

11483 HIGHWAY 105 E

NEQ OF HIGHWAY 105 E & NORTH LOOP 336 E | CONROE, TEXAS

SELF STORAGE INVESTMENT OPPORTUNITY



**234-UNIT SELF STORAGE
AVAILABLE**

PROJECT HIGHLIGHTS

11483 Highway 105 E

NEQ OF HIGHWAY 105 E & NORTH LOOP 336 E
CONROE, TEXAS

- Opportunity to acquire operating self storage investment property with **lots of upside potential**
- Substantial opportunity to **improve and expand revenues**
- Nine buildings with a total of **234 units are onsite** along with a **manager's office** located at the front of the facility
- Property is located on 3.84 acres nearby Loop 336 and Highway 105 in east Conroe
- **Price:** \$1,500,000
- **Lot Size:** Approx. 3.84 acres
- **Year Built:** 1993
- **No of Units:** 234



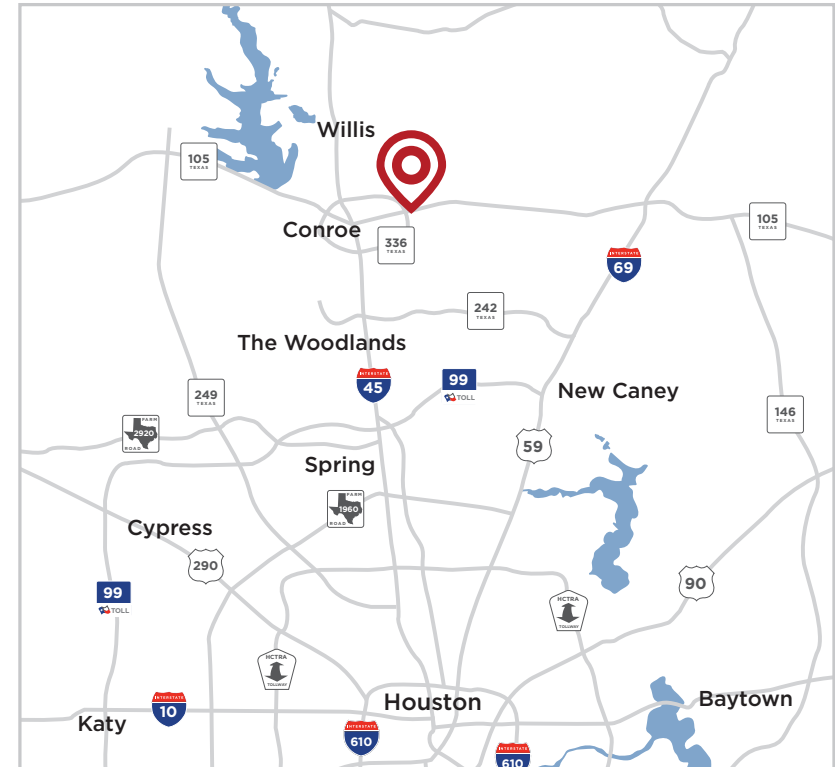
TRAFFIC COUNTS

14,081 VPD on Loop 336
19,469 VPD on Highway 105



58% GROWTH

from 2010 - 2020 within 10 miles



MAJOR AREA EMPLOYERS



REBECCA LE
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DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20



POPULATION	5 MILES	10 MILES	15 MILES
Current Households	23,870	75,468	175,180
Current Population	71,210	211,542	483,819
2010 Census Population	51,542	136,662	340,678
Population Growth 2010 to 2020	44%	58%	43%
2020 Median Age	32	35	37

INCOME	5 MILES	10 MILES	15 MILES
Average Household Income	\$67,635	\$85,379	\$113,996
Median Household Income	\$53,590	\$73,161	\$91,928
Per Capita Income	\$22,942	\$30,730	\$41,807

RACE AND ETHNICITY	5 MILES	10 MILES	15 MILES
White	66%	74%	79%
Black or African American	10%	8%	6%
Asian or Pacific Islander	2%	3%	4%
Hispanic	48%	33%	26%

CENSUS HOUSEHOLDS	5 MILES	10 MILES	15 MILES
1 Person Household	24%	23%	21%
2 Person Households	27%	31%	33%
3+ Person Households	50%	46%	46%
Owner-Occupied Housing Units	55%	67%	73%
Renter-Occupied Housing Units	45%	33%	27%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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