

FOR SALE

# Excess Land

3846 W Davis St | Conroe, TX



## Overview

**SALE PRICE** Contact Broker

**LOT SIZE** 48,710 SF



## Description

Excess land behind shopping center. Located 40 miles north of Houston in Conroe, TX (part of the Houston MSA). Conroe has benefited greatly from the outward growth of Houston.

- High income area: above \$100K within 1 mile
- Located across Hwy 336 from HEB, and positioned at the entrance of Fountains of Conroe apartment complex
- Only 5 miles from new 102 AC shopping center 336 Marketplace

## Nearby Retailers



## Contact

**ROBERT BERNARD**  
281.661.3224 | robert.bernard@srsre.com

**EDWARD HEAP**  
281.661.3227 | edward.heap@srsre.com

## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	5,758	34,889	82,098
Average Household Income	\$101,124	\$77,773	\$80,934
Daytime Population	6,513	45,266	91,041

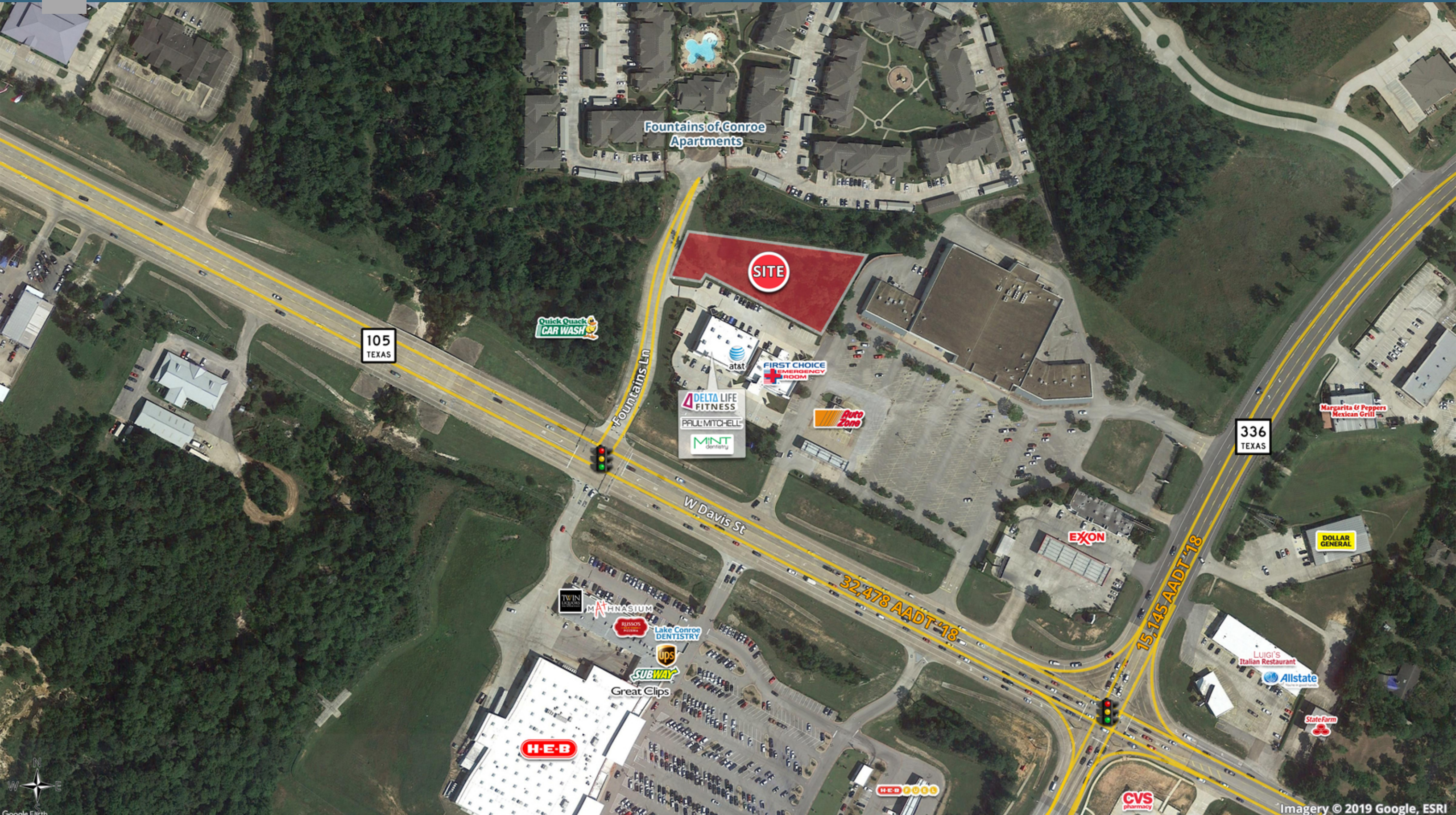
Year: 2019 | Source: Esri

SRS REAL ESTATE PARTNERS | 2950 N Loop West, Suite 1125 | Houston, TX 77092 | 281.661.3220

