



**Teas Crossing**

jcpenny • T-Mobile

Davita ME Home Care

Merrill Lynch Olive Garden CHASE

SAS verizon GREATER HOUSTON

FIREHOUSE SUBS Advantage

**Conroe Marketplace**

Applebees ROSS Red Lobster

PETSMART BED BATH & BEYOND

OLD NAVY THE SHIRAZ PLACE

TJ-maxx Ashley HOME STORE

KOHL'S ULTA Bath & Body Works

MATTRESS ONE

**Greystone Hills**  
733 Homes

INTERSTATE 45  
I-45 126,138 VPD

# CONROE WATERFRONT CENTER

I-45 & TEAS NURSERY ROAD | CONROE, TEXAS

± 100 ACRES FOR SALE ON A NATURAL COMMERCE PARK

BRAD LYBRAND | NEAL THOMSON | 281.477.4300





# PROPERTY INSIGHTS

## Conroe Waterfront Center

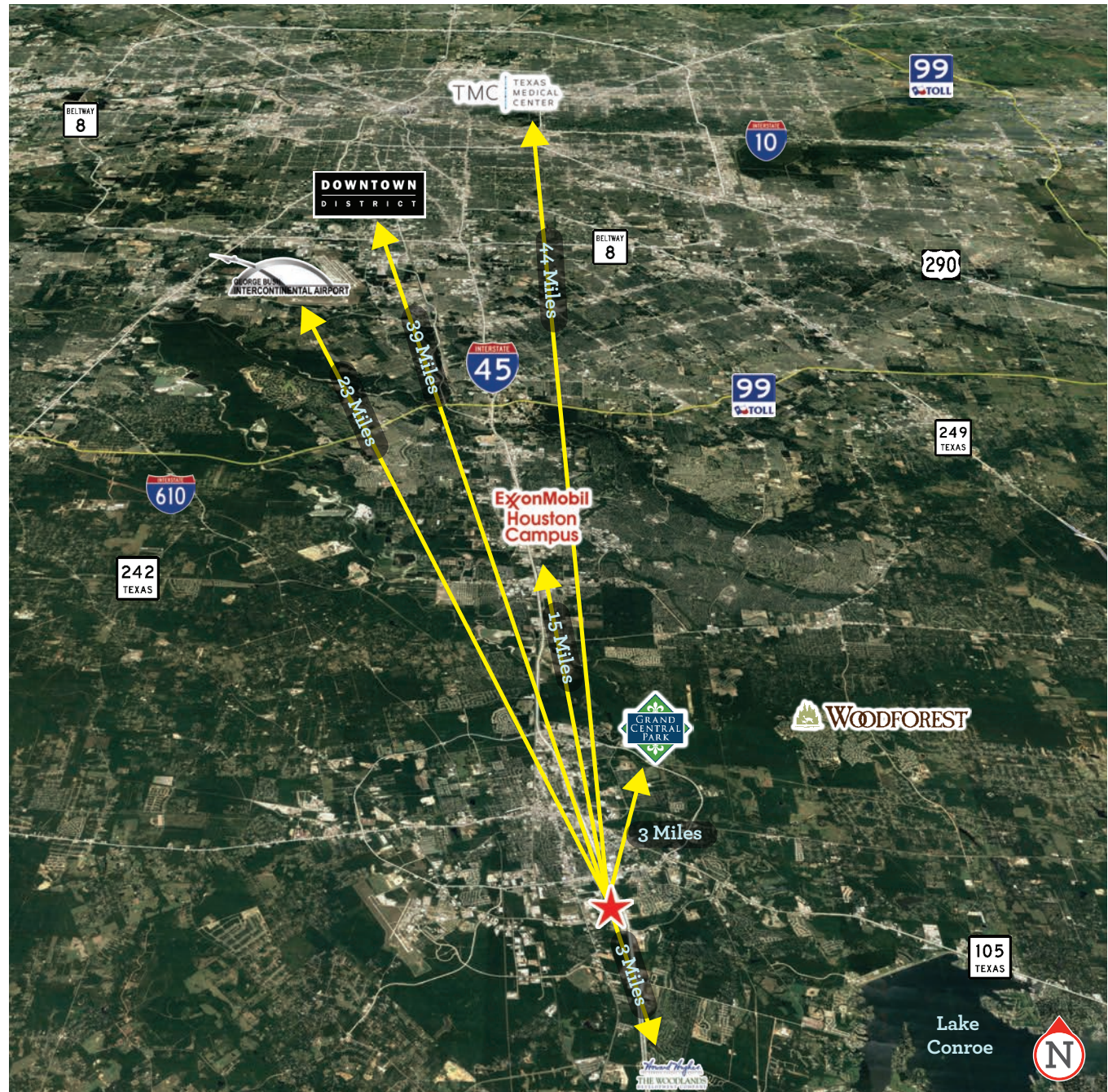
A Natural Commerce Park is a 115 acre master planned mixed use development in the north Houston submarket of Conroe, TX. Conroe Waterfront Center “CWC” has frontage on I-45 and Teas Nursery Road in addition to several recently completed and ongoing road construction projects throughout the development. 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.







