

# CARTER BUILDING

336 NORTH MAIN STREET, CONROE, TEXAS 77301

MHW

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate: \$27 - \$61.66 psf/yr

Building Size: 10,400 sf

Available SF: 3,725 sf

Lease Term: Negotiable

Year Built: 1913

Renovated: 2019

For More Information:



**Oscar Martinez**  
C: 715.579.2906  
O: 281.651.4898  
oscar@mhwre.com

### PROPERTY OVERVIEW

Discover the potential of this prime retail space located in the heart of Conroe, Texas. Situated at 336 North Main Street, this property offers an excellent opportunity for businesses looking to establish or expand their presence in a vibrant and growing community. Historic Building: The Carter Building, renovated into upscale executive suites with a mix of modern facilities while retaining its historical charm.

### PROPERTY HIGHLIGHTS

- Prime Location: Situated at the intersection of Main St. and Hwy 105 in downtown Conroe, offering excellent visibility and access.
- Versatile Space Options: Ranges from 92 SF to 3,725 SF available, accommodating various business needs.
- Modern Amenities: Includes executive office suites, controlled access, central heating, air conditioning, and Wi-Fi throughout.
- Accessibility: Steps away from Montgomery County Courthouse and the District Attorney's Office, ideal for related professional services.
- Excellent Walkability: Very walkable area with a walk score of 82, close to public transit options and essential services.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,082	25,344	34,299
Total Population	13,427	73,411	97,569
Average HH Income	\$63,128	\$84,696	\$93,166

