN – HAS BEEN MODIFIED



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MARKET OVERVIEW

Conroe #1 FASTEST GROWING CITY

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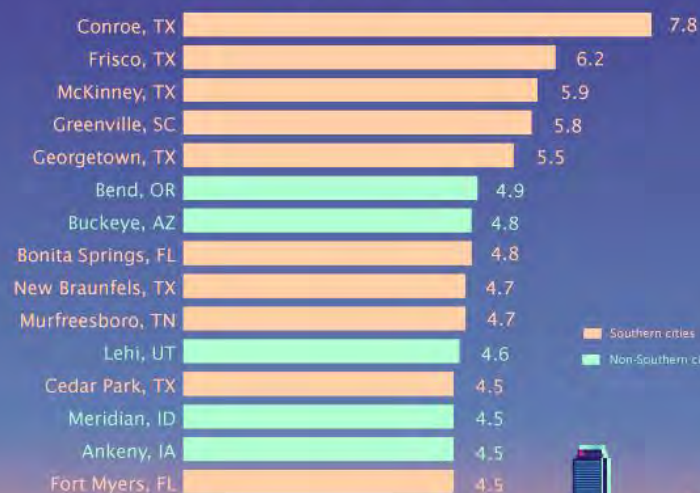
Conroe is located in Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest-growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average. There are several new housing developments coming online 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

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

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ECONOMIC DRIVERS

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The Woodlands Area

- **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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The Woodlands Area

Key Facts



209,495
Population



2.74
Average Household Size

37.5
Median Age

Business



7,541
Total Businesses



92,850
Total Employees

4.2%
Unemployment Rate

Income



\$132,464
Average Household Income



\$98,969
Median Household Income



\$48,288
Per Capita Income

Education



17.8%
High School Grad/GED



28.5%
Some College/
Associate's Degree



51.6%
Bachelor's/
Graduate Degree

Source: Esri 2017 & JobEQ 2017

Quality of Life Analysis

The Woodlands Area offers everything from single-family production homes to custom estates, condominiums, townhomes, brownstones, and attractively priced apartments.

Healthcare is keeping pace with the growth of our community with four regional acute care hospitals within a 5 mile radius.

There is always something to do here, from the area's multiple championship golf courses to miles of hike and bike trails, boating, fishing, and performances in the world-class amphitheatre. The Woodlands Area invites you to experience our active and enriching quality of life.

Education

With 51.6% of our population having a Bachelor's Degree or higher, The Woodlands Area offers a lifetime of education from preschool through primary with 3 independent school districts and numerous private and college preparatory institutions.

Lone Star College-Montgomery, Lamar University, National American University, Our Lady of the Lake University, Sam Houston State University, Stephen F. Austin State University and University of St. Thomas offer degrees from associates degrees to doctorate as well as workforce education, continuing education and developmental education programs.

Education Attainment

	Associate Degree	Bachelor's Degree	Graduate/ Professional Degree
The Woodlands Area	8.4%	33.6%	18%
10Mi Radius from Woodlands Pkwy & IH-45	7.9%	27.4%	13.7%
Montgomery County	6.9%	22.7%	10.9%

Source: JobEQ 2017

Employment Trends

Civilian Labor Force

The Woodlands Area	Montgomery County	Greater Houston MSA
96,921	242,476	3,079,264

Employed

The Woodlands Area	Montgomery County	Greater Houston MSA
92,850	227,685	2,986,886

