



**7,000 SF CLIMATE CONTROLLED WAREHOUSE ON 1 FENCED ACRE
FOR SALE AT \$649,900 OR FOR LEASE FOR \$5,320.00 / MONTH + UTILITIES!**

**1544 JEFFERSON CHEMICAL ROAD
CONROE, TX 77306**



7,000 SF CLIMATE CONTROLLED WAREHOUSE ON 1 ACRE IN CONROE FOR SALE! INSULATED, AIR CONDITIONED AND HEATED SPACE. 2 BAY DOORS, 14' CEILINGS, APPROX 600 SF REMODELED OFFICE SPACE, FULLY FENCED IN YARD. ADDITIONAL PARKING SPACE AND A NEWER SEPTIC SYSTEM IN PLACE! THIS PROPERTY IS IN BETWEEN TWO HEAVY TRAFFIC AREAS - HIGHWAY 105 & FM 3083, WHERE APPROXIMATELY 15,977 CARS PER DAY PASS BETWEEN THESE TWO BUSY ROADS!

**FOR SALE FOR \$649,900 OR FOR LEASE FOR \$0.65/ SF / MONTH + \$0.11 / SF / MO NNN =
\$5,320.00 / MONTH + UTILITIES!**

FOR MORE INFORMATION – CALL ROBERT GRAHAM AT (936) 672-2087!

Arrowstar Realty

Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



OVERVIEW

1544 JEFFERSON CHEMICAL CONROE, TX 77306

- CLIMATE CONTROLLED!
- 1 ACRE WITH FULLY FENCED YARD!
- 2 BAY DOORS!
- 14 FT EVE HEIGHT!
- 600 SF OF REMODELED OFFICE SPACE!
- NEWER SEPTIC SYSTEM!
- ADDITIONAL PARKING SPACE!
- CONVENIENT LOCATION!
- VERY CLOSE TO HWY 105
- CLOSE TO FM 3083!
- ONLY A FEW MINUTES FROM I-45!

