

FOR LEASE

SWC OF HWY 105 & LOOP 336 | CONROE, TEXAS 77304



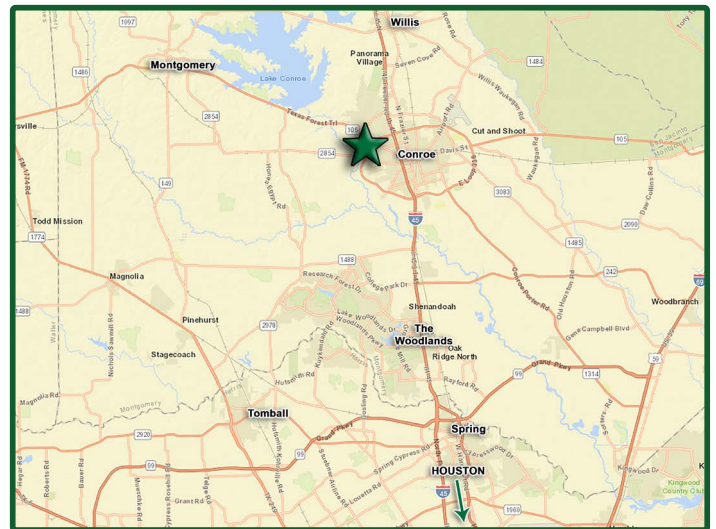
HEB ANCHORED PAD SITES

SWC of Hwy 105 & Loop 336 | Conroe, Texas

3 PAD SITES AVAILABLE
+/- 1 Acre

DESCRIPTION

- Three pad sites available at HEB anchored shopping center
- Located at main retail node for the West side of Conroe
- Easy access & great visibility on Loop 336
- Numerous signage opportunities
- Surrounded by Schools:
 - Conroe High School – 3,634 Students
 - Peet Jr. High School – 1,211 Students



4615 Southwest Freeway, Suite 550 | Houston, TX

FOR MORE INFORMATION:

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▶ BLAIR GOLDEN
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LOCATION

SWC of Hwy 105 & Loop 336
Conroe, Texas 77304

AVAILABLE

- Three Pad Sites: +/- 1 acre
- Detention in place
- Utilities to site

DEMOGRAPHIC SUMMARY

Category	3 miles	5 miles	7 miles
2017 Population	34,506	77,258	116,877
Daytime Pop.	44,923	85,459	117,978
Avg. HH Income	\$70,448	\$76,204	\$86,568

TRAFFIC COUNTS

Loop 336: 18,376 VPD
Hwy 105: 31,364 VPD
(TXDOT 2016)

AREA RETAILERS



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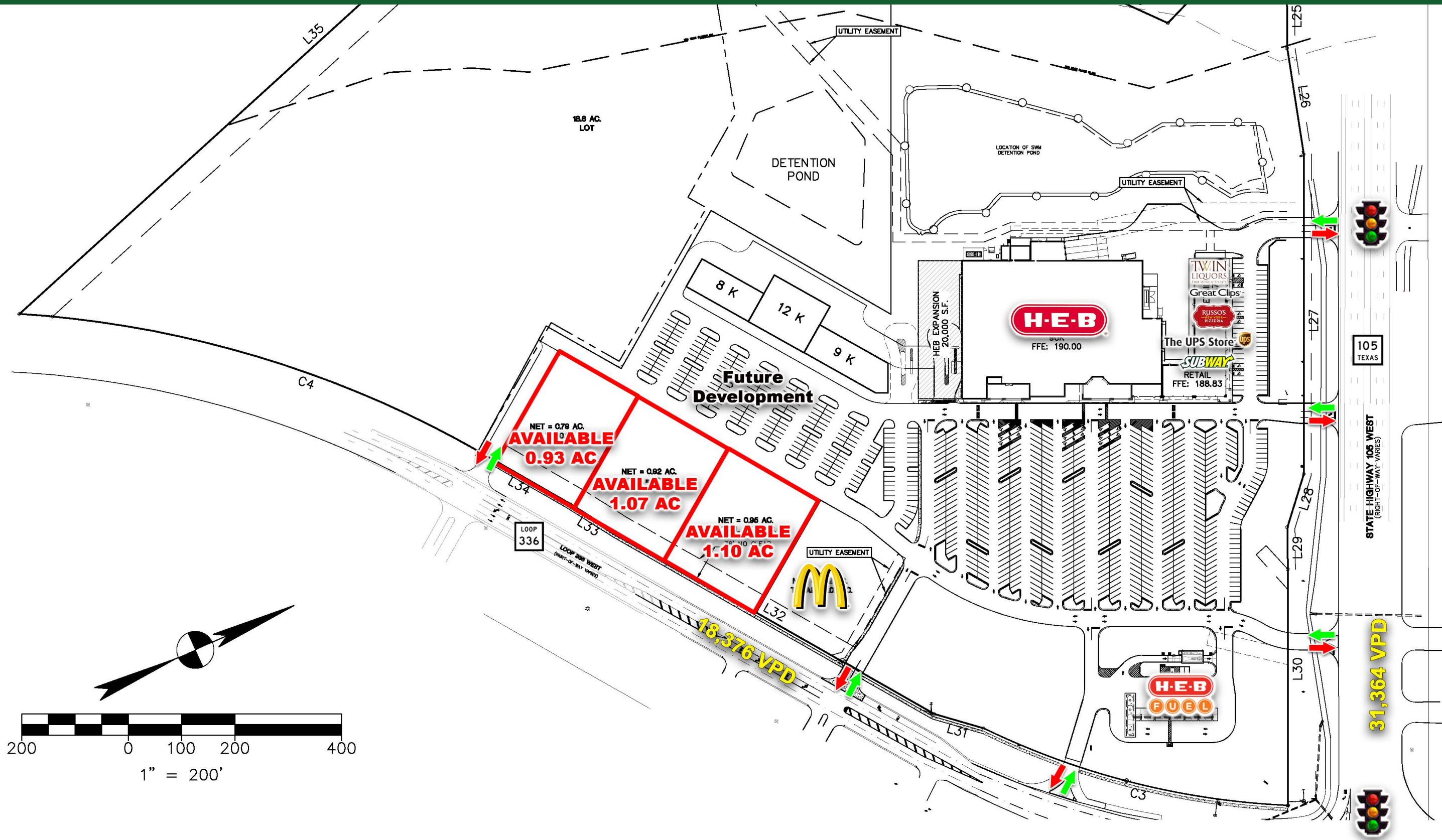


