

The Robert Graham TEAM



2 Warehouses Totaling 16,329 SF on 2.12 Acres off I-45!

FOR SALE AT \$1,349,000 OR FOR LEASE AT \$0.85/SF/MO + NNN

OWNER FINANCING AVAILABLE!

2745 INTERSTATE 45 S
NEW WAVERLY, TX 77358



2.12 UNRESTRICTED ACRES ON I-45 WITH TWO WAREHOUSES TOTALING 16,329 SF! 300 FT OF FRONTAGE ON I-45! THE MAIN WAREHOUSE HAS 11,764 SF AND OFFICE SPACE IS 1,410 SF. THE OTHER WAREHOUSE HAS 4,565 SF. GATED ENTRANCE, FENCED YARD AND NOT LOCATED IN THE FLOOD PLAIN! CONVENIENT, HIGH VISIBILITY LOCATION ON I-45, ONLY A FEW MINUTES FROM HUNTSVILLE, WILLIS, AND CONROE!

CALL ROBERT GRAHAM AT 936-672-2087 FOR MORE DETAILS!

Arrowstar Realty

Robert Graham

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Looking South along Interstate 45 Feeder



SUMMARY

2745 INTERSTATE 45 S – 2.12 ACRES NEW WAVERLY, TX 77358

- TWO WAREHOUSES ON 2.12 UNRESTRICTED ACRES
- 11,764 SF MAIN WAREHOUSE WITH 1,410 SF OF OFFICE SPACE
- 4,565 SF SEPARATE WAREHOUSE
- HIGH CEILINGS INSIDE BOTH WAREHOUSES
- FULLY FENCED WITH A GATED ENTRANCE
- PLENTY OF PARKING FOR BOTH WAREHOUSES
- HIGH VISIBILITY ON I-45
- CONVENIENT LOCATION
- NOT IN FLOOD PLAIN
- ONLY A FEW MINUTES FROM SURROUNDING TOWNS OF HUNTSVILLE, WILLIS, AND CONROE

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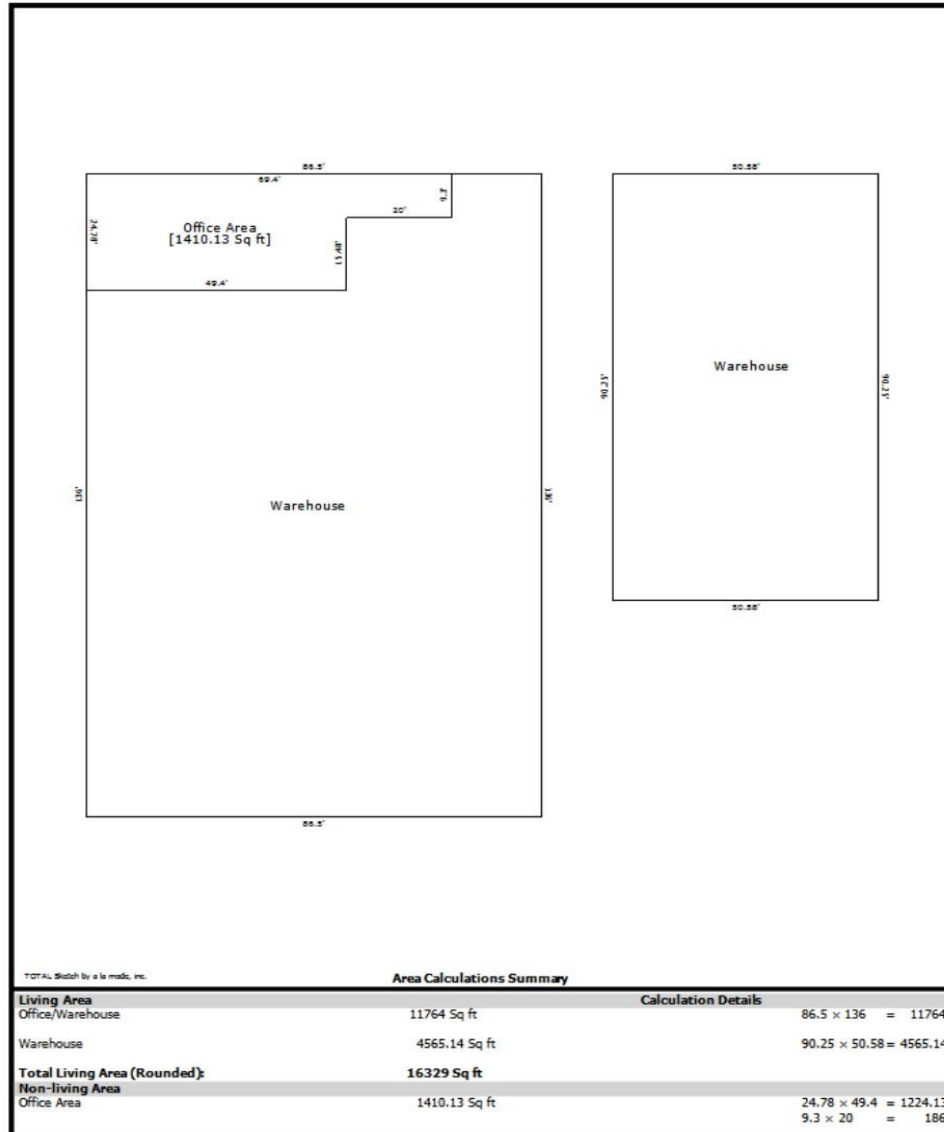
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SITE PLAN



