



928 NORTH 3RD STREET

FOR SALE

928 North 3rd Street | Conroe, Texas 77301
Vintage Multifamily Units in Conroe



SITE
0.34 ACRES
(14,651 SF)

SITE
0.18 ACRES (8,000 SF)
ADDITIONAL DEVELOPABLE
LAND PART OF PROJECT

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10 Multifamily Units Available For Sale in Conroe, Texas

These ten vintage apartment units in Conroe, Texas, present a rare investment opportunity due to the city's rapid population growth and proximity to Houston. The property has maintained high occupancy and minimal rental increases through the years, leaving plenty of rental growth for the next owner. An 8,000-SF vacant tract attached to the property provides additional rental upside. Conroe is one of the fastest-growing cities in America due to its proximity to Houston, affordability, and strong schools.

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928 N. 3rd St. | Conroe, Texas 77301: *Tanglewood Manor Apartments*

2 buildings with 10 total units: (3) 1-bedroom units, (6) 2-bedroom units and (1) 3-bedroom unit.

8,215 total building square footage on 0.34 acres (14,651 SF) with 0.18 acres (8,000 SF) of vacant land.



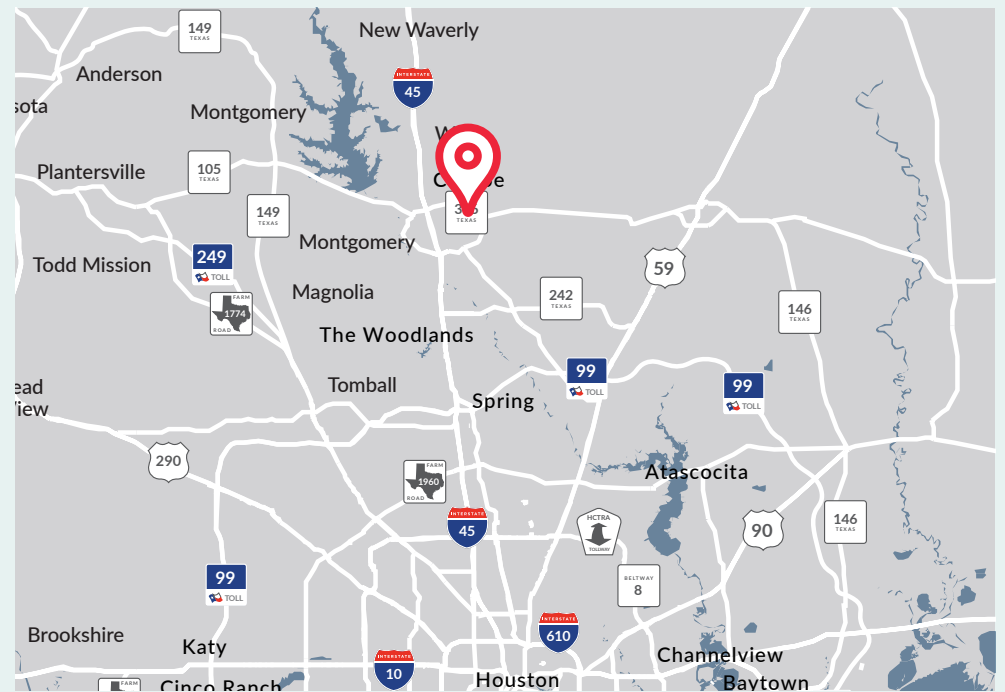
72%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024