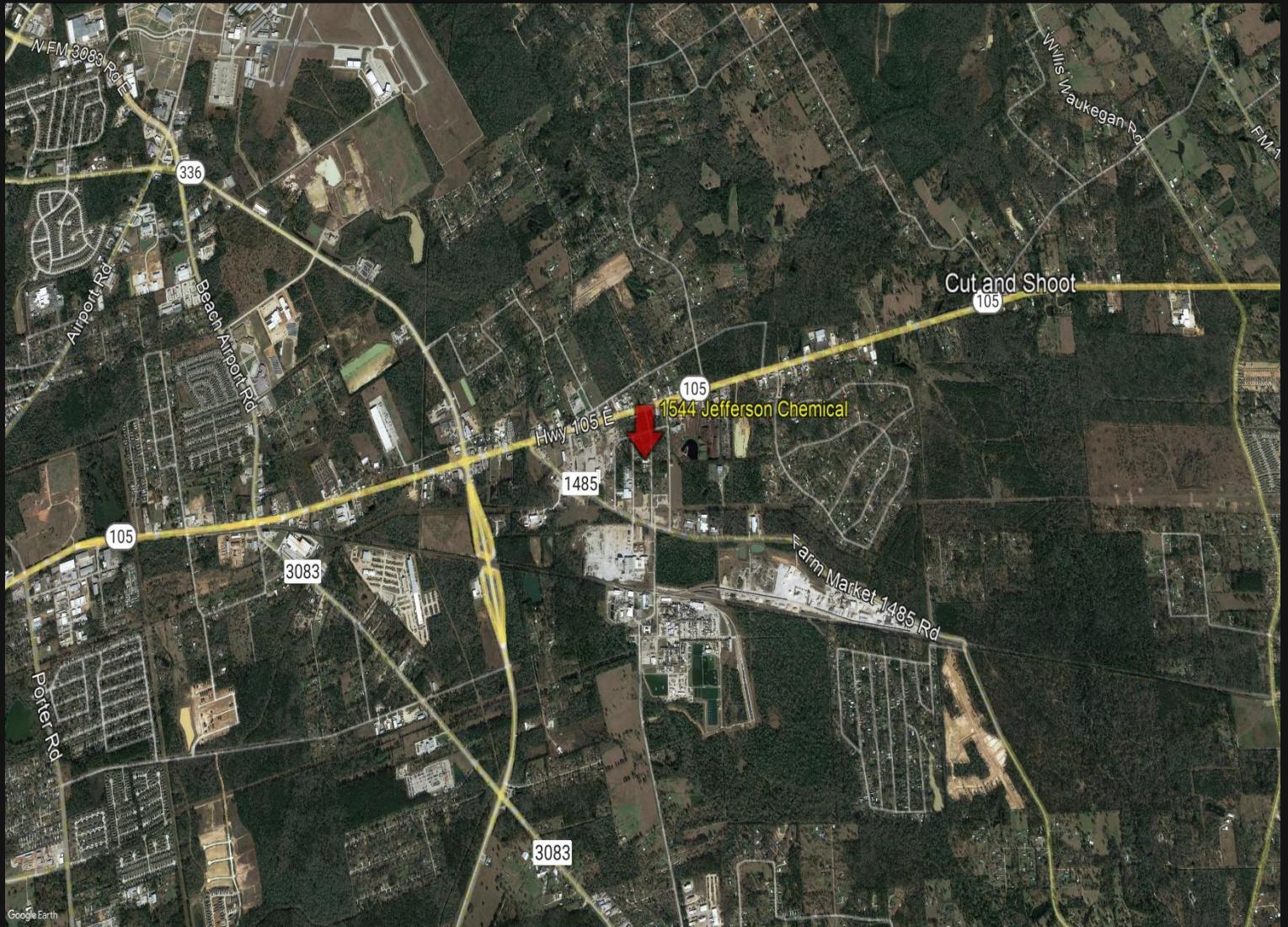


Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



AERIAL



Arrowstar Realty

Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



SURVEY

LEGEND

- Concrete Monument
- Electrical Transformer
- Gas Meter
- △ Fire Hydrant
- Monument
- Property Corner
- Light Pole
- Monuments
- Power Pole
- Corner Post
- Storm Inlet
- Telephone Pedestal
- ▲ Travane Point
- Tree
- Valve Box
- Water Meter
- L.E. Located Easement
- Building Line
- U.E. Utility Easement
- A.E. Aerial Easement
- Fence

NOTES:

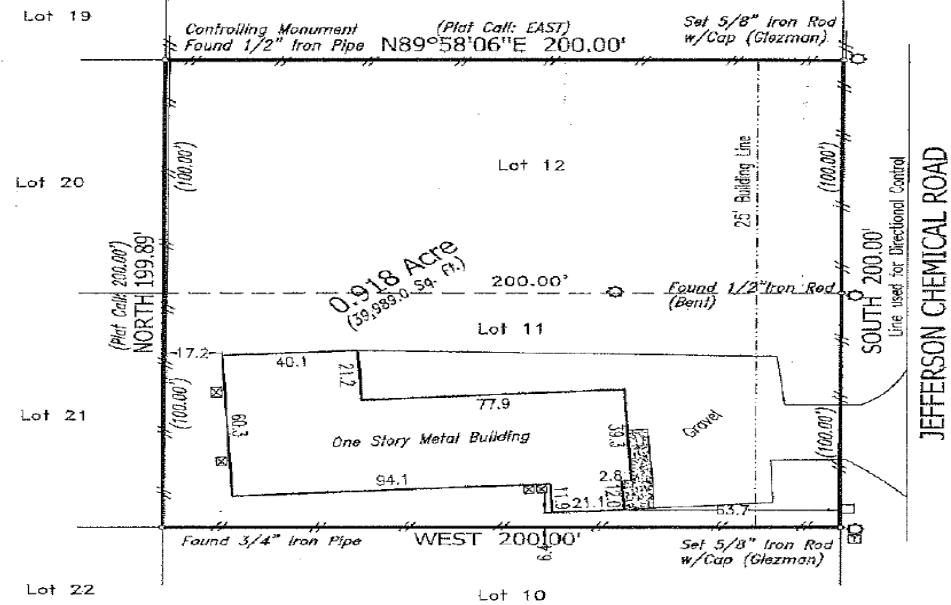
1. Plat Scale 1" = 40'.
2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
3. Roads dedicated by record plat (record deed), unless otherwise noted.
4. This plat of survey has been performed with reliance upon title examination and abstracting performed by First American Title Company under GF No. 2010573-H043 effective date of 02/15/2015. This surveyor has not abstracted the subject property.