TOTAL Sketch software by a la mode, inc. 1-800-alamode

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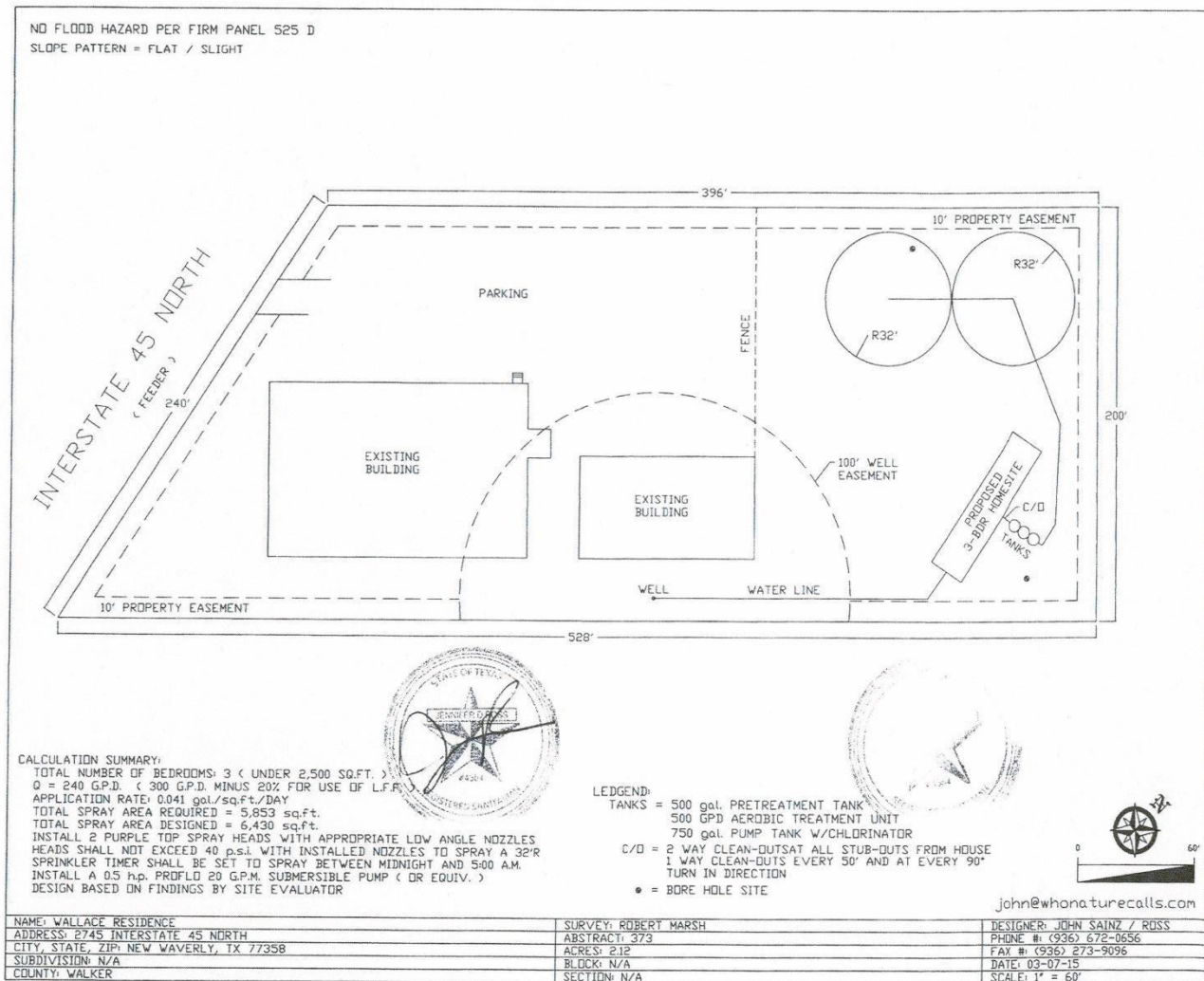
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SURVEY