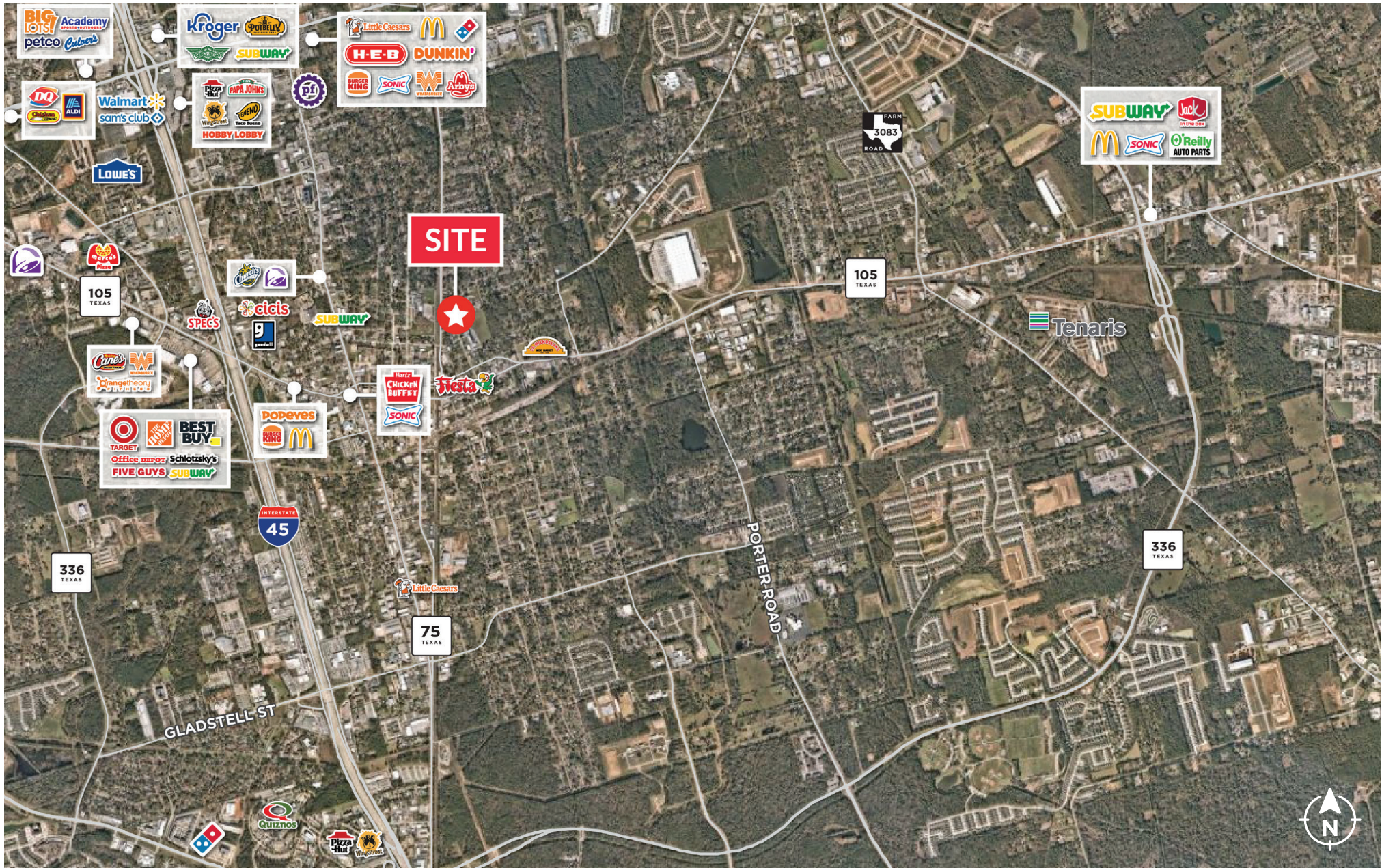


101K
CURRENT POPULATION
WITHIN 5 MILES



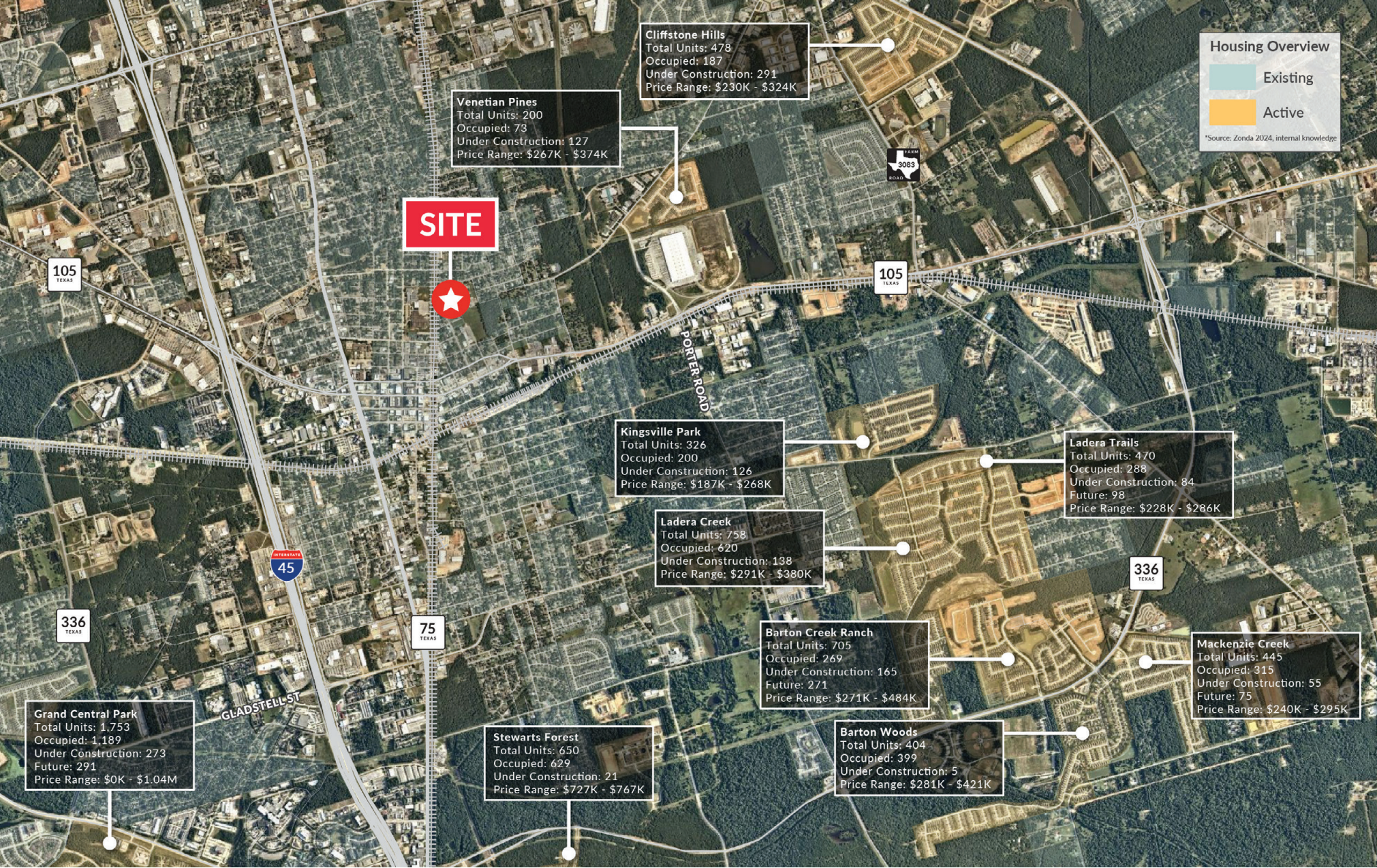
\$108K
AVERAGE HHI
WITHIN 5 MILES



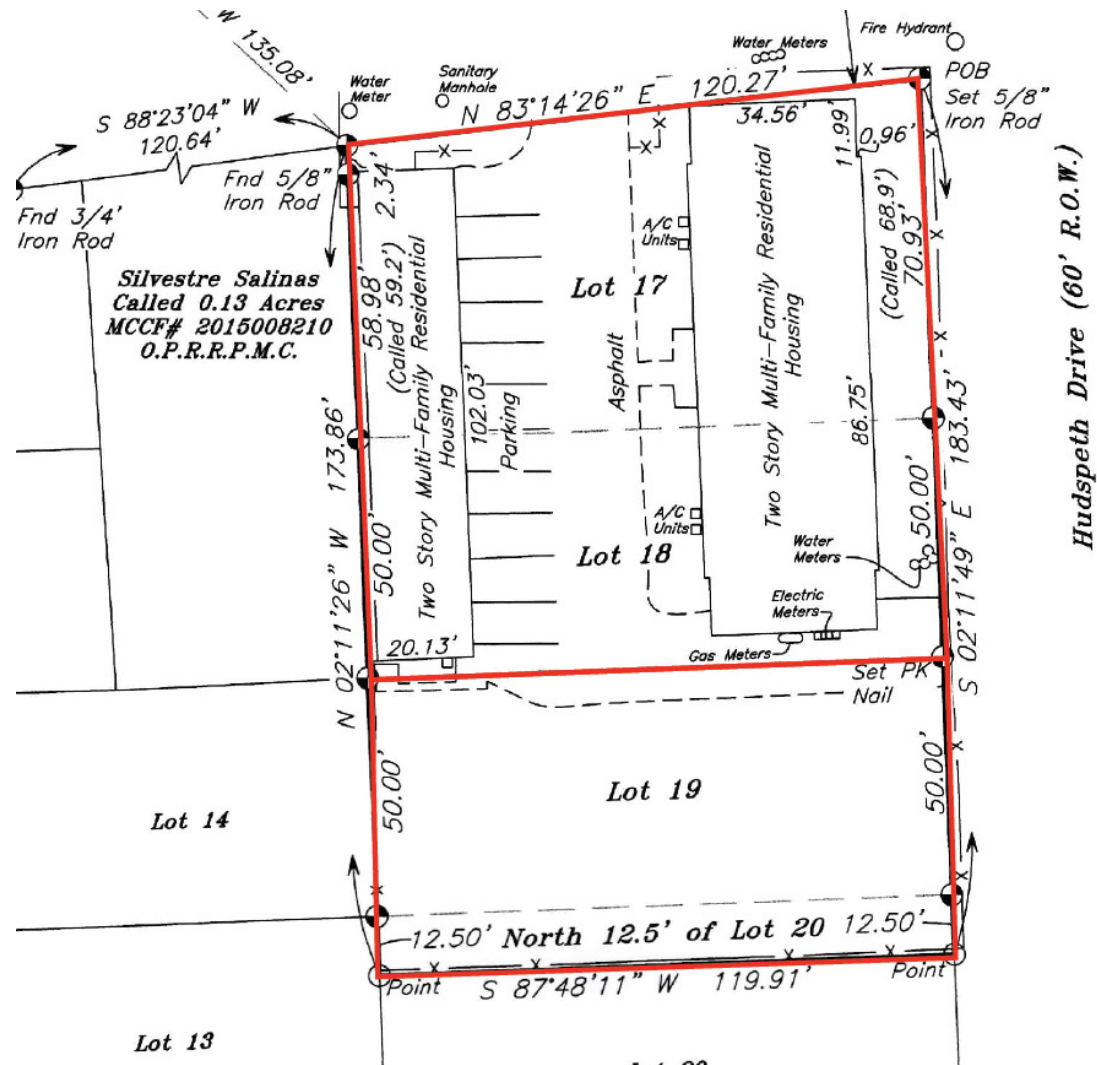


08.24 | 12.23

Housing Aerial







Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,523	24,323	36,962
Current Population	17,432	66,453	100,771
2020 Census Average Persons per Household	3.16	2.73	2.73
2020 Census Population	10,120	57,137	78,188
Population Growth 2020 to 2024	72.25%	16.30%	28.88%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	20.13%	25.97%	26.68%
2 Person Households	27.59%	33.27%	35.37%
3+ Person Households	52.28%	40.76%	37.95%
Owner-Occupied Housing Units	46.97%	45.75%	55.23%
Renter-Occupied Housing Units	53.03%	54.25%	44.77%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	41.15%	52.90%	57.85%
Black or African American	12.04%	13.64%	11.65%
Asian or Pacific Islander	1.05%	2.89%	3.02%
Other Races	43.63%	29.35%	26.41%
Hispanic	56.05%	37.26%	33.65%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$70,784	\$92,483	\$107,737
Median Household Income	\$51,332	\$65,210	\$76,189
Per Capita Income	\$23,767	\$33,643	\$39,381
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	27.81%	29.23%	27.17%
Estimated Bachelor's Degree	14.04%	17.22%	18.90%
Estimated Graduate Degree	6.14%	9.03%	10.94%
AGE	1 MILE	3 MILES	5 MILES
Median Age	30.6	31.8	33.7

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
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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