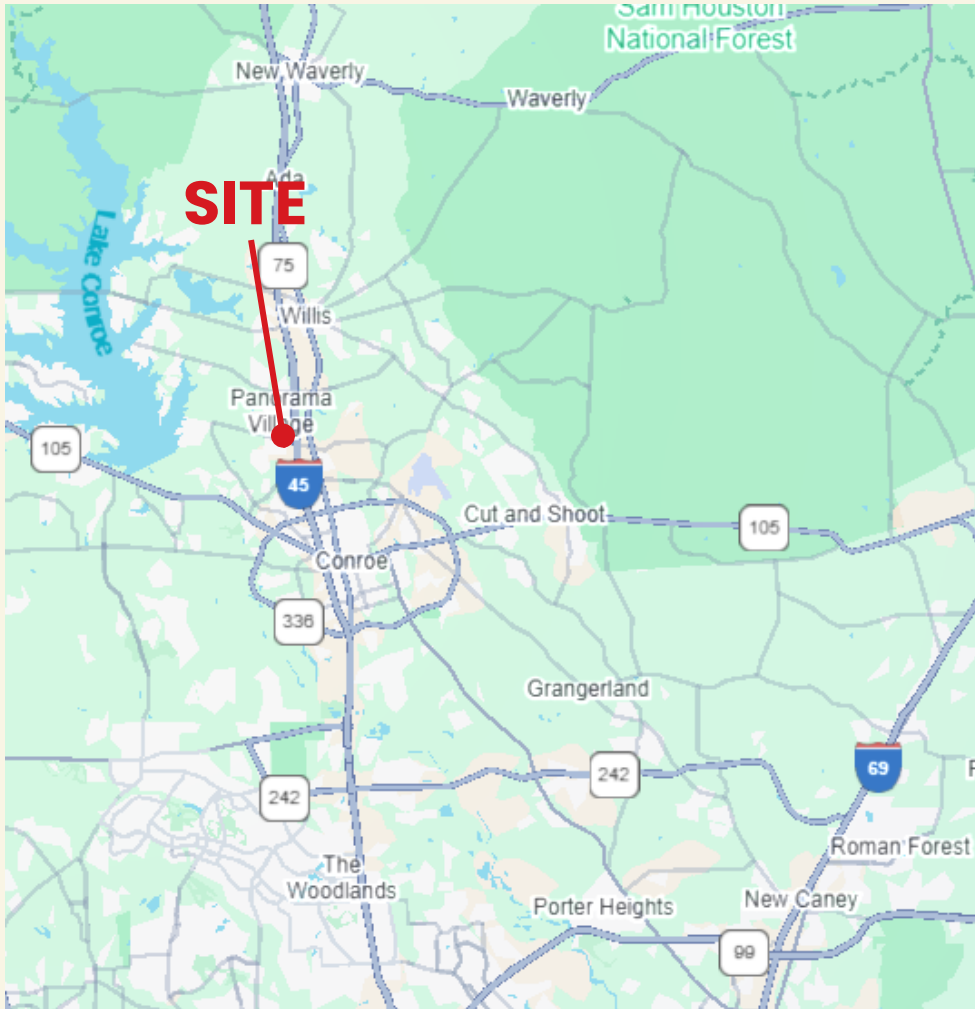




Conroe Commons

1450 League Line Rd, Conroe, TX 77304

ABOUT



PROJECT DESCRIPTION

Conroe Commons is a premier commercial retail development within a dynamic 65-acre mixed-use community in, City Place, in Conroe, Texas. The project seamlessly integrates retail, multifamily residences, medical offices, and entertainment, including a modern movie theater, creating a vibrant destination for living, working, and leisure. Ideally positioned at the intersection of I-45 and League Line Road, Conroe Commons offers exceptional visibility and accessibility for both local and regional visitors. With its strategic location and diverse amenities, it stands as a cornerstone of growth and convenience in one of the region's fastest-expanding corridors.

