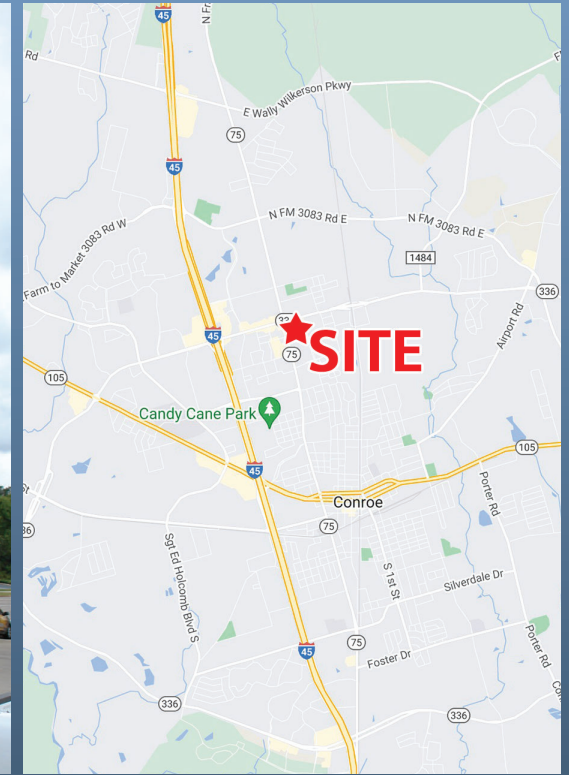


FOR LEASE

2110 N Frazier St, Conroe, Texas 77301



PROPERTY DATA

- 10,358 SF freestanding former CVS store with a drive-thru
- Located on North Loop 336 and N Frazier St (Hwy 75) in Conroe, Texas
- Shopping center is anchored by an HEB grocery store

DEMOGRAPHICS

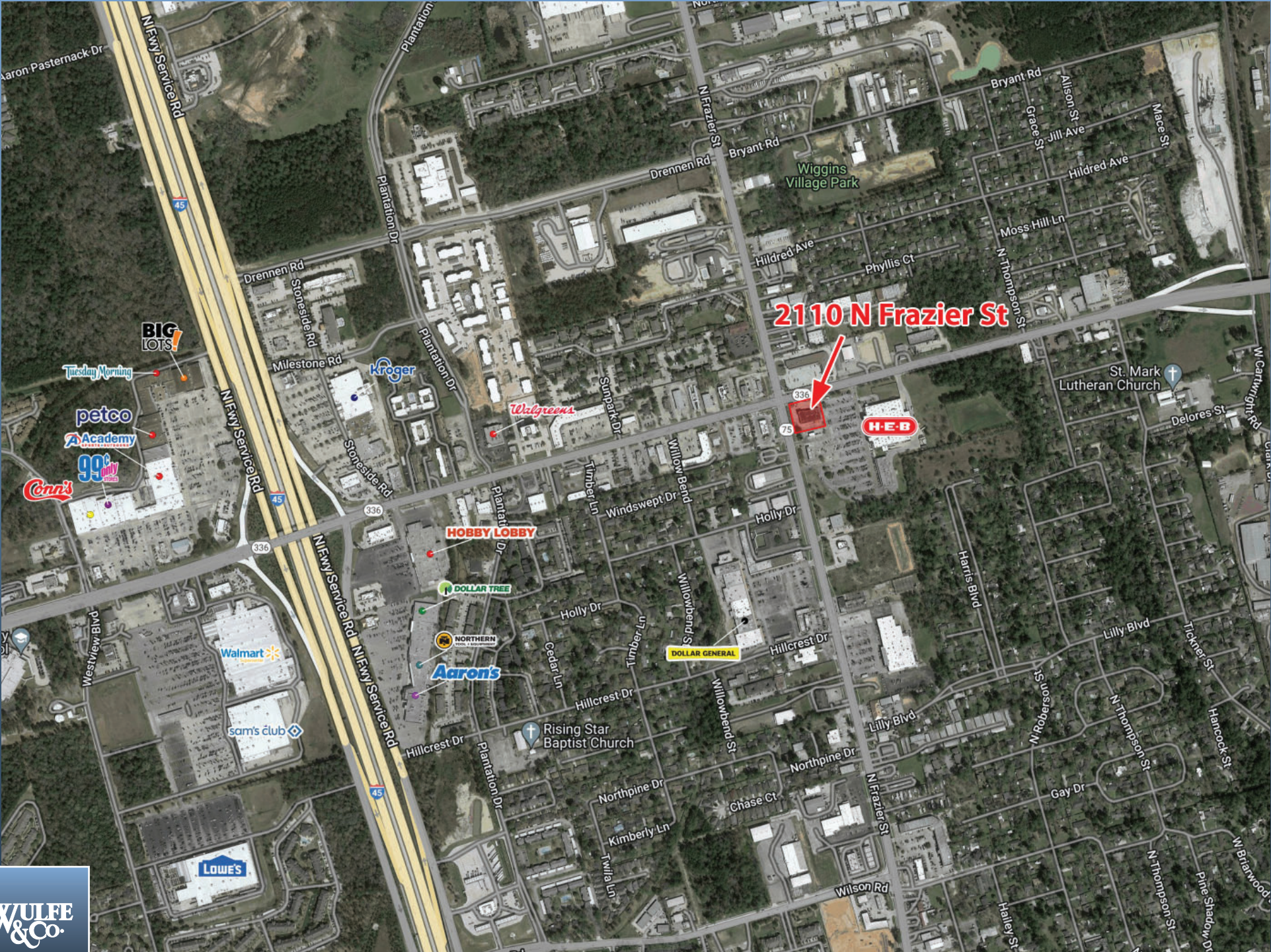
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2023 Estimate	10,416	54,156	84,135
Ave HH Income			
2023 Estimate	\$62,695	\$89,208	\$96,023
Traffic Counts			
N Loop 336	31,452 cars per day		
N Frazier St	15,329 cars per day		

