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INTERSTATE
45

75
TEXAS

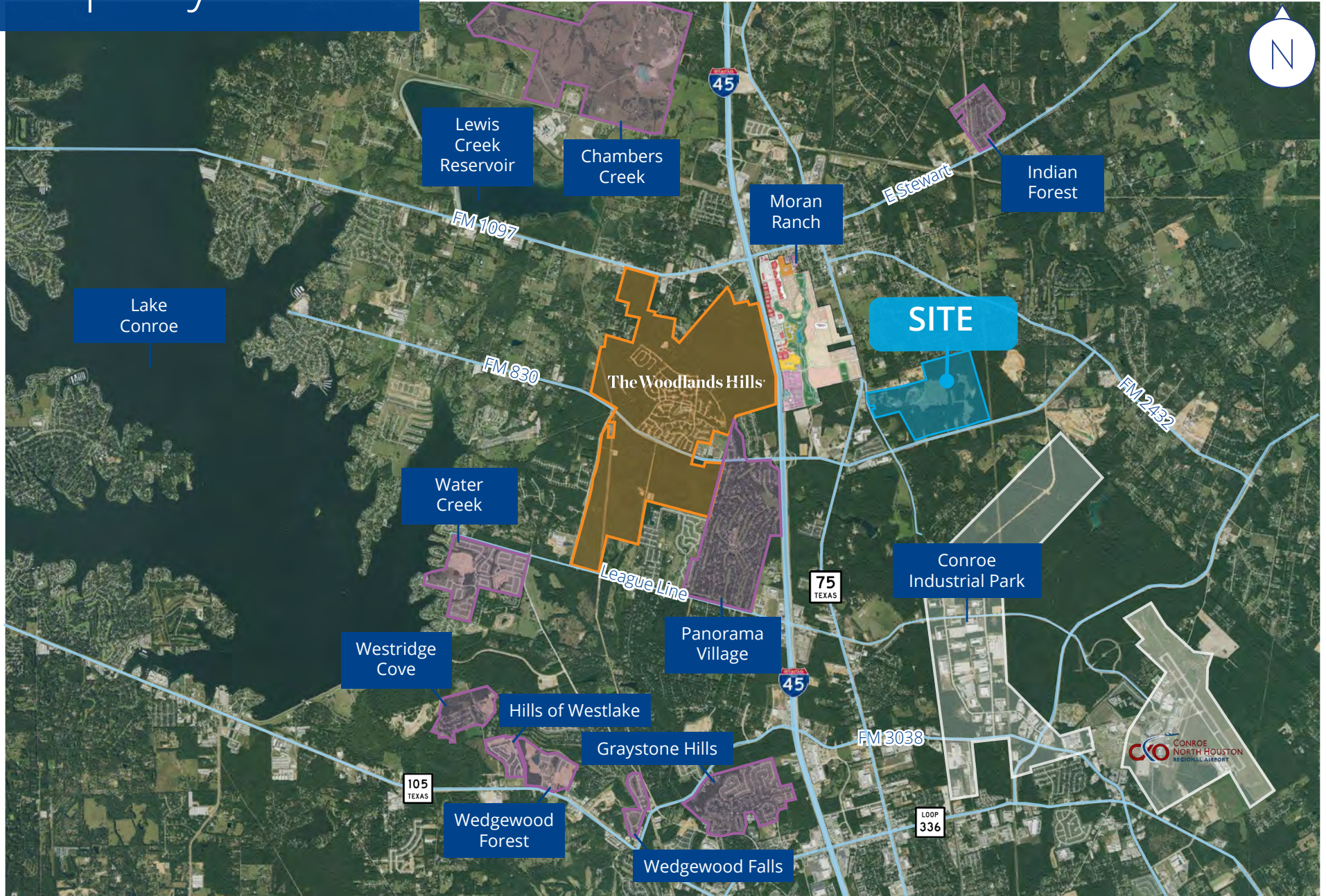
For Sale
±413.59 Acres
Seven Coves Rd
Conroe, Texas 77303