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AERIAL



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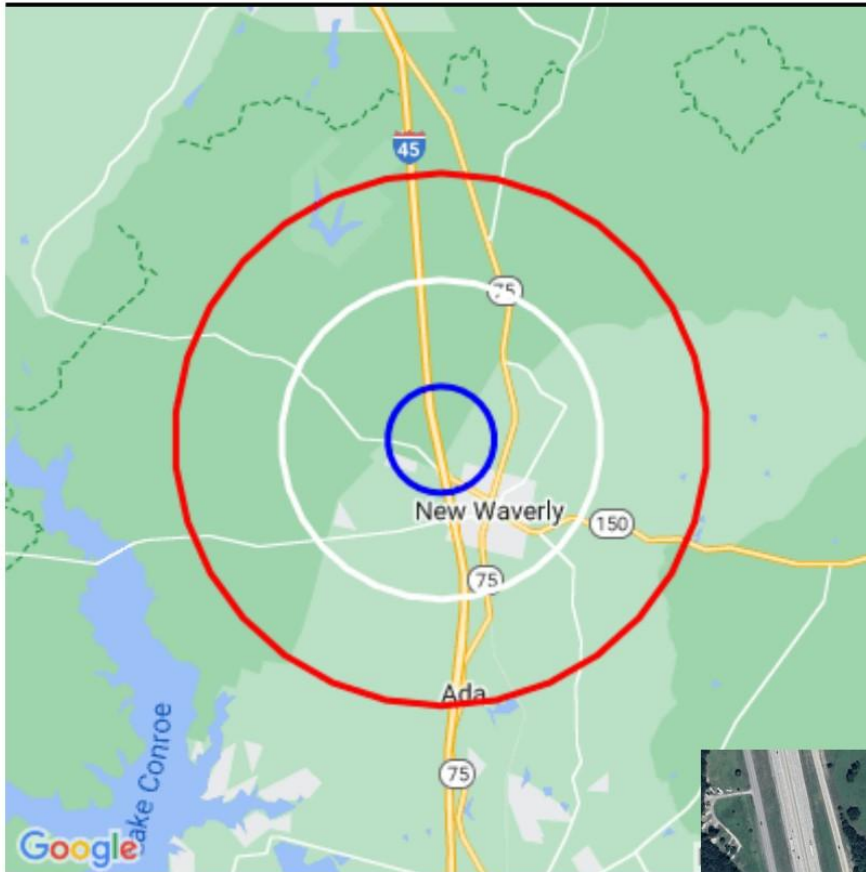
2745 I-45 S



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Demographic Report



2745 I-45 S

Population

Distance	Male	Female	Total
1- Mile	97	102	199
3- Mile	870	888	1,758
5- Mile	1,496	1,523	3,019