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

# Excess Land

3846 W Davis St | Conroe, TX



Fountains of Conroe Apartments

SITE

105 TEXAS

336 TEXAS

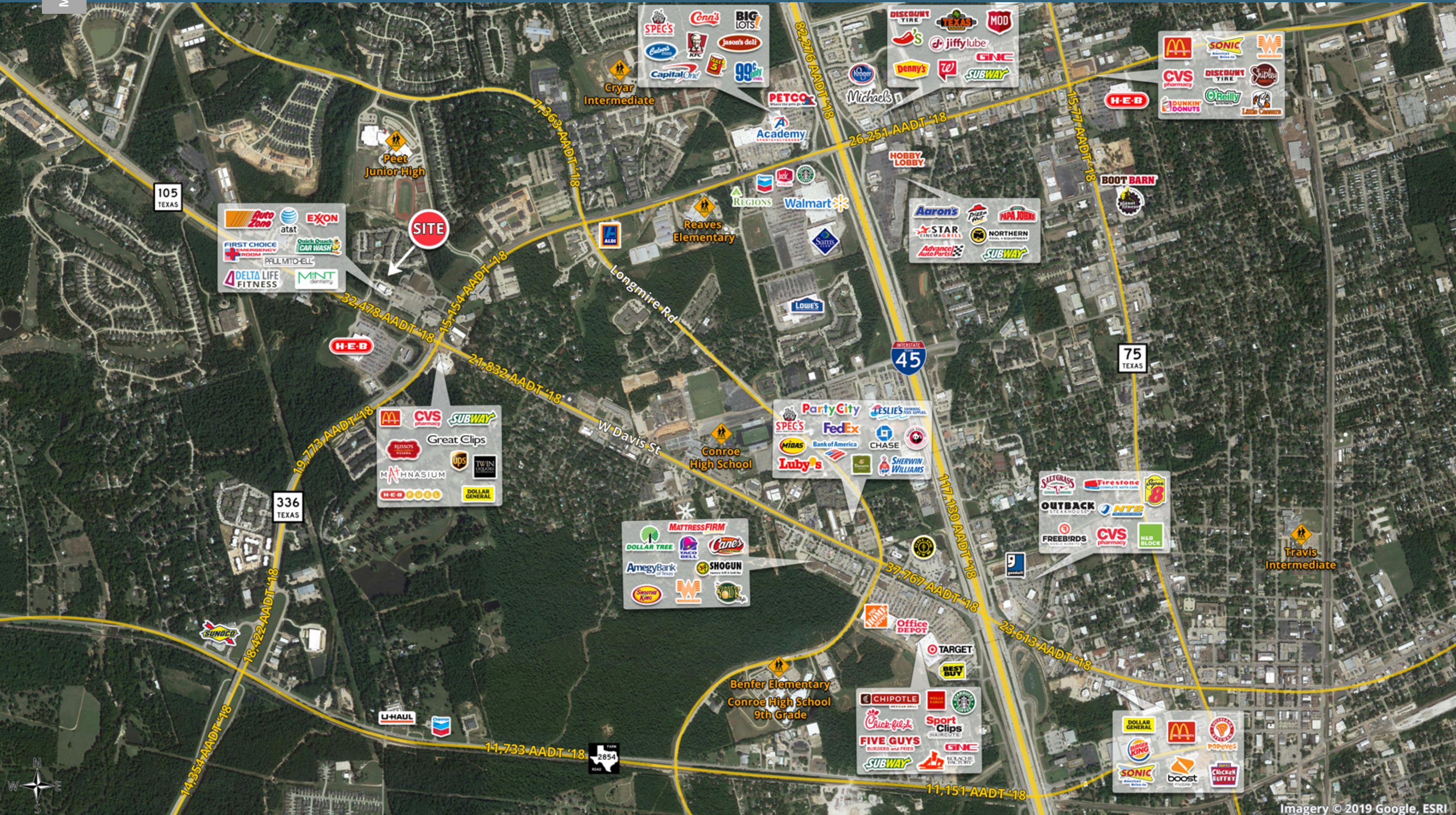
32,478 AADT '18

15,145 AADT '18

Imagery © 2019 Google, ESRI

# Excess Land

3846 W Davis St | Conroe, TX



Imagery © 2019 Google, ESRI

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,127	19,946	44,197
2010 Population	3,301	25,564	58,510
2019 Population	5,758	34,889	82,098
2024 Population	7,035	40,441	95,641
2000-2010 Annual Rate	4.49%	2.51%	2.85%
2010-2017 Annual Rate	6.20%	3.42%	3.73%
2017-2022 Annual Rate	4.09%	3.00%	3.10%
2019 Male Population	47.8%	49.6%	50.3%
2019 Female Population	52.2%	50.4%	49.7%
2019 Median Age	39.2	35.0	34.5
<b>Households</b>			
2000 Households	1,033	7,755	15,968
2010 Households	1,650	9,845	20,480
2019 Total Households	2,779	13,610	28,778
2024 Total Households	3,387	15,816	33,670
2000-2010 Annual Rate	4.79%	2.41%	2.52%
2010-2017 Annual Rate	5.80%	3.56%	3.75%
2017-2022 Annual Rate	4.04%	3.05%	3.19%
2019 Average Household Size	2.05	2.52	2.77
<b>Housing Units</b>			
2019 Total Housing Units	3,159	15,187	31,269
2019 Owner Occupied Housing Units	1,508	6,679	16,281
2019 Renter Occupied Housing Units	1,271	6,931	12,497
2019 Vacant Housing Units	380	1,577	2,491