Michelle Soderberg

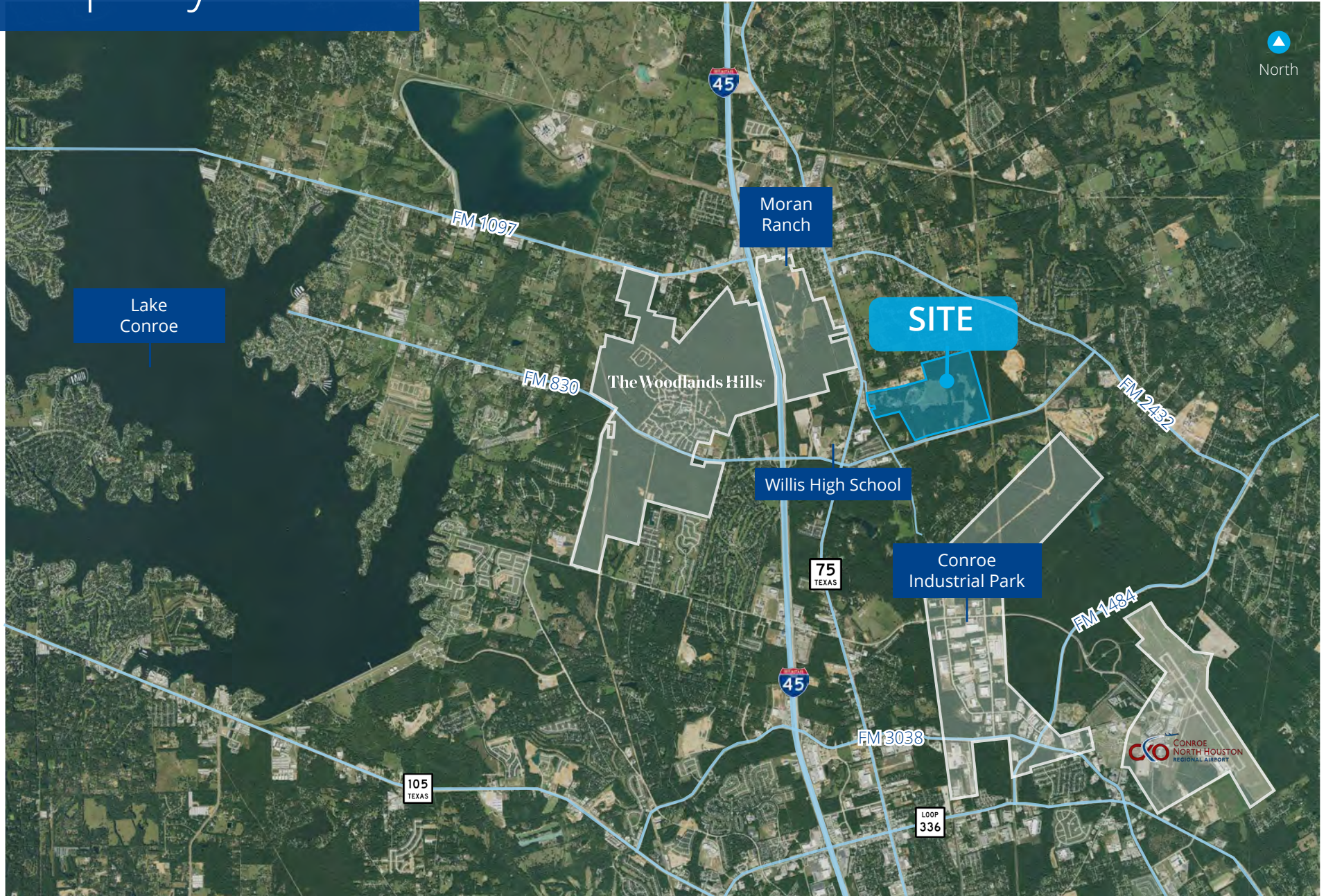
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michelle.soderberg@colliers.com