Greystone Hills  
733 Homes

AERIALS + ACREAGE





**DEVELOPMENT SYNOPSIS**  
**MAJOR LEASE SHOPPING CENTER TRACTS**

TRACT #	LAND AREA (SQ.) (ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 1	111497	138	1481	133	30.15
TRACT 2	12136	132	1420	116	31.11
TRACT 3	42394	130	1335	82	34.02
TRACT 4	9636	138	830	72	34.02
TRACT 5	9636	138	830	72	34.02
TRACT 6	9636	138	830	72	34.02
TRACT 7	9636	138	830	72	34.02
TRACT 8	9636	138	830	72	34.02
TRACT 9	9636	138	830	72	34.02
TRACT 10	9636	138	830	72	34.02
TRACT 11	9636	138	830	72	34.02
TRACT 12	9636	138	830	72	34.02
TRACT 13	9636	138	830	72	34.02
TRACT 14	9636	138	830	72	34.02
TRACT 15	9636	138	830	72	34.02
TRACT 16	9636	138	830	72	34.02
TRACT 17	9636	138	830	72	34.02
TRACT 18	9636	138	830	72	34.02
TRACT 19	9636	138	830	72	34.02
TRACT 20	9636	138	830	72	34.02
TRACT 21	9636	138	830	72	34.02
TRACT 22	9636	138	830	72	34.02
TRACT 23	9636	138	830	72	34.02
TRACT 24	9636	138	830	72	34.02
RESERVE 1'					
RESERVE 2'					
RESERVE 3'					
RESERVE 4'					
RESERVE 5'					
RESERVE 6'					
RESERVE 7'					
RESERVE 8'					
RESERVE 9'					
RESERVE 10'					
RESERVE 11'					
RESERVE 12'					
RESERVE 13'					
RESERVE 14'					
RESERVE 15'					
RESERVE 16'					
RESERVE 17'					
RESERVE 18'					
RESERVE 19'					
RESERVE 20'					
RESERVE 21'					
RESERVE 22'					
RESERVE 23'					
RESERVE 24'					
RESERVE 25'					
RESERVE 26'					
RESERVE 27'					
RESERVE 28'					
RESERVE 29'					
RESERVE 30'					
RESERVE 31'					
RESERVE 32'					
RESERVE 33'					
RESERVE 34'					
RESERVE 35'					
RESERVE 36'					
RESERVE 37'					
RESERVE 38'					
RESERVE 39'					
RESERVE 40'					
RESERVE 41'					
RESERVE 42'					
RESERVE 43'					
RESERVE 44'					
RESERVE 45'					
RESERVE 46'					
RESERVE 47'					
RESERVE 48'					
RESERVE 49'					
RESERVE 50'					
RESERVE 51'					
RESERVE 52'					
RESERVE 53'					
RESERVE 54'					
RESERVE 55'					
RESERVE 56'					
RESERVE 57'					
RESERVE 58'					
RESERVE 59'					
RESERVE 60'					
RESERVE 61'					
RESERVE 62'					
RESERVE 63'					
RESERVE 64'					
RESERVE 65'					
RESERVE 66'					
RESERVE 67'					
RESERVE 68'					
RESERVE 69'					
RESERVE 70'					
RESERVE 71'					
RESERVE 72'					
RESERVE 73'					
RESERVE 74'					
RESERVE 75'					
RESERVE 76'					
RESERVE 77'					
RESERVE 78'					
RESERVE 79'					
RESERVE 80'					
RESERVE 81'					
RESERVE 82'					
RESERVE 83'					
RESERVE 84'					
RESERVE 85'					
RESERVE 86'					
RESERVE 87'					
RESERVE 88'					
RESERVE 89'					
RESERVE 90'					
RESERVE 91'					
RESERVE 92'					
RESERVE 93'					
RESERVE 94'					
RESERVE 95'					
RESERVE 96'					
RESERVE 97'					
RESERVE 98'					
RESERVE 99'					
RESERVE 100'					
TOTAL	438442	101.15			