<b>Race and Ethnicity</b>			
2019 White Alone	79.0%	70.6%	69.3%
2019 Black Alone	8.7%	10.8%	10.3%
2019 American Indian/Alaska Native Alone	0.8%	0.8%	1.0%
2019 Asian Alone	4.1%	2.7%	2.4%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	16.9%	33.7%	37.9%
<b>Income</b>			
2019 Median Household Income	\$70,126	\$53,619	\$56,398
2019 Average Household Income	\$101,124	\$77,773	\$80,934
Per Capita Income	\$43,276	\$30,032	\$28,787
<b>2019 Population 25+ by Educational Attainment</b>			
Total	4,125	23,374	53,576
High School Graduate	15.2%	21.6%	21.9%
GED/Alternative Credential	1.7%	4.1%	4.4%
Some College, No Degree	24.9%	20.3%	20.2%
Associate Degree	7.1%	6.4%	6.5%
Bachelor's Degree	27.6%	20.1%	17.2%
Graduate/Professional Degree	16.2%	10.1%	9.4%
<b>Daytime Population</b>			
2019 Total Daytime Population	6,513	45,266	91,041
Workers	3,512	26,456	47,193
Residents	3,001	18,810	43,848

Source: Esri, U.S. Census

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 or 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.

SRS Real Estate Partners - Houston, LLC	9006203	jonathan.hicks@srsre.com	281.661.3220
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Hicks	557689	jonathan.hicks@srsre.com	281.661.3225
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

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date