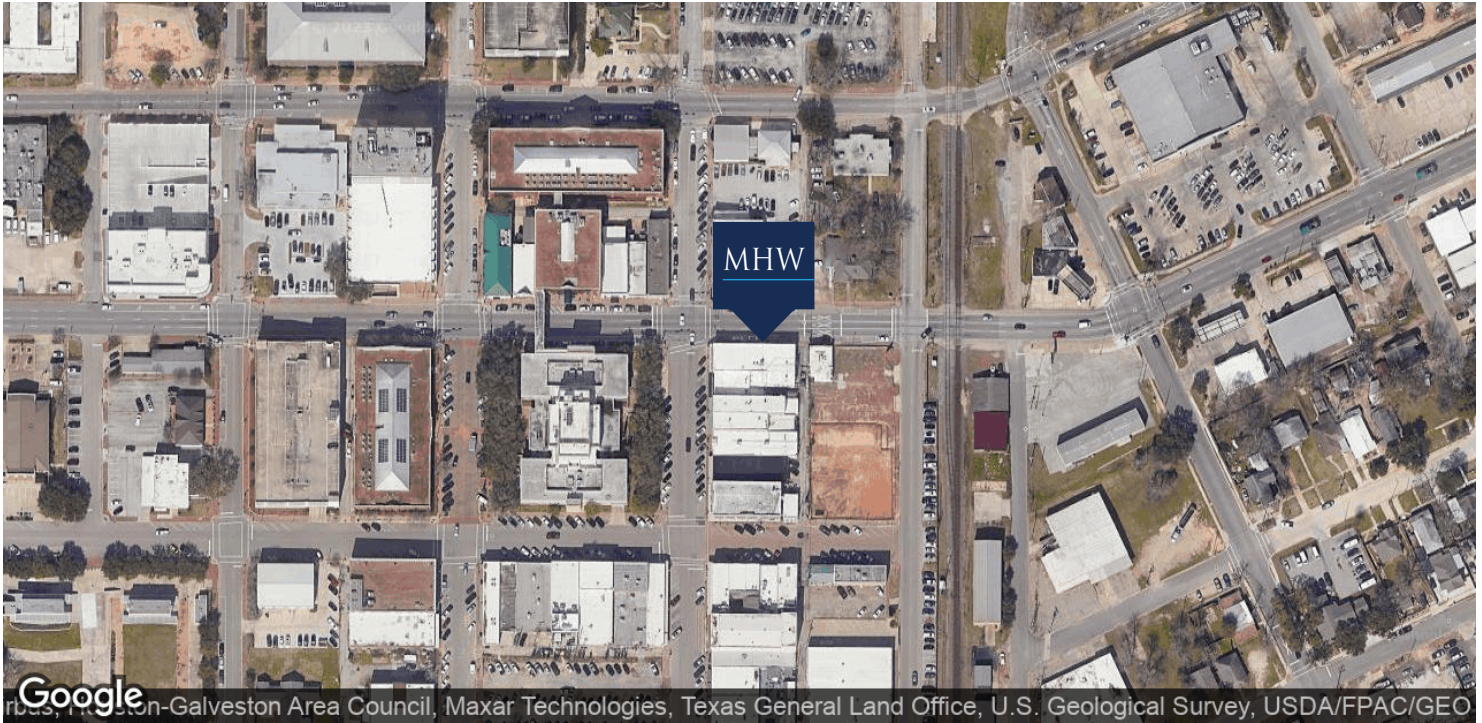


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## MAP & Development



Google, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/Geo

### expanding THE DOWNTOWN BOUNDARY

In the next 15-20 years, Conroe intends to implement changes outlined in the Conroe Downtown Development Plan, expanding downtown's boundaries and separating it into five districts.

**KEY**

- CITY LANDMARK
- FUTURE HIKE & BIKE LOOP

**ARTS & HONORS DISTRICT:** The area would showcase Conroe's love of music, history and heroes.

**CENTRAL BUSINESS DISTRICT:** The area would continue to serve as a hub for local businesses, restaurants, theaters and activities.

**OLD TOWN MARKETPLACE DISTRICT:** The area would focus on revitalizing eastern downtown and adding a linear, outdoor marketplace.

**HOMESTEAD DISTRICT:** The neighborhood district would include enhanced parks and green space.

**HEARTOWN DISTRICT:** The urban living area would feature a lifestyle center, urban lofts and retailers.

### FUTURE FEATURES

- 1 HIKE AND BIKE LOOP:** A hike and bike loop would travel the perimeter outlining the new districts and provide access to all of the districts and amenities.

**COST ESTIMATE:** \$6 million
- 2 IMPROVED RAILROAD CROSSINGS:** Making it safer for pedestrians to cross the Union Pacific Railroad and Burlington Northern Santa Fe Railroad lines will allow business to flow between the districts.

**COST ESTIMATE:** \$300,000-\$500,000
- 3 LIFESTYLE COMMERCIAL CENTER:** The center could include multifamily residential, national brand shopping and social gathering spaces.

**COST ESTIMATE:** TBD
- 4 PRESERVED AND ENHANCED FLOODPLAINS:** Floodplain areas can serve as greenspace in the arts and honors district and in the homestead district.

**COST ESTIMATE:** \$5.2 million
- 5 RECLAIMED SPACE ALONG CENTRAL BUSINESS DISTRICT ROADS:** By reclaiming street space in the downtown area, it can create outdoor space for local businesses, green space or entertainment.

**COST ESTIMATE:** TBD
- 6 NEW PERFORMING ARTS VENUE:** A private developer could build a new performing arts venue to increase the audience size from 533 seats. Spirit of Texas Bank plans to build the Yellow Rose Theatre, which is planned to have between 1,500 and 2,000 seats.

