



0.87 ACRES – CONROE, TX

NEQ OF TEAS ROAD & I-45 | CONROE, TX 77303

SHOVEL-READY PAD ACROSS FROM CONROE MARKETPLACE

NEAL THOMSON | BRAD LYBRAND | 281.477.4300

PROPERTY INSIGHTS

±0.87 ACRES AVAILABLE FOR GROUND LEASE IN CONROE, TEXAS

- Site is situated just off the hard corner of Teas Nursery Road next to a Hilton Homewood Suites and across the street from Conroe Marketplace.
- Conroe Marketplace is a multi-anchored center with over 275K-SF of retail space. Notable anchors include Ross, Ulta, Petsmart, Kohls and Ashley Homestore.
- Just to the east of site, Encore is now in process of delivering ±300 apartment units.
- Excellent location for QSR, car wash, coffee shop or a small strip retail.

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±0.87 acres
- ▶ **PRICE:**
\$80,000 per year
- ▶ **SCHOOL DISTRICT:**
Willis ISD
- ▶ **FRONTAGE:**
Approx. 167 ft. on Teas Road
- ▶ **TRAFFIC COUNTS:**
Approx. 21,402 VPD on Teas Road
Approx. 79,248 VPD on I-45



91,507
Current Population
Within a 5-Mile Radius



24.72%
Population Growth
Within a 1-mile Radius
from 2020 to 2022



\$117,212
Average HHI Within
a 1-Mile Radius



MasTec
Infrastructure that Delivers

Teas Crossing

- icpenney
- Olive Garden
- FIREHOUSE SUBS
- SAS
- CHI St. Luke's Health
- verizon
- ME

Sunset Ridge
205 Homes

Conroe Marketplace

- ROSS KOHL'S
- BED BATH & BEYOND
- TJ-maxx
- PETSMART
- OLD NAVY
- Red Lobster
- ASHLEY Furniture
- Applebees

SITE

Encore Rise
Apartments
256 Units

TEAS RD 21,402 VPD

CAVENDERS

45 INTERSTATE 45 79,248 VPD

Conroe Waterfront
115 Acre Master Planned
Mixed-Use Development

GRINGO'S
Cheddar's

PLANTATION DR

DRENNEN RD

MERAZIER

AMERITEX
MACHINE & FABRICATION

CROWN
Brand-Building Packaging

TENSOR

MILSTEAD
SERVICES CENTER

R/S
Welding Systems

GRAINGER

Centex
CENTRIFUGE LLC

Entergy

VALERO

Greystone
\$300k-\$600k
Home Values



AERIALS + ACREAGE

DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,147	17,859	33,816
Current Population	2,922	45,246	91,507
2020 Census Average Persons per Household	2.55	2.53	2.71
2020 Census Population	2,343	38,472	79,661
Population Growth 2020 to 2022	24.72%	17.61%	14.87%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	24.18%	28.15%	25.23%
2 Person Household	37.20%	35.45%	33.65%
3+ Person Household	38.63%	36.40%	41.12%
Owner-Occupied Housing Units	45.39%	54.70%	58.81%
Renter-Occupied Housing Units	54.61%	45.30%	41.19%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2022 Estimated White	63.53%	59.60%	57.54%
2022 Estimated Black or African American	13.33%	15.37%	13.63%
2022 Estimated Asian or Pacific Islander	3.12%	2.48%	2.31%
2022 Estimated Other Races	19.25%	21.69%	25.46%
2022 Estimated Hispanic	26.64%	28.91%	33.10%

INCOME

	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$117,212	\$90,324	\$84,151
2022 Estimated Median Household Income	\$66,853	\$67,026	\$65,510
2022 Estimated Per Capita Income	\$46,006	\$34,455	\$30,559

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2022 Estimated High School Graduate	24.97%	28.31%	28.25%
2022 Estimated Bachelors Degree	19.90%	19.12%	16.96%
2022 Estimated Graduate Degree	11.17%	9.99%	9.72%

AGE

	1 MILE	3 MILES	5 MILES
2022 Median Age	33.1	35.9	34.9

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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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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