Unemployment Rate

The Woodlands Area	Montgomery County	Greater Houston MSA
4.2%	6.1%	7%

Workforce Analysis



2.8%
Employment Rate Growth



1.1%
Annual wage increase

Source: Esri 2017 & JobEQ 2017

The Woodlands Area

Area Major Employers - Non-Retail

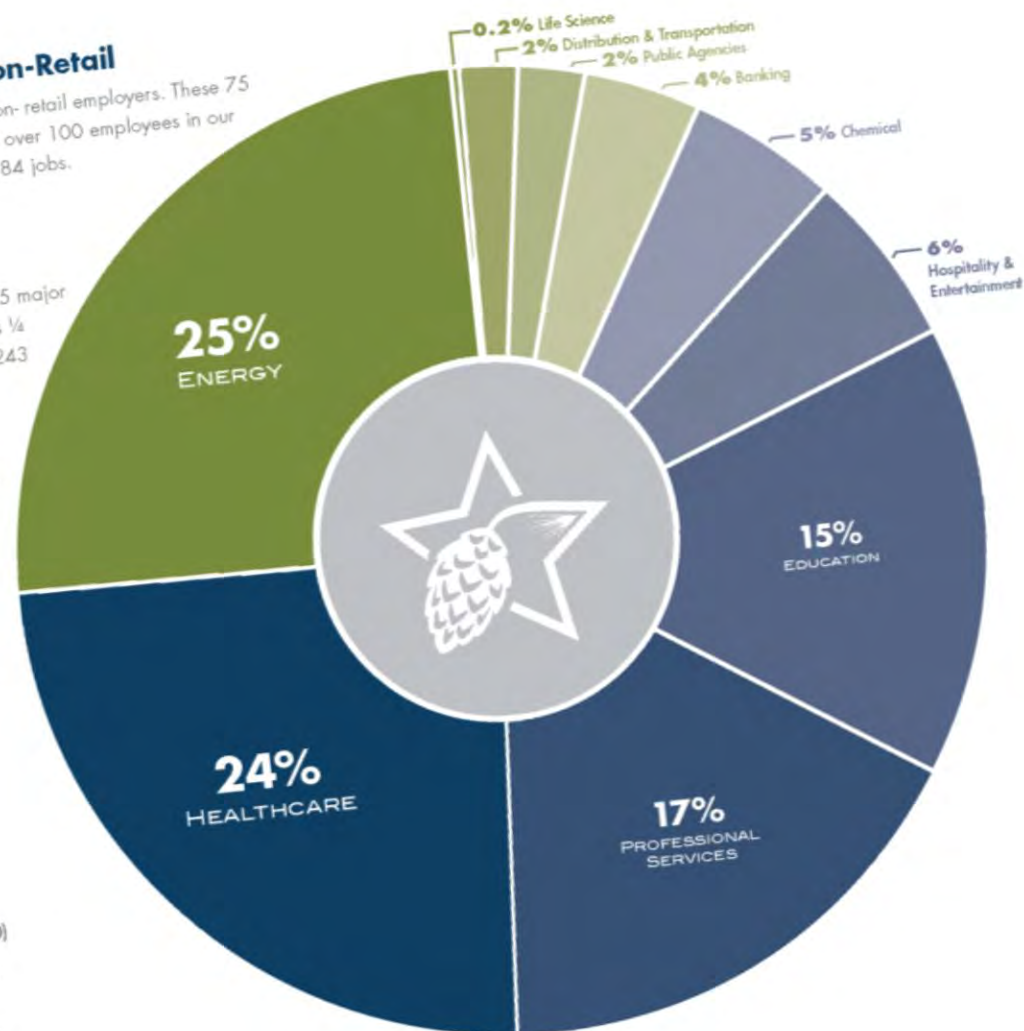
The Woodlands area is home to 75 major non-retail employers. These 75 companies all have a minimum workforce of over 100 employees in our community. Collectively, they represent 36,684 jobs.

Industry Snapshot

The leading industry sector among these 75 major employers is Energy. This sector represents 1/4 of the major employer's total jobs with 9,243 employees. The second largest industry, and fastest growing sector is Healthcare with 24% of our major employer's jobs. This sector represents 8,725 employees.

Top 10 Employers

- Conroe Independent School District (3,759)
- Anadarko Petroleum Corporation (3,309)
- Memorial Hermann The Woodlands Medical Center (2,454)
- Alight Solutions (1,850)
- ExxonMobil (1,800)
- CHI St. Luke's Health - The Woodlands Hospital (1,650)
- Lone Star College-Montgomery (1,098)
- Huntsman Corporation (1,018)
- Houston Methodist The Woodlands Hospital (925)
- Woodforest National Bank (901)



Source: The Woodlands EEP 2017

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Workforce Analysis



Em 2017 & Job4G 2017

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FOR MORE INFO:

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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