5. The professional services reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above. It is not to be used for any other purpose. This original work is protected under copy right laws, 17 United States Code Section 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the record title before and after it has been abstracted. It is expressly intended to cover the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown herein.

6. 5/8" Iron Rods with survey cap marked "Glezman 4627" set at all property corners unless otherwise noted.

7. Utility easement granted to GFT States Utility Company Vol. 761, Pg. 522, of the Deed records, of Montgomery County, Texas.

Lot 13



Lots 11 & 12, Block 3, of CONROE SUBURBAN ESTATES, Section One (1), a Subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 403 of the Map Records of Montgomery County, Texas.

If this plat and accompanying description are not sealed with the raised seal of RPLS, where signature appears on the raised seal and in red ink, it is considered a copy, and not a legal original. See Note 5 above.

Purchaser: Trader Properties
Address: 1544 Jefferson Chemical Road
Conroe, Texas 77304

Date: 03/10/2015
Job No: 2015-040(BS)

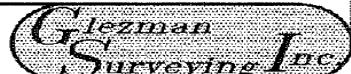
RPLS # 4627



To: First American Title Company and Trader Properties
We, Glezman Surveying, Inc., acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, certify that this survey and professional services substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

© 2015 All Rights Reserved

Surveying Southeast Texas since 1987
GLEZMAN SURVEYING, INC.
1938 Old River Road, Montgomery, Texas 77356
Firm No. 100332000
Office (936) 582-6340 www.glezmansurveying.com