**COST ESTIMATE:** TBD

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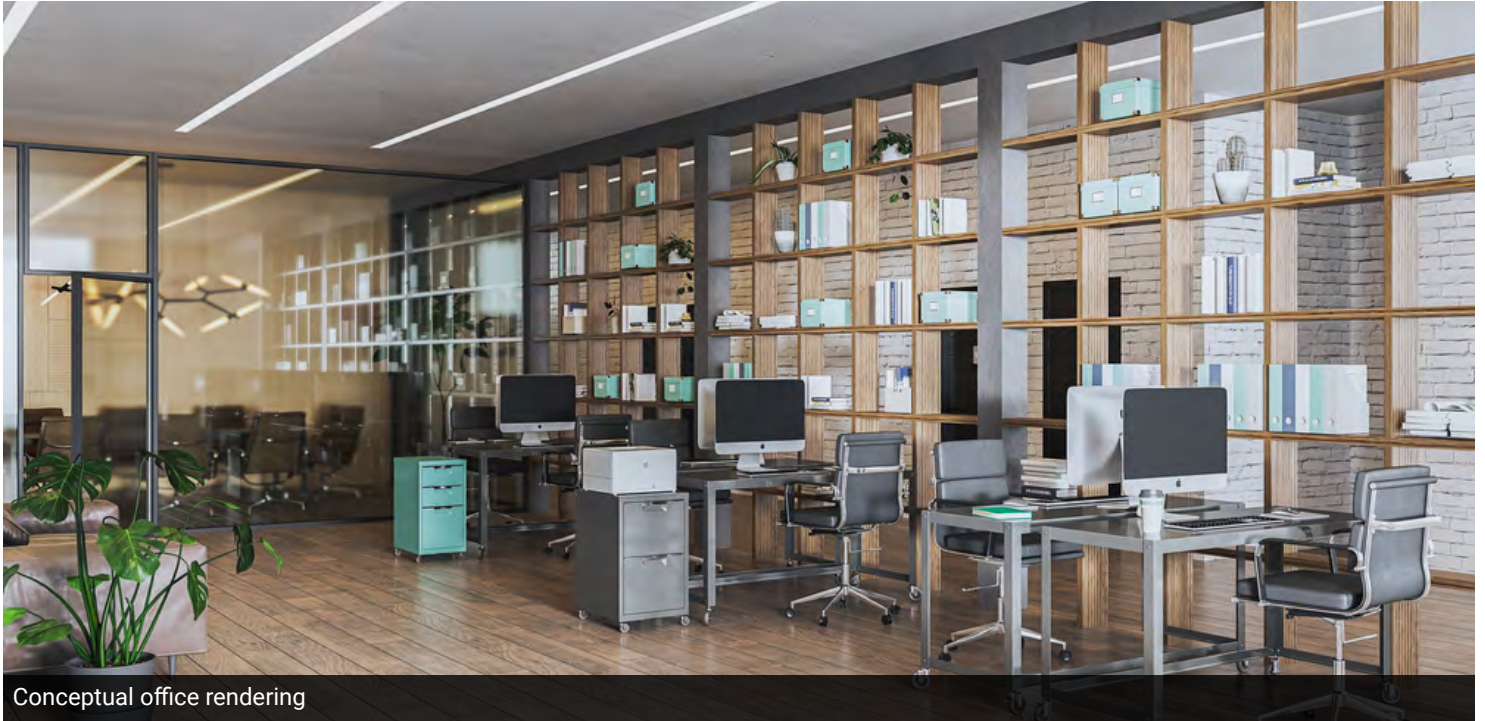