This site plan is presented solely for the purpose of identifying the approximate location and size of the building footprint, construction within the Shopping Center. Subject to the limitations, conditions and any amendments herein are subject to change at Landmark's discretion. Except as otherwise expressly provided in the plan, the identification of any other quality or proposed works or materials, or any other information or any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or contract on the part of Landmark and its agents and its employees or any other building owner, and shall remain subject to change at Landmark's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: 01/25 DATE: 04/28/17



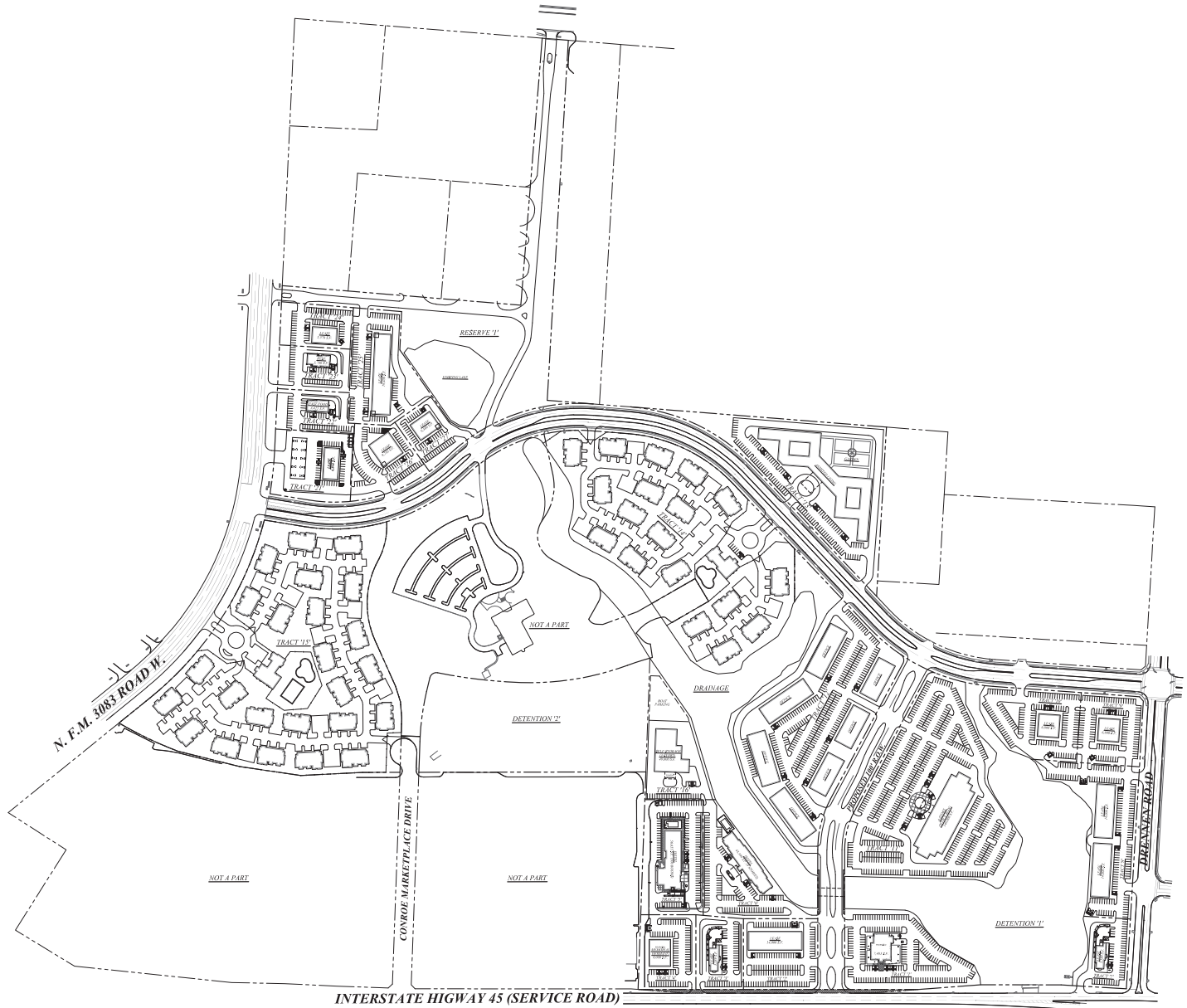
AERIALS + ACREAGE



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	113,450	2.60	7,483	195	26.06	6.60
TRACT 2'	72,589	1.67	14,000	118	8.43	19.29
TRACT 3'	47,854	1.10	3,189	46	14.42	6.66
TRACT 4'	58,381	1.34	8,000	77	9.63	13.70
TRACT 5'	96,040	2.20	56,651	106	1.87	58.99
TRACT 6'	94,300	2.16	43,500	111	2.55	46.13
TRACT 7'	44,463	1.02	3,189	48	15.05	7.17
TRACT 8'	116,054	2.66	28,000	148	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
TRACT 21'	74,592	1.71	6,844	42	6.14	9.18
TRACT 22'	41,155	0.94	3,425	47	13.72	8.32
TRACT 23'	43,480	1.00	3,700	37	10.00	8.51
TRACT 24'	42,245	0.97	5,570	59	10.59	13.18
TRACT 25'	93,578	2.15	19,400	103	5.31	20.73
TRACT 26'	59,212	1.36	8,730	70	8.02	14.74
TRACT 27'	39,310	0.90	6,300	44	6.98	16.03
<b>SUBTOTAL</b>	<b>1,181,841</b>	<b>27.13</b>	<b>231,581</b>	<b>1,505</b>	<b>6.50</b>	<b>19.59</b>
TRACT 11'	329,098	7.56				
TRACT 12'	336,704	7.73				
TRACT 13'	224,445	5.15				
TRACT 14'	472,035	10.84				
TRACT 15'	625,350	14.36				
TRACT 16'	82,331	1.89				