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COMMERCIAL REALTY

SITE PLAN

HEB ANCHORED PAD SITES

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DEMOGRAPHICS

HEB ANCHORED PAD SITES

SWC of Hwy 105 & Loop 336 | Conroe, Texas

2017 TOTAL
POPULATION
(5 mi Radius)

77,258

2017 TOTAL
HOUSEHOLDS
(5 mi Radius)

16,298

DAYTIME
POPULATION
(5 mi Radius)

85,459

2017 AVERAGE
HH INCOME
(5 mi Radius)

\$76,204



	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	23,345	45,209	63,820
2010 Total Population	28,748	59,972	90,643
2017 Total Population	34,506	77,258	116,877
2017 Group Quarters	655	2,430	2,456
2022 Total Population	40,217	90,979	138,538
2017-2022 Annual Rate	3.11%	3.32%	3.46%
2017 Total Daytime Population	44,923	85,459	117,978
Workers	25,133	42,126	51,938
Residents	19,790	43,333	66,040
Household Summary			
2000 Households	9,097	16,298	23,001
2000 Average Household Size	2.52	2.72	2.74
2010 Households	11,138	20,964	32,483
2010 Average Household Size	2.52	2.75	2.72
2017 Households	13,557	26,942	41,765
2017 Average Household Size	2.50	2.78	2.74
2022 Households	15,860	31,825	49,588
2022 Average Household Size	2.49	2.78	2.74
2017-2022 Annual Rate	3.19%	3.39%	3.49%
2010 Families	6,963	14,394	22,880
2010 Average Family Size	3.15	3.29	3.22
2017 Families	8,401	18,613	29,578
2017 Average Family Size	3.12	3.31	3.23
2022 Families	9,790	21,968	35,082
2022 Average Family Size	3.12	3.32	3.24
2017-2022 Annual Rate	3.11%	3.37%	3.47%
Housing Unit Summary			
2000 Housing Units	9,977	17,721	25,097
Owner Occupied Housing Units	42.5%	51.0%	58.8%
Renter Occupied Housing Units	48.7%	41.0%	32.8%
Vacant Housing Units	8.8%	8.0%	8.4%
2010 Housing Units	12,671	23,302	35,786
Owner Occupied Housing Units	40.3%	49.9%	57.3%
Renter Occupied Housing Units	47.6%	40.0%	33.5%
Vacant Housing Units	12.1%	10.0%	9.2%
2017 Housing Units	15,498	30,001	46,033
Owner Occupied Housing Units	37.9%	49.8%	56.8%
Renter Occupied Housing Units	49.6%	40.0%	33.9%
Vacant Housing Units	12.5%	10.2%	9.3%
2022 Housing Units	18,020	35,149	54,233
Owner Occupied Housing Units	38.1%	50.7%	57.8%
Renter Occupied Housing Units	49.9%	39.9%	33.6%
Vacant Housing Units	12.0%	9.5%	8.6%
Median Household Income			
2017	\$47,519	\$53,451	\$60,761
2022	\$53,151	\$59,628	\$69,068
Median Home Value			
2017	\$167,655	\$181,087	\$214,863
2022	\$212,589	\$236,718	\$263,706
Per Capita Income			
2017	\$27,870	\$27,647	\$31,580
2022	\$32,086	\$31,328	\$35,535

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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