CONTACT

Cameron Free
cfree@wulfe.com
(713) 621-1706

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700





Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.3358/-95.467

2110 N Frazier St	1 mi	3 mi	5 mi
Conroe, TX 77301	radius	radius	radius
Population			
2023 Estimated Population	10,416	54,156	84,135
2028 Projected Population	11,603	63,578	96,979
2020 Census Population	10,112	48,763	77,657
2010 Census Population	9,128	39,979	58,564
Projected Annual Growth 2023 to 2028	2.3%	3.5%	3.1%
Historical Annual Growth 2010 to 2023	1.1%	2.7%	3.4%
2023 Median Age	33.8	33.3	34.6
Households			
2023 Estimated Households	3,546	19,274	30,233
2028 Projected Households	4,072	23,250	35,718
2020 Census Households	3,401	17,048	27,453
2010 Census Households	3,100	13,587	20,299
Projected Annual Growth 2023 to 2028	3.0%	4.1%	3.6%
Historical Annual Growth 2010 to 2023	1.1%	3.2%	3.8%
Race and Ethnicity			
2023 Estimated White	48.4%	50.8%	56.4%
2023 Estimated Black or African American	27.4%	18.2%	14.9%
2023 Estimated Asian or Pacific Islander	1.8%	2.1%	2.5%
2023 Estimated American Indian or Native Alaskan	0.9%	1.2%	1.1%
2023 Estimated Other Races	21.4%	27.7%	25.2%
2023 Estimated Hispanic	29.8%	36.3%	32.7%
Income			
2023 Estimated Average Household Income	\$62,695	\$89,208	\$96,023
2023 Estimated Median Household Income	\$53,446	\$62,189	\$69,425
2023 Estimated Per Capita Income	\$23,953	\$32,452	\$34,996
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	12.6%	12.4%	10.1%
2023 Estimated Some High School (Grade Level 9 to 11)	10.4%	10.1%	8.6%
2023 Estimated High School Graduate	37.6%	28.5%	27.2%
2023 Estimated Some College	16.5%	18.5%	19.4%
2023 Estimated Associates Degree Only	7.2%	7.1%	7.1%
2023 Estimated Bachelors Degree Only	12.0%	15.7%	17.5%
2023 Estimated Graduate Degree	3.8%	7.7%	9.9%
Business			
2023 Estimated Total Businesses	579	2,817	3,889
2023 Estimated Total Employees	4,590	25,431	36,253
2023 Estimated Employee Population per Business	7.9	9.0	9.3
2023 Estimated Residential Population per Business	18.0	19.2	21.6



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.

11-2-2015



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cameron Free	781950	cfree@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date