PROJECT OVERVIEW

- 23,040 Total SF
- Building 1: 4,242 SF Available (Divisible)
- Building 2: 4,147 SF Available (Divisible)
- Parking Ratio 4.7:1,000
- 6 Master-Planned Communities on League Line Rd
- Current Tenants include Behavioral Innovations, Grand Liquor, JP Salon & Company, Gloss Glam Nail, and Govea's Tortilleria
- Call Brokers for Pricing

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,180	28,527	49,981
Total Homes	2,017	11,505	17,374
Median HHI	\$103,113	\$73,192	\$75,641
Avg. Household Size	2.56	2.46	2.73
2030 Pop. Growth	6,665	34,102	55,631

AREA RETAIL MIX



TRAFFIC COUNTS

Interstate 45	103,417 VPD
League Line Rd	8,559 VPD



AERIAL OVERVIEW



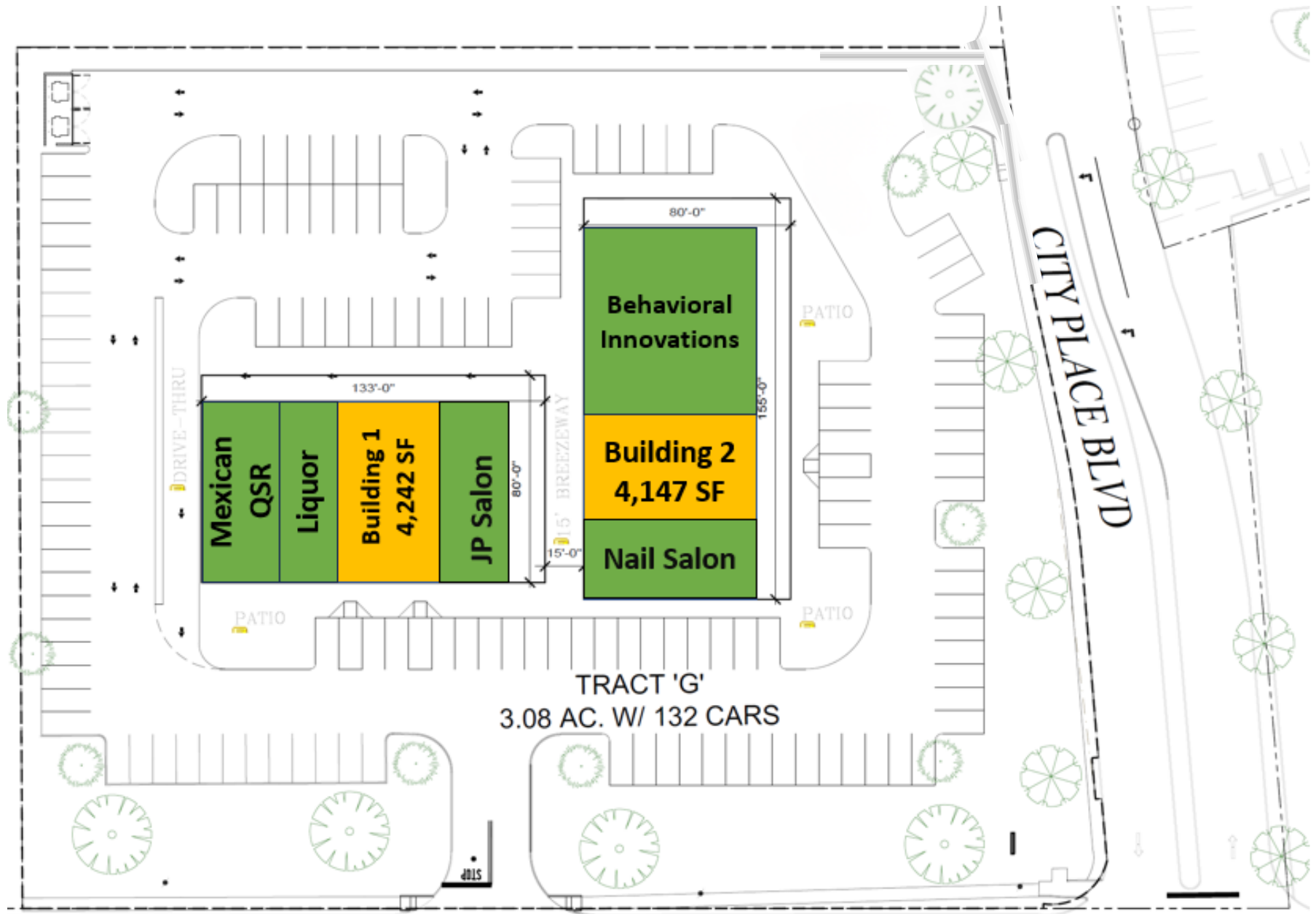
DEVELOPMENT PLAN

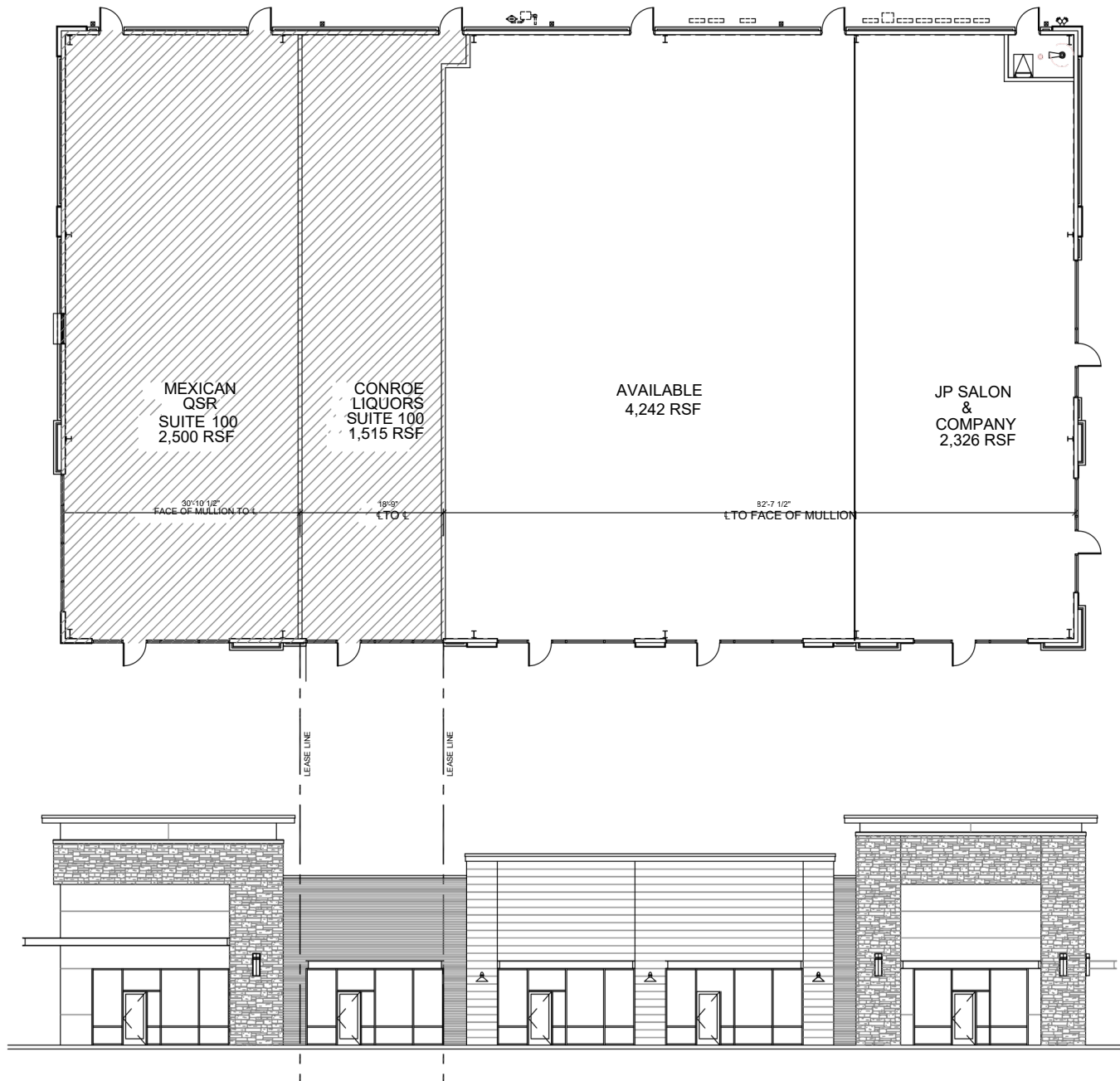


PHOTOS



SITE PLAN





CONROE COMMONS

DATE: 04/21/2005

1

LEASED

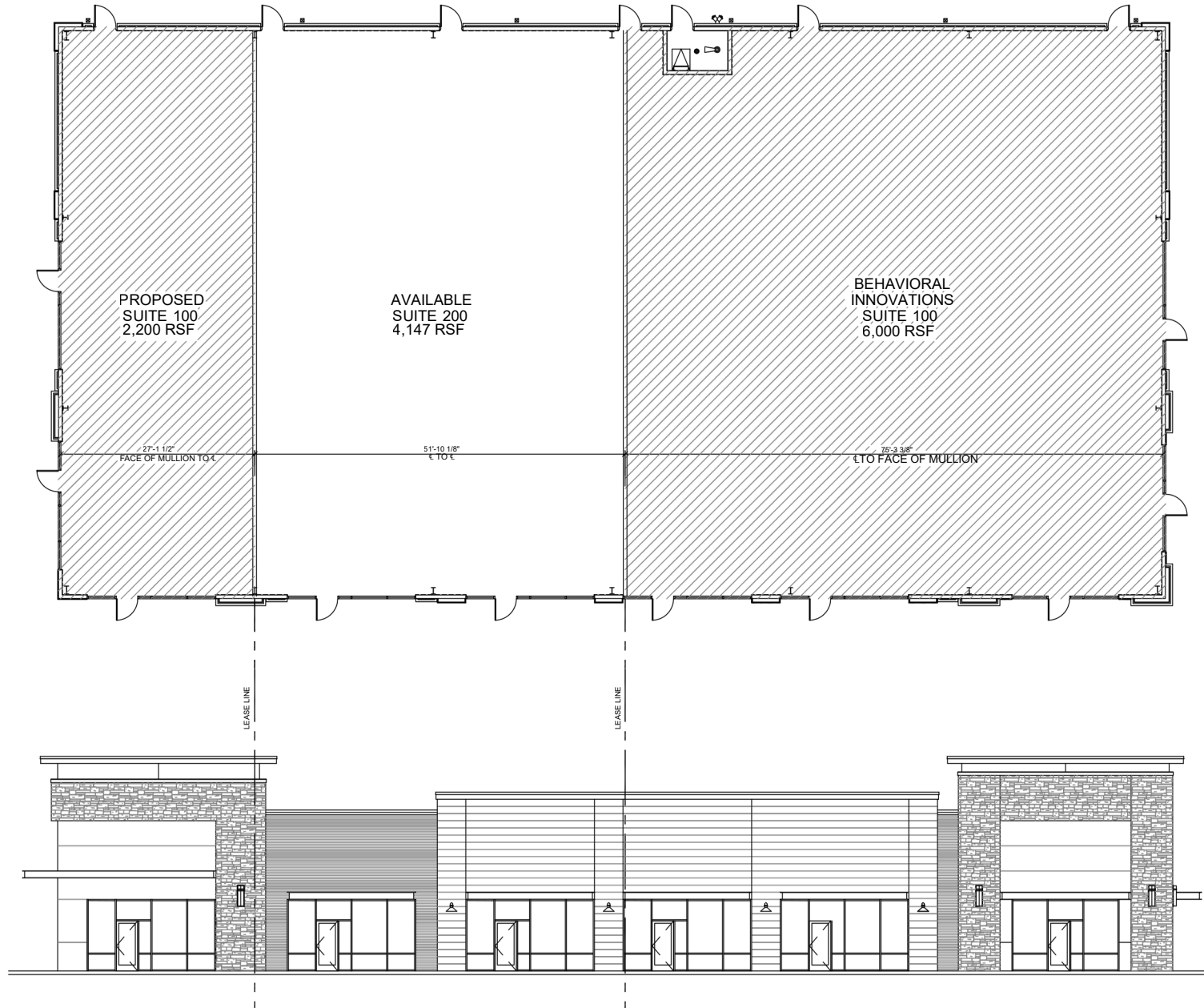
AVAILABLE

BUILDING

RON STEWART & ASSOCIATES

ARCHITECTURE SPACE PLANNING INTERIOR DESIGN

P.O. BOX 141 SUGAR LAND, TX 77478 281.242.7800



CONROE COMMONS



DATE: 10/10/2025



2

BUILDING



Daryl Dally

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(281) 748-7692

Ethan Crist

Ethan@fwdcre.com

(713) 382-3881



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Parkhill Investments, Inc	312169	pkinv@yahoo.com	(713) 412-3994
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Parkhill	222307	pkinv@yahoo.com	(713) 412-3994
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Dally	712243	Daryl@fwdcre.com	(281) 748-7692
Ethan Crist	811258	Ethan@fwdcre.com	(713) 382-3881
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date