

FOR SALE

SITE
2.00 ACRES
(87,120 SF)

CLANTON RD

FM. 3083

6,757VPD

 **NewQuest**

379 FM 3083 ROAD

379 FM 3083 Road | Conroe, Texas 77031

Vintage Multifamily Units in Conroe - 2 Acre Covered Land Play

Glenn Dickerson

281.477.4383 | gdickerson@newquest.com

Austen Baldrige

281.477.4363 | abaldrige@newquest.com

Project Highlights

±2 Acres Available For Sale in Conroe, Texas

Rare opportunity to acquire a stable, cash-flowing asset with future redevelopment potential. This 2-acre site features 8 multi-family units across three buildings, including (6) one-bedroom units, (2) two-bedroom units, and (1) four-bedroom house. Currently 100% leased, the development generates approximately \$60,000 in annual gross rental income. Ideally located with FM 3083 frontage, the site is situated on a major road near Hwy 105 and Loop 336, surrounded by several large residential developments under construction.

Glenn Dickerson

gdickerson@newquest.com
281.477.4384

Austen Baldridge

abaldridge@newquest.com
281.477.4363

379 FM 3083 Rd. | Conroe, Texas 77301: *Shady Acres Apartments*

3 buildings with 9 total units: (6) 1-bedroom units, (2) 2-bedroom units, and (1) single-family home

2-bedroom units. 7,863 total building square footage on 2.00 acres (87,120 SF) with utilities from the City of Conroe.”



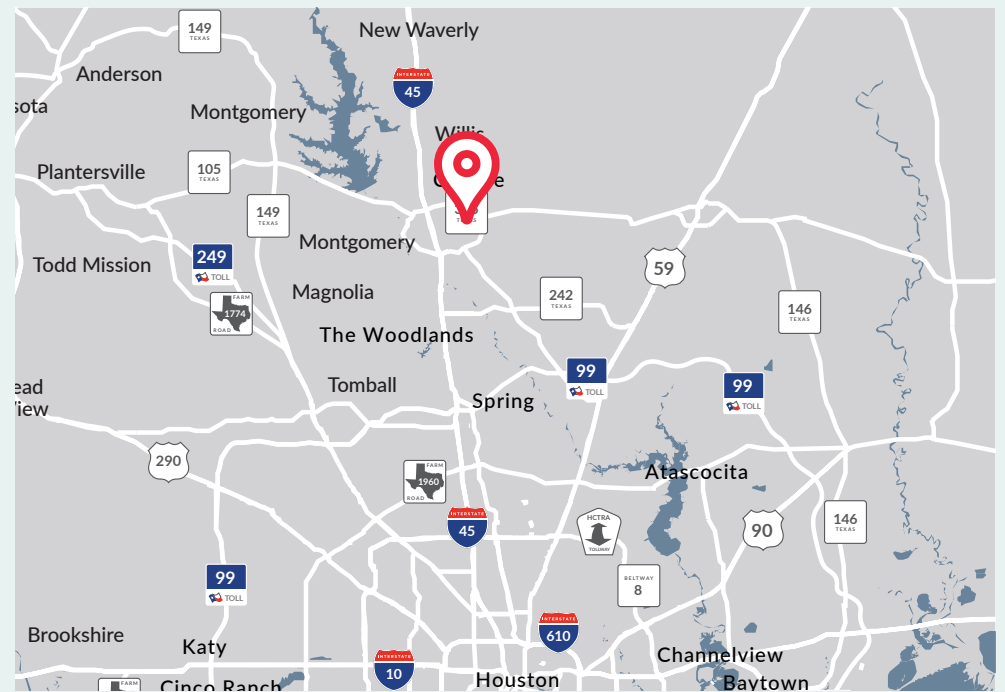
26%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024