Arrowstar Realty

Robert Graham

(936) 672-2087

Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

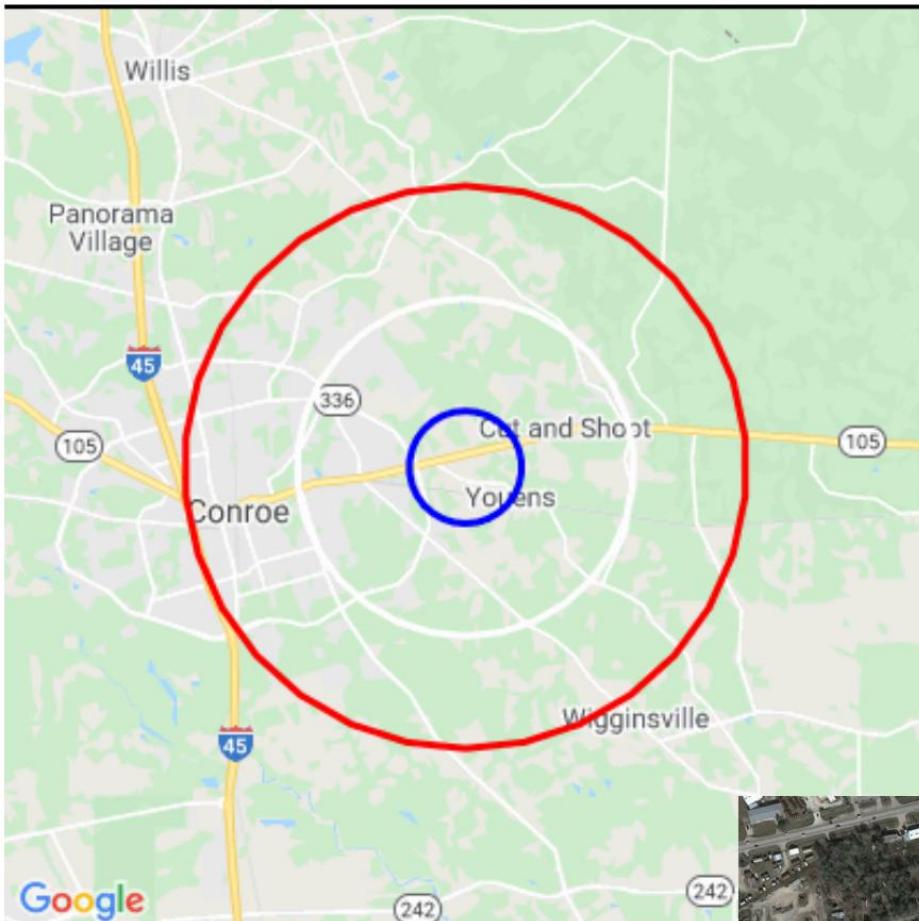
1544 Jefferson Chemical Rd



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



1544 Jefferson Chemical Rd



Population

Distance	Male	Female	Total
1-Mile	997	1,021	2,018
3-Mile	5,406	5,451	10,857
5-Mile	22,637	21,429	44,066



Robert Graham
robert@arrowstarrealty.com
936-672-2087

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar Realty

Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



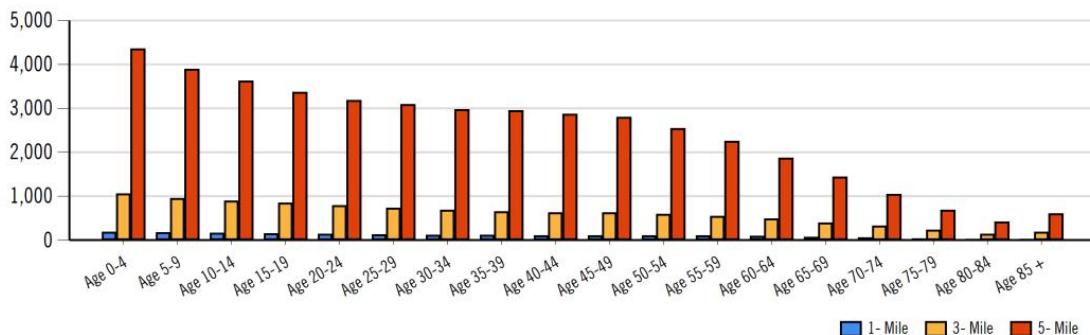
1544 Jefferson Chemical Rd



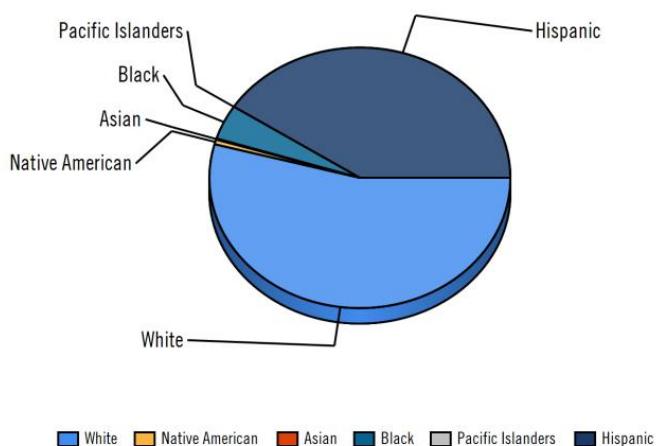
Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

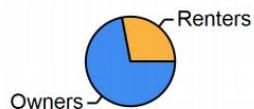
Population by Distance and Age (2020)



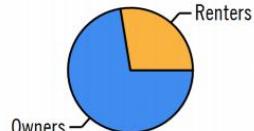
Ethnicity within 5 miles



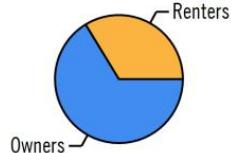
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	845	24	1.04 %
3-Mile	4,573	139	1.43 %
5-Mile	18,654	551	2.12 %



