



EVERGREEN[™] Village

NWC of State Highway 242 & FM 1314 | Conroe, Texas





HIGHLIGHTS



Property Highlights

- Evergreen Village will be part of the 740-acre master-planned Evergreen community, set to feature around 2,000 homes upon completion
- Houston Methodist The Woodland's Hospital and Caney Creek High School located within 5 miles
- Easily accessible and highly visible from two prominent thoroughfares
- Located in Conroe ISD, the 9th-largest district in Texas, serves approximately 72,000 students across 70 campuses
- Future anchor space, pads and inline retail for lease

109%

Population Growth
Within 3 Miles
From 2020 to 2024

101K

Average Household
Income Within
Trade Area

72K

Current Population
Within Trade Area

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24



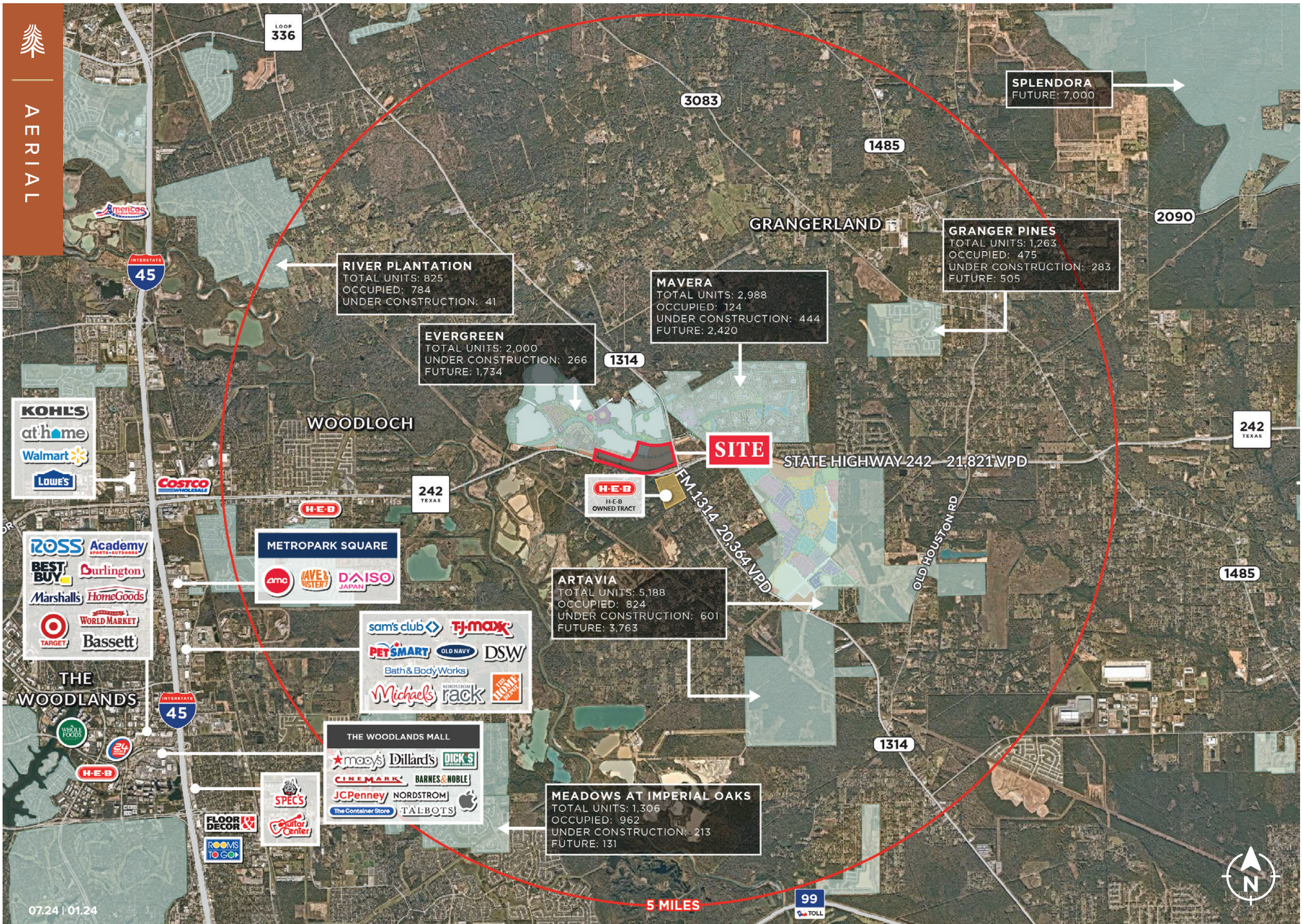
Future Residential Growth

23,464 Total Homes | 8,056 Future Homes
1,137 Annual Starts & 1,137 Annual Closings
109% Housing Growth 2020 - 2024 | 3 Miles

Zonda and Regis Estimates as of 1Q 2024



AERIAL





AERIAL





SITE PLAN

KEY	BUSINESS	AREAS
1	Future Retail	8,400 SF
2	Future Retail	8,400 SF
3	Future Fast Food	3,800 SF
4	Future Fast Food	2,200 SF
5	Future Day Care	13,500 SF
6	Future Restaurant	4,700 SF
7	Future Restaurant	5,000 SF
8	Future Fast Food	3,600 SF

KEY	BUSINESS	AREAS
9	Future Restaurant	7,600 SF
10	Future Restaurant	5,800 SF
11	Future Retail	13,650 SF
12	Future Retail	9,012 SF
13	Future Retail	9,100 SF
14	Future Retail	6,000 SF
15	Future Restaurant	6,500 SF
16	Available For Lease	7,800 SF

KEY	BUSINESS	AREAS
17	Future Restaurant	6,000 SF
18	Future Restaurant	5,000 SF
19	Future Restaurant	5,000 SF
20	Proposed Fast Food	2,158 SF
21	Proposed Fast food	4,597 SF
22	Proposed Convenience Store	4,996 SF
23	Future Retail	7,000 SF
24	Future Retail	11,000 SF

KEY	BUSINESS	AREAS
25	Future Retail	7,287 SF
26	Future Retail	12,598 SF
27	Future Retail	25,030 SF
28	Future Retail	25,065 SF
29	Future Retail	25,020 SF
30	Future Retail	17,500 SF
31	Future Anchor	148,793 SF
32	Future Retail	19,250 SF
33	Reserve Tract	1.59 AC



SP24 | 07.24 | 07.24



2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	4,352	17,480	23,472
Current Population	13,426	53,993	71,661
2020 Census Population	6,429	37,059	50,259
Population Growth 2020 to 2024	108.85%	45.69%	42.58%
Projected Population 2028	28,040	78,662	102,174
2024 Median Age	35.1	34.7	35.2

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	67.75%	68.88%	69.23%
Black or African American	7.13%	5.46%	5.76%
Asian or Pacific Islander	3.55%	2.34%	2.35%
Other Races	20.58%	22.44%	21.78%
Hispanic	25.91%	29.35%	28.48%

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$100,051	\$101,941	\$101,333
Median Household Income	\$89,605	\$99,541	\$93,429
Per Capita Income	\$32,159	\$33,454	\$33,855

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Households	7.90%	12.95%	14.11%
2 Person Households	45.30%	41.88%	43.15%
3+ Person Households	46.79%	45.16%	42.74%
Owner-Occupied Housing Units	73.53%	76.68%	77.53%
Renter-Occupied Housing Units	26.47%	23.32%	22.47%

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.

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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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