Meador Rd
Seven Coves Rd

Property Aerial



Property Aerial



Area Amenities



ExxonMobil

Moran Ranch

The Woodlands Hills

SITE

FM 1097

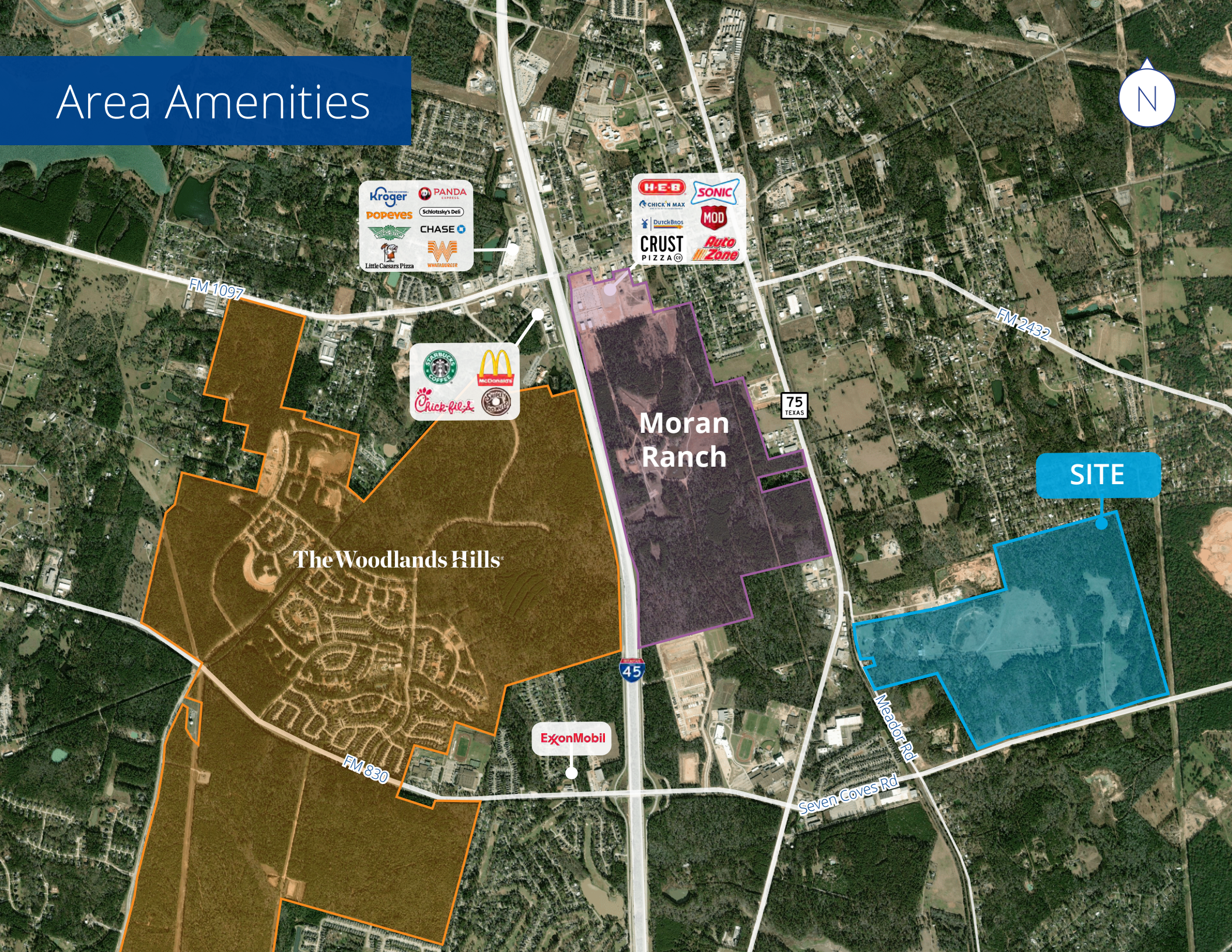
FM 2432

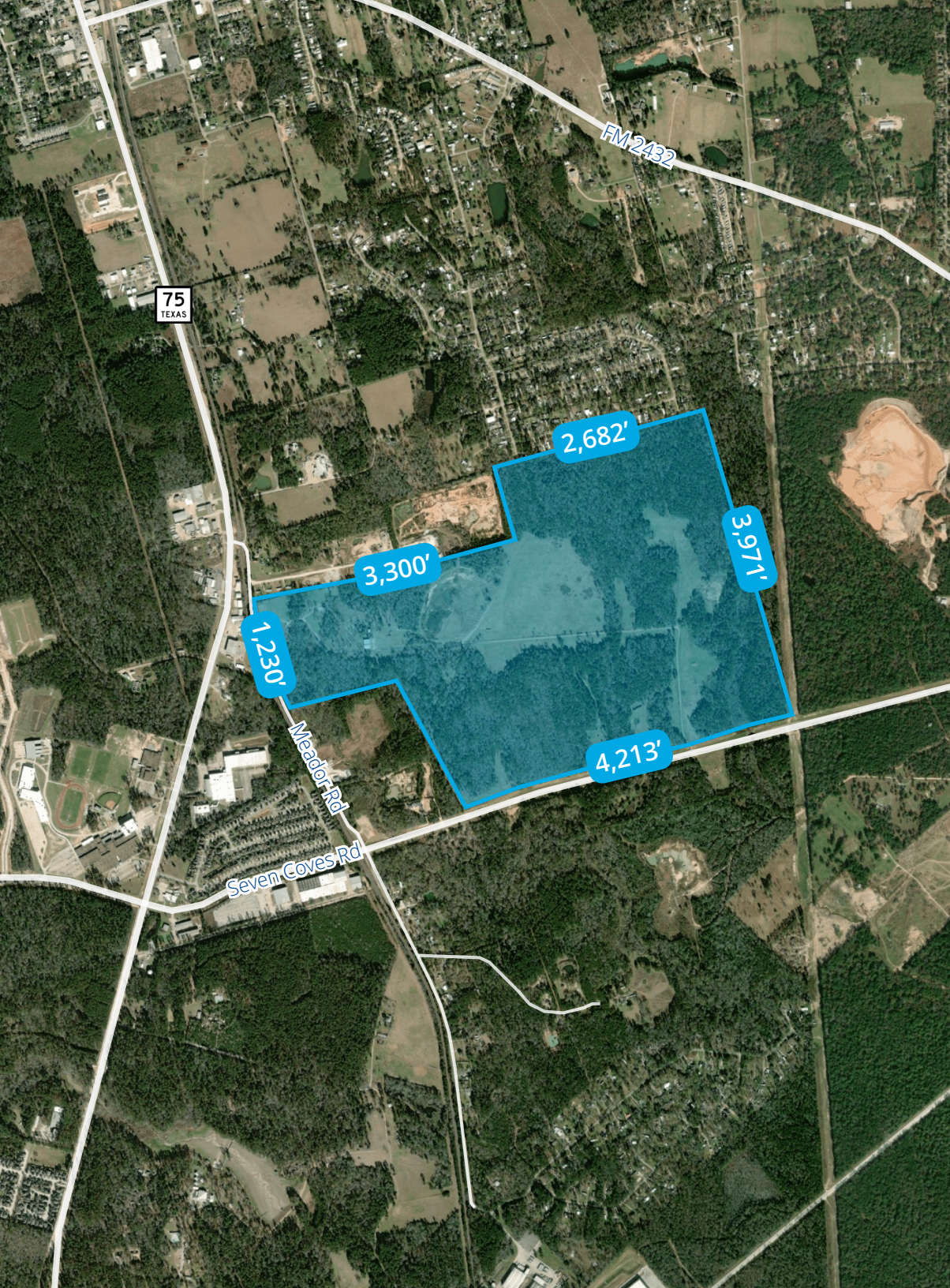
75 TEXAS

45

FM 830

Meador Rd
Seven Coves Rd





Property Features