DETENTION 1'	378,400	8.69				
DETENTION 2'	298,273	6.85				
DRAINAGE	300,158	6.89				
RESERVE 1'	355,847	8.17				
<b>SUBTOTAL</b>	<b>3,402,641</b>	<b>78.11</b>				
<b>TOTAL</b>	<b>4,584,482</b>	<b>105.25</b>				

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: SP03	DATE: 06.28.17
---	----------------



# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,017	17,689	29,918
Current Population	6,773	46,577	83,130
2010 Census Average Persons per Household	2.25	2.63	2.78
2010 Census Population	4,953	31,531	60,173
Population Growth 2010 to 2018	37.94%	58.17%	43.66%

## CENSUS HOUSEHOLDS

1 Person Household	37.53%	28.62%	25.22%
2 Person Households	29.97%	30.63%	29.88%
3+ Person Households	32.50%	40.75%	44.89%
Owner-Occupied Housing Units	24.74%	50.10%	54.39%
Renter-Occupied Housing Units	75.26%	49.90%	45.61%

## RACE AND ETHNICITY

2018 Estimated White	73.01%	71.18%	68.68%
2018 Estimated Black or African American	10.80%	10.31%	10.66%
2018 Estimated Asian or Pacific Islander	3.16%	2.10%	2.05%
2018 Estimated Other Races	12.45%	15.45%	17.48%
2018 Estimated Hispanic	29.65%	38.13%	39.88%

## INCOME

2018 Estimated Average Household Income	\$75,756	\$77,148	\$72,466
2018 Estimated Median Household Income	\$54,286	\$55,914	\$55,838
2018 Estimated Per Capita Income	\$31,267	\$28,536	\$25,945

## EDUCATION (AGE 25+)

2018 Estimated High School Graduate	26.24%	28.22%	28.73%
2018 Estimated Bachelors Degree	19.17%	16.54%	15.40%
2018 Estimated Graduate Degree	11.23%	8.42%	8.13%

## AGE

2018 Median Age	33.4	34.1	33.4
-----------------	------	------	------

# 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.

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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 12.11.18 DK