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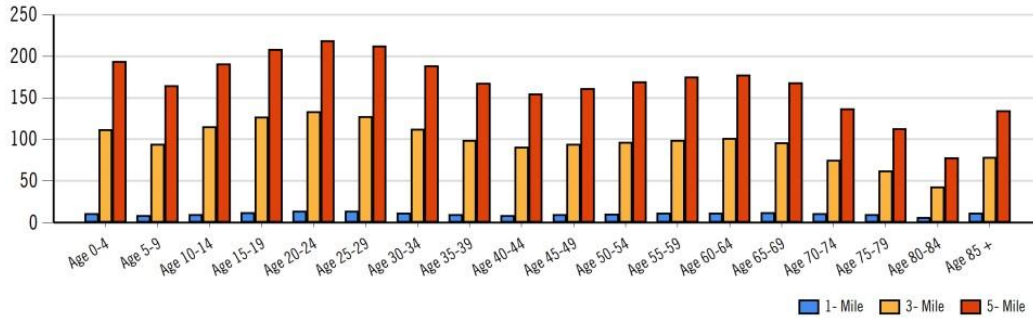
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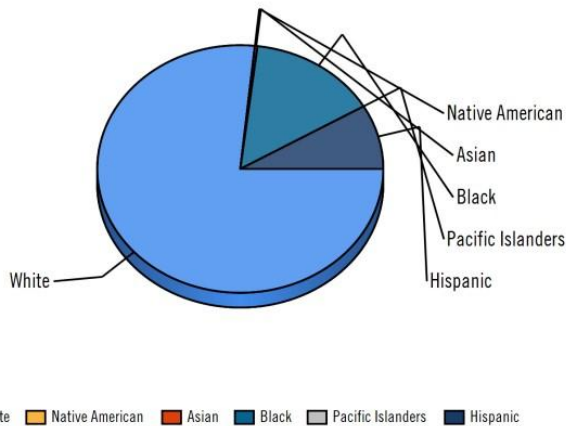
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Population by Distance and Age (2020)



Ethnicity within 5 miles



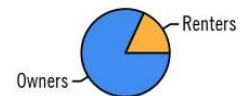
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	84	1	0.04 %
3-Mile	637	7	0.38 %
5-Mile	1,146	14	0.32 %



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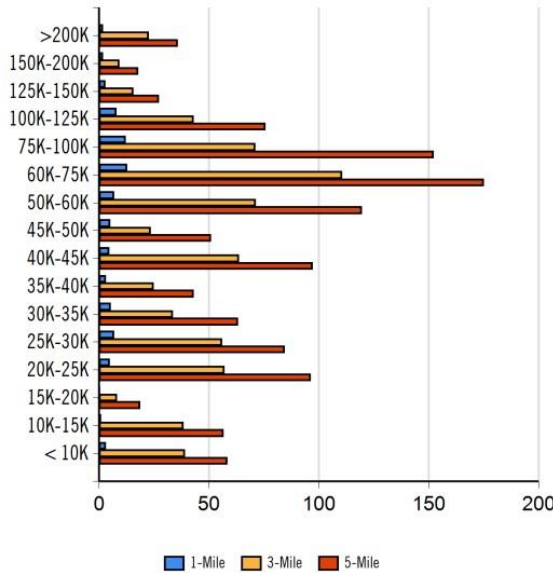
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	7	2	4	13	4	4	3	0	2	18	6	12	6
3-Mile	31	9	46	110	17	43	33	14	49	121	40	71	46
5-Mile	62	22	77	164	32	88	63	23	73	243	70	128	82

Household Income



Radius Median Household Income

Radius	Median Household Income
1-Mile	\$52,665.67
3-Mile	\$50,738.00
5-Mile	\$51,970.78

Radius Average Household Income

Radius	Average Household Income
1-Mile	\$64,292.33
3-Mile	\$61,305.20
5-Mile	\$61,003.67

Radius Aggregate Household Income

Radius	Aggregate Household Income
1-Mile	\$5,323,117.67
3-Mile	\$41,956,578.19
5-Mile	\$72,676,241.04

Education

	1-Mile	3-mile	5-mile
Pop > 25	142	1,177	2,041
High School Grad	43	399	673
Some College	27	239	411
Associates	3	26	47
Bachelors	30	124	256
Masters	12	58	114
Prof. Degree	2	13	26
Doctorate	1	5	15

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	7 %	44 %	37 %
Teen's	4 %	36 %	29 %
Expensive Homes	2 %	2 %	9 %
Mobile Homes	20 %	115 %	96 %
New Homes	8 %	40 %	35 %
New Households	3 %	25 %	21 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	3 %	13 %	13 %
Public Transportation Users	0 %	4 %	3 %
Young Wealthy Households	0 %	0 %	1 %

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.