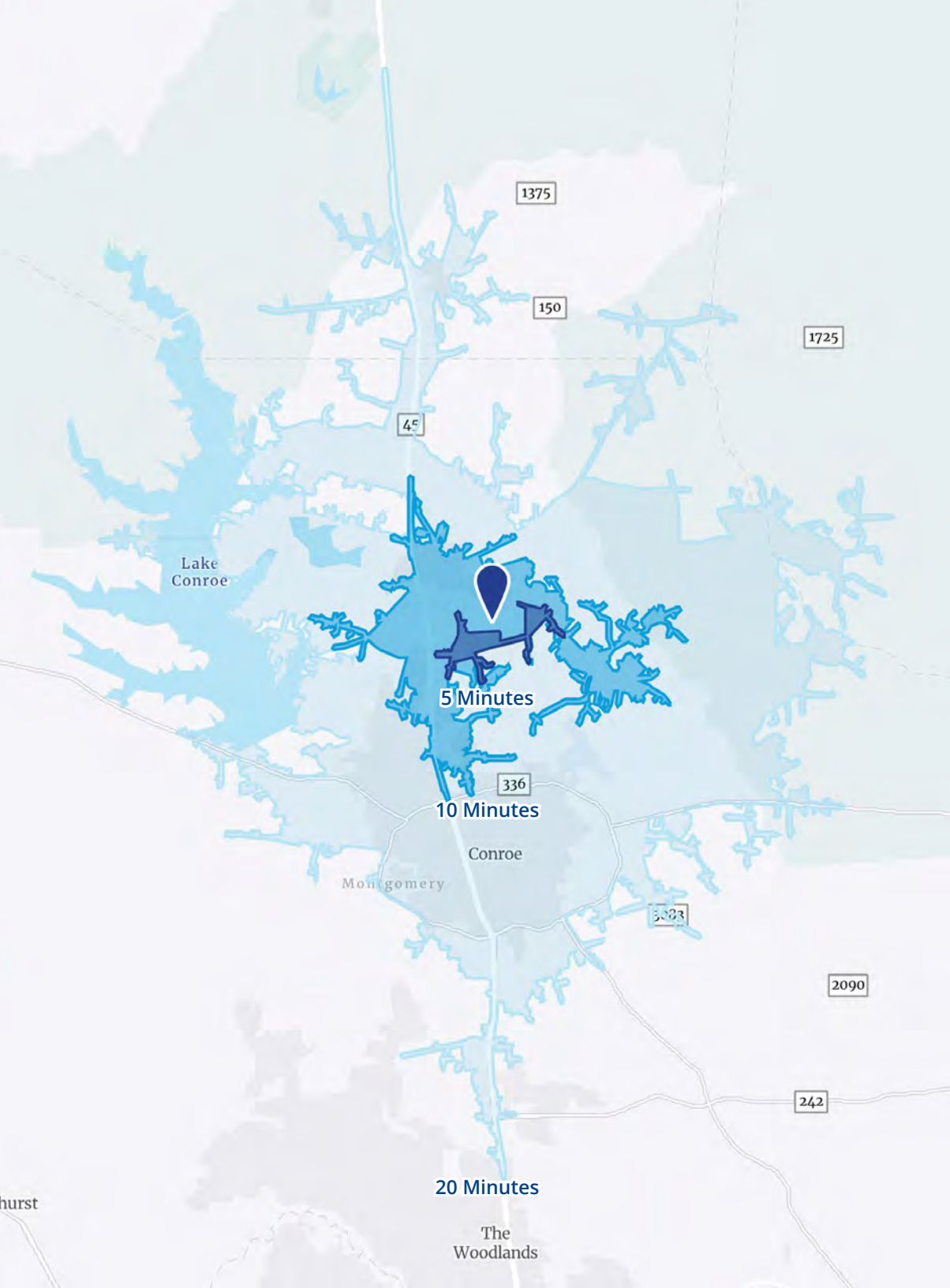
- Size: ±413.59 Acres
- Located close to The Woodlands Hills and Moran Ranch master-planned developments.
- Approximately 2 miles to I-45.
- ±4,213' of frontage on Seven Coves Road.
- ±1,230' of frontage on Meador Road.
- Willis ISD
- Possible city utilities
- Unrestricted

Demographics

	3 MILE	5 MILE	10 MILE
Est Population (2022)	16,928	56,140	173,853
Projected Growth (2027)	6.4%	7.3%	8.5%
Est Households (2022)	5,734	19,494	62,637
Projected Households (2027)	6.6%	7.6%	8.8%
Avg HH Income (2022)	\$85,738	\$91,827	\$109,961

Purchase Price

Contact listing agent.