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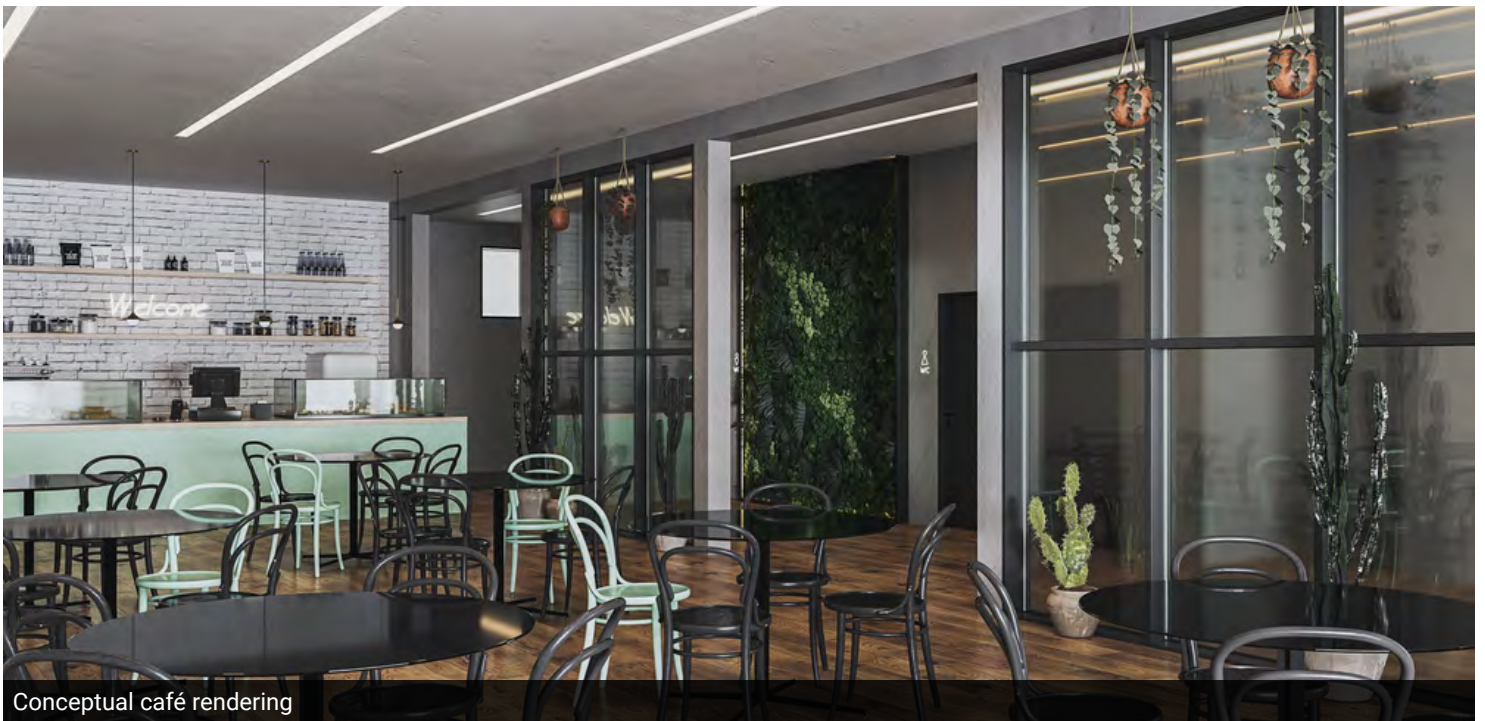
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SUITE 115 RENDERINGS



Conceptual office rendering



Conceptual café rendering

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## ADDITIONAL PHOTOS

Suite 115



Suite 115



Suite 201



Suite 202



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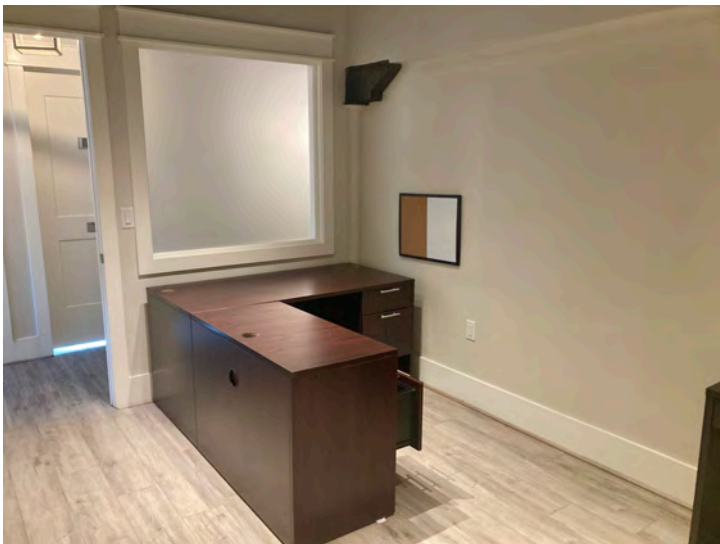
Suite 203



Suite 206



Suite 208



Suite 209



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## ADDITIONAL PHOTOS

### Suite 213



### Suite 218



### Suite 219



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>MHW BROKERAGE SERVICES, LLC</b>	<b>9007674</b>	<b>mhwre.com</b>	<b>281.651.4898</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>MICHAEL EVANS</b>	<b>600350</b>	<b>mevans@mhwre.com</b>	<b>281.651.4898</b>
Designated Broker of Firm	License No.	Email	Phone
<b>MICHAEL EVANS</b>	<b>600350</b>	<b>mevans@mhwre.com</b>	<b>281.651.4898</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Oscar Martinez</b>	<b>809496</b>	<b>oscar@mhwre.com</b>	<b>715.579.2906</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date