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Moody's
ANALYTICS

Catylist

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2745 I-45 S



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	3,742,127		30,426,011		52,610,056	
Average annual household	46,463		45,015		45,202	
Food	6,044	13.01 %	5,883	13.07 %	5,906	13.07 %
Food at home	4,019		3,930		3,953	
Cereals and bakery products	572		559		562	
Cereals and cereal products	205		200		201	
Bakery products	367		359		360	
Meats poultry fish and eggs	800		787		791	
Beef	187		182		184	
Pork	149		146		146	
Poultry	148		148		148	
Fish and seafood	125		124		124	
Eggs	66		65		65	
Dairy products	402		391		393	
Fruits and vegetables	817		794		796	
Fresh fruits	120		117		116	
Processed vegetables	159		155		156	
Sugar and other sweets	150		146		147	
Fats and oils	129		126		127	
Miscellaneous foods	752		739		745	
Nonalcoholic beverages	347		341		343	
Food away from home	2,025		1,952		1,953	
Alcoholic beverages	323		310		309	
Housing	16,934	36.45 %	16,551	36.77 %	16,612	36.75 %
Shelter	10,173		9,956		9,997	
Owned dwellings	6,106		5,847		5,880	
Mortgage interest and charges	3,015		2,880		2,898	
Property taxes	2,050		1,963		1,981	
Maintenance repairs	1,040		1,003		1,000	
Rented dwellings	3,317		3,379		3,390	
Other lodging	750		730		726	
Utilities fuels	4,117		4,025		4,044	
Natural gas	382		370		374	
Electricity	1,647		1,623		1,628	
Fuel oil	159		153		154	
Telephone services	1,283		1,250		1,258	
Water and other public services	645		628		629	
Household operations	1,115	2.40 %	1,080	2.40 %	1,083	2.40 %
Personal services	298		287		288	
Other household expenses	816		792		795	
Housekeeping supplies	567		558		558	
Laundry and cleaning supplies	155		153		154	
Other household products	333		325		325	
Postage and stationery	78		79		78	
Household furnishings	961		931		928	
Household textiles	69		68		66	
Furniture	194		190		189	
Floor coverings	24		23		23	
Major appliances	146		139		142	
Small appliances	81		80		80	
Miscellaneous	445		428		426	
Apparel and services	1,174	2.53 %	1,148	2.55 %	1,148	2.54 %
Men and boys	216		210		217	
Men 16 and over	183		177		183	
Boys 2 to 15	33		33		34	
Women and girls	437		427		424	



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Women 16 and over	364	357	352
Girls 2 to 15	72	70	72
Children under 2	84	84	85

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	3,742,127		30,426,011		52,610,056	
Average annual household	46,463		45,015		45,202	
Transportation	6,474	13.93 %	6,215	13.81 %	6,247	13.82 %
Vehicle purchases	1,482		1,387		1,400	
Cars and trucks new	788		733		737	
Cars and trucks used	654		615		621	
Gasoline and motor oil	2,114		2,049		2,055	
Other vehicle expenses	2,466		2,380		2,401	
Vehicle finance charges	172		165		165	
Maintenance and repairs	845		814		818	
Vehicle insurance	1,150		1,115		1,133	
Vehicle rental leases	298		284		285	
Public transportation	411		398		390	
Health care	3,853	8.29 %	3,695	8.21 %	3,686	8.15 %
Health insurance	2,536		2,443		2,443	
Medical services	802		759		754	
Drugs	395		377		372	
Medical supplies	119		115		115	
Entertainment	2,808	6.04 %	2,692	5.98 %	2,687	5.94 %
Fees and admissions	488		464		462	
Television radios	1,031		1,005		1,009	
Pets toys	1,028		981		973	
Personal care products	596		576		576	
Reading	54		52		50	
Education	971		974		983	
Tobacco products	412		410		411	
Miscellaneous	759	1.63 %	744	1.65 %	749	1.66 %
Cash contributions	1,323		1,280		1,315	
Personal insurance	4,733		4,481		4,517	
Life and other personal insurance	163		154		152	
Pensions and Social Security	4,570		4,326		4,365	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,031	2,124	-2.56 %	467	1,481	1,941	90	789
3-Mile	2020	2,943	3,054	-2.85 %	696	2,118	2,678	265	1,088
5-Mile	2020	5,934	5,555	2.99 %	1,314	4,331	5,073	861	1,654
1-Mile	2023	2,136	2,124	3.18 %	491	1,557	1,976	160	625
3-Mile	2023	3,109	3,054	3.04 %	735	2,237	2,739	370	853
5-Mile	2023	6,302	5,555	9.54 %	1,394	4,599	5,286	1,016	1,427



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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

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