Property Location

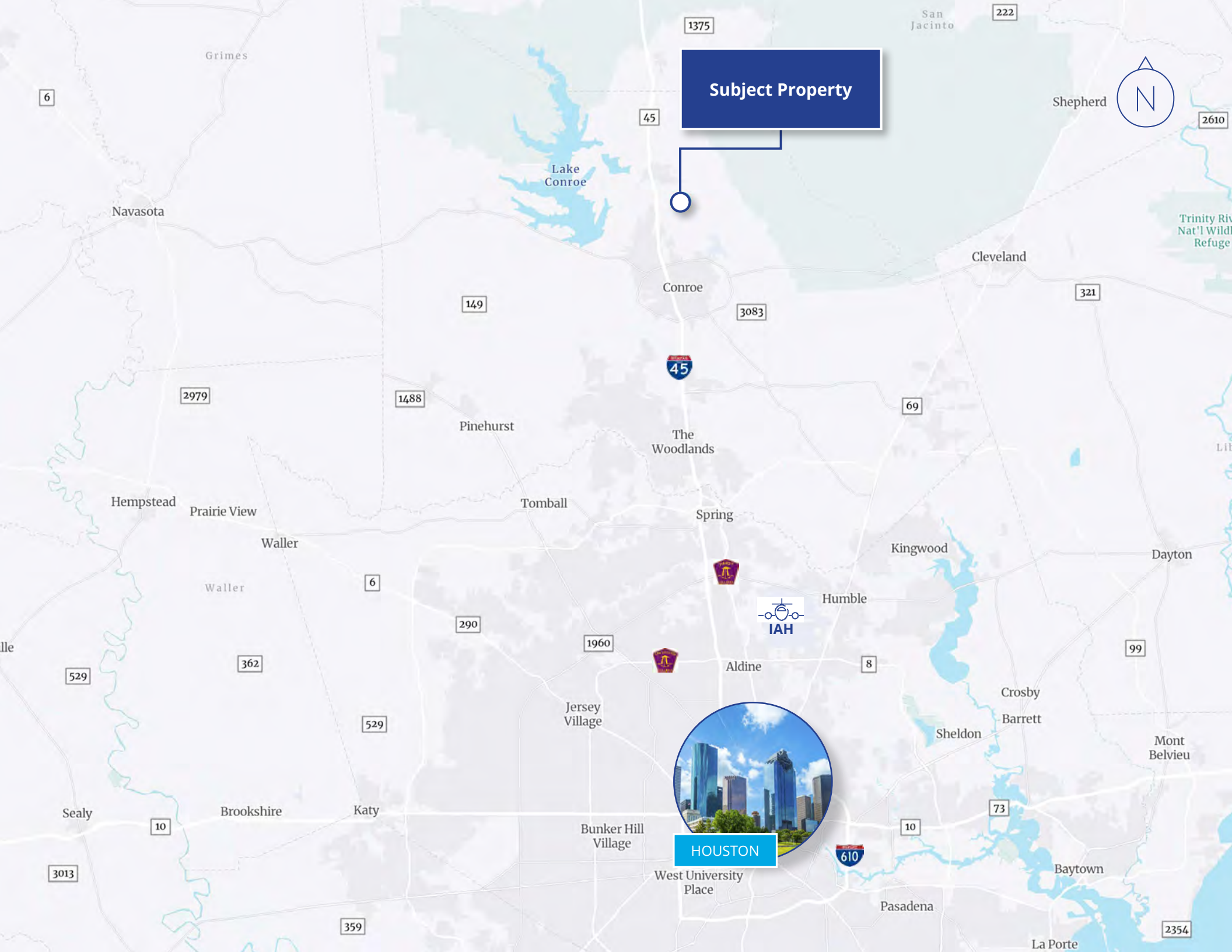
Seven Coves Rd & Meador Rd
Conroe, Texas

Taxes

Willis ISD	\$1.15
Montgomery County	\$0.3742
ESD #1	\$0.9530
Montgomery County Hospital	\$0.0502
Lone Star College	\$0.1078
TOTAL TAXES	\$1.7821

Key Distances

	Time	Miles
Conroe	13 Minutes	8.1
The Woodlands	22 Minutes	18.2
Beltway 8	34 Minutes	33.1
IAH Airport	37 Minutes	38.4
Loop 610	44 Minutes	42.7
Downtown Houston	52 Minutes	48.4



Subject Property

45



IAH



HOUSTON



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 Google Map

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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Michelle Soderberg	505655	michelle.soderberg@colliers.com	+1 713 830 4005
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date