Robert Graham
robert@arrowstarrealty.com
936-672-2087

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar Realty

Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



1544 Jefferson Chemical Rd



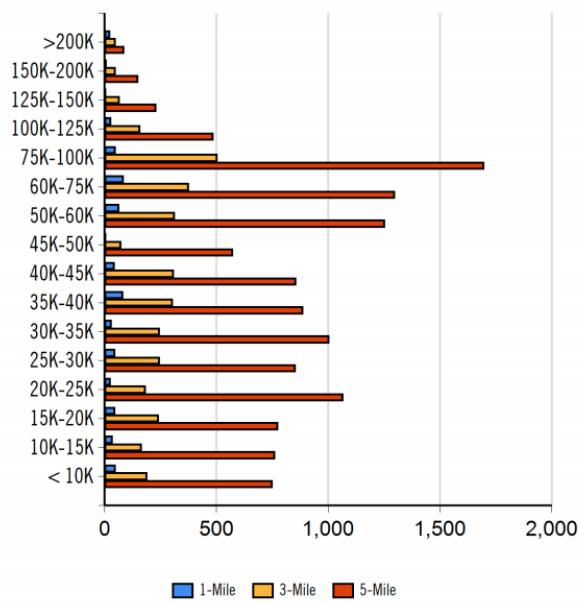
Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	6	85	104	36	138	52	11	82	108	71	44	89
3-Mile	16	72	510	636	135	551	245	39	591	794	310	177	411
5-Mile	91	328	2,607	2,244	675	2,277	856	178	1,934	3,023	1,574	550	1,963

Household Income



Radius	Median Household Income
1-Mile	\$39,935.67
3-Mile	\$47,988.40
5-Mile	\$43,525.00

Radius	Average Household Income
1-Mile	\$54,145.67
3-Mile	\$52,904.80
5-Mile	\$49,938.44

Radius	Aggregate Household Income
1-Mile	\$34,450,885.44
3-Mile	\$188,592,595.55
5-Mile	\$641,374,145.34

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,162	6,291	25,629
High School Grad	346	1,692	6,274
Some College	213	1,426	4,434
Associates	36	269	794
Bachelors	78	448	1,837
Masters	15	49	353
Prof. Degree	15	45	238
Doctorate	8	25	130

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	1 %	8 %	24 %
Teen's	48 %	62 %	86 %
Expensive Homes	0 %	0 %	20 %
Mobile Homes	231 %	253 %	290 %
New Homes	34 %	62 %	81 %
New Households	35 %	44 %	80 %
Military Households	0 %	2 %	13 %
Households with 4+ Cars	48 %	59 %	72 %
Public Transportation Users	7 %	6 %	8 %
Young Wealthy Households	0 %	0 %	52 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Robert Graham
robert@arrowstarrealty.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Arrowstar Realty

Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

The Robert Graham TEAM

1544 Jefferson Chemical Rd

Arrowstar Realty



14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	26,958,057		150,189,148		533,708,120	
Average annual household	42,638		42,916		41,686	
Food	5,634	13.21 %	5,657	13.18 %	5,535	13.28 %
Food at home	3,782		3,822		3,756	
Cereals and bakery products	539		543		534	
Cereals and cereal products	194		195		191	
Bakery products	345		348		342	
Meats poultry fish and eggs	768		770		761	
Beef	177		178		176	
Pork	139		142		140	
Poultry	146		145		144	
Fish and seafood	121		120		119	
Deli meat	63		64		65	
Dairy products	272		376		368	
Fruits and vegetables	763		768		753	
Fresh fruits	113		112		110	
Processed vegetables	151		152		149	
Sugar and other sweets	139		141		139	
Fats and oils	120		123		120	
Miscellaneous foods	709		721		707	
Alcoholic beverages	328		333		329	
Food away from home	1,852		1,835		1,779	
Alcoholic beverages	288		287		276	
Housing	15,880	37.24 %	15,967	37.21 %	15,607	37.44 %
Shelter	9,566		9,605		9,379	
Owner dwellings	5,432		5,519		5,282	
Mortgage interest and charges	2,635		2,692		2,576	
Property taxes	1,820		1,853		1,766	
Maintenance repairs	977		973		939	
Rented dwellings	3,448		3,427		3,471	
Other lodging	686		658		625	
Utilities fuels	3,888		3,940		3,864	
Natural gas	349		358		349	
Electricity	1,369		1,601		1,580	
Fuel oil	149		149		143	
Telephone services	1,203		1,224		1,197	
Water and other public services	597		606		593	
Household operations	1,025	2.40 %	1,026	2.39 %	995	2.39 %
Personal services	271		269		263	
Other household expenses	754		756		732	
Household supplies	526		529		520	
Laundry and cleaning supplies	145		148		146	
Other household products	302		305		298	
Postage and stationery	78		75		74	
Household furnishings	873		867		848	
Household textiles	65		62		62	
Furniture	172		165		162	
Floor coverings	21		20		19	
Household appliances	139		143		137	
Small appliances	82		79		77	
Miscellaneous	392		395		388	
Apparel and services	1,086	2.55 %	1,080	2.52 %	1,079	2.59 %
Men and boys	192		199		196	
Men 16 and over	155		165		161	
Boys 2 to 15	36		34		34	
Women and girls	420		407		404	
Women 16 and over	349		324		331	
Girls 2 to 15	71		73		73	
Children under 2	84		84		84	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	26,958,057		150,189,148		533,708,120	
Average annual household	42,638		42,916		41,686	
Transportation	5,884	13.80 %	5,962	13.89 %	5,787	13.88 %
Vehicle purchases	1,275		1,303		1,252	
Cars and trucks new	660		676		633	
Cars and trucks used	582		588		583	
Gasoline and motor oil	1,955		1,986		1,945	
Other vehicle expenses	216		2,312		2,240	
Vehicle finance charges	152		155		149	
Maintenance and repairs	773		779		758	
Vehicle insurance	1,087		1,112		1,074	
Vehicle rental leases	262		265		257	
Public transportation	378		357		348	
Health care	3,458	8.11 %	3,519	8.20 %	3,392	8.14 %
Health insurance	2,305		2,346		2,268	
Medical services	697		709		692	
Drugs	244		352		340	
Medical supplies	111		110		107	
Entertainment	2,508	5.88 %	2,541	5.92 %	2,464	5.91 %
Fees and admissions	425		419		398	
Television radios	959		980		958	
Pets toys	921		923		896	
Personal care products	537		540		527	
Reading	50		48		46	
Travel	98		91		893	
Tobacco products	409		412		408	
Miscellaneous	703	1.65 %	709	1.65 %	679	1.63 %
Cash contributions	1,204		1,256		1,187	
Personal insurance	4,000		4,022		3,800	
Life and other personal insurance	146		145		138	
Pensions and Social Security	3,853		3,877		3,661	

Distance	Year	Projection	2018	Change	Estimated Households		Housing Occupied By		Housing Occupancy		
					1 Person	Family	Owner	Renter	Vacant		
1-Mile	2020	1,782	1,313	35.29 %	339	1,368	1,286	496	-24		
3-Mile	2020	8,410	6,217	34.90 %	1,585	6,429	6,337	2,073	376		
5-Mile	2020	21,956	16,056	35.67 %	3,882	16,945	14,810	7,146	781		
1-Mile	2023	1,951	1,313	48.11 %	371	1,499	1,408	543	5		
3-Mile	2023	9,116	6,217	46.50 %	1,716	6,971	6,863	2,253	491		
5-Mile	2023	23,881	16,056	47.98 %	4,217	18,433	16,068	7,813	965		

Arrowstar Realty

Robert Graham

(936) 672-2087

Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

This information contained herein is from sources we deem reliable. It is presented without representation, warranty or guarantees, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Catalyst Research



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Arrowstar Realty	9005193		
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
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Arrowstar Realty

Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidy of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.