

Conroe Plaza

3301 W DAVIS STREET | CONROE, TX 77304



Conroe Plaza



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Property Dashboard

TENANT SUMMARY

SUITE	TENANT	SIZE (SF)	% GLA
A	Rana's Mexican Grill	1,800	22.7%
B	Cozy Smoke Vape Shop	1,050	13.2%
C	Sweet Box	1,150	14.5%
D	Sun Loan & Tax Services	875	11.0%
E	J. Massage	875	11.0%
F	Joy's Braid & Salon	732	9.2%
G	QT Nails Spa	732	9.2%
H	Texan Nutrition	732	9.2%
N/A	Billboard	N/A	N/A
Total Leased		7,946	100.0%
Total Available		0	0.0%
Total GLA		7,946	100.0%

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INVESTMENT SUMMARY



Market Price



Market Cap Rate



100% Leased



7,946 Size (SF)



0.70 AC Land Size



2006 Year Built



44 Parking Spaces



**W Davis: 42,187
I-10: 176,342
Traffic Counts**

Aerial





HEALTHY MARK TO MARKET RENT OPPORTUNITY | 5.54% 5-YEAR CAGR

- Weighted Average Rent is over 20% below market
- 78% of GLA has no options or options at Fair Market Value



AFFLUENT HIGH GROWTH DEMOGRAPHICS

5 MILE RADIUS


100,000+
Population

22%
Population Growth
Since 2020

\$116,444
Avg. Household
Income



WELL-POSITIONED ALONG CONROE'S PRIMARY EAST-WEST THOROUGHFARE : SANDWICHED IN BETWEEN HEB AND I-45 (LESS THAN 1-MILE IN EITHER DIRECTION)

- 218,529 Total VPD
-  2.1M Annual Visits

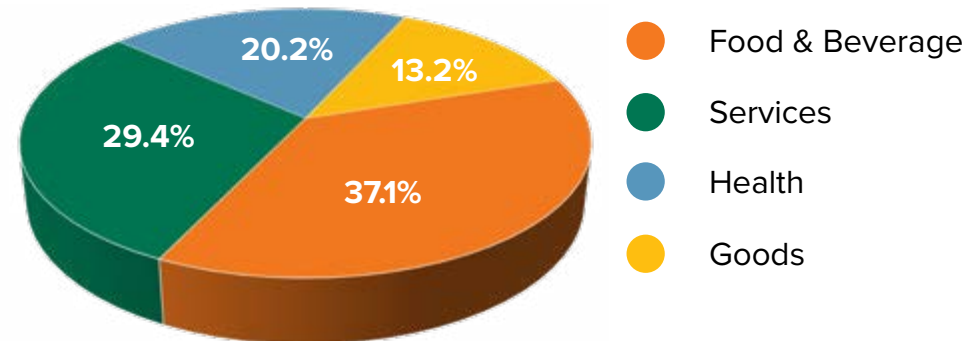


MINIMAL DEFERRED MAINTENANCE

- New Roof installed in 2017



STRONG TENANT MIX



6 Miles To
Lake Conroe

Encore at
West Fork
222 Units

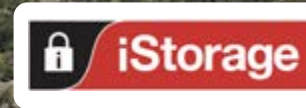


The Fountains
Of Conroe Apts
207 Units

Peet Junior
High School



Hilltops Apts
208 Units



Landings Of Conroe
208 Units



DOLLAR GENERAL



CAMILLO'S
FINE JEWELRY



Heritage Oaks
74 Units



42,187 VPD

CONROE HIGH SCHOOL
4,915 Students

Conroe
Plaza

Conroe Isd



105



\$145M IN VISITOR SPENDING

www.yourconroenews.com, 2024



1,500 JOBS IN TOURISM

www.yourconroenews.com, 2024

Property Details



7,946
Size (SF)



0.70 AC
Land Size



2006
Year Built



44
Parking Spaces



5.54
Spaces Per 1,000 SF



W Davis St: 42,187
I-10: 176,342
Traffic Counts

IMPROVEMENTS

The Property consists of one retail strip center totaling 7,946 square feet.

INGRESS/EGRESS

The Property is accessible via two (2) primary access points located along W. Davis Street and Wilson Road. Another secondary access point is also located at Wilson Road at the back of the Property.

FLOOD PLAIN

According to the Federal Emergency Management Agency (FEMA) – National Flood Insurance Program (NFIP) – Flood Insurance Rate Map (FIRM) – for Montgomery County, Texas and incorporated areas – Map No. 48339C0380G, effective date, August 18, 2014, the Property shown hereon lies outside the 0.2% annual chance floodplain.

GEOGRAPHIC ID	DESCRIPTION	ACREAGE
0002-03-04900	A0002 - Allen W S, TRACT 49, ACRES 0.7	0.7 AC
TOTAL		± 0.7 AC



SITE PLAN



TENANT	SIZE (SF)	% GLA
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DEMOGRAPHICS

Place Of Work	1 MILE	3 MILES	5 MILES
2024 Businesses	646	3,144	4,380
2024 Employees	7,082	37,054	52,067
Population			
2024 Population - Current Year Estimate	5,416	53,122	103,858
2029 Population - Five Year Projection	6,552	55,558	109,076
2020-2024 Annual Population Growth Rate	0.03%	2.12%	4.86%
2024-2029 Annual Population Growth Rate	3.88%	0.90%	0.99%
Households			
2024 Households - Current Year Estimate	2,737	19,622	37,785
2029 Households - Five Year Projection	3,362	21,083	40,659
2020-2024 Compound Annual Household Growth Rate	0.26%	2.62%	5.33%
2024-2029 Annual Household Growth Rate	4.20%	1.45%	1.48%
Household Income			
2024 Average Household Income	\$79,329	\$93,874	\$116,444
2029 Average Household Income	\$89,979	\$108,698	\$133,939
Home Value			
2024 Average Value of Owner Occ. Housing Units	\$385,012	\$358,746	\$401,455
Consumer Household Expenditures			
Average Annual Consumer Household Expenditures	\$70,070	\$83,209	\$102,387
Total Annual Consumer Household Expenditures	\$191,781,396	\$1,632,733,209	\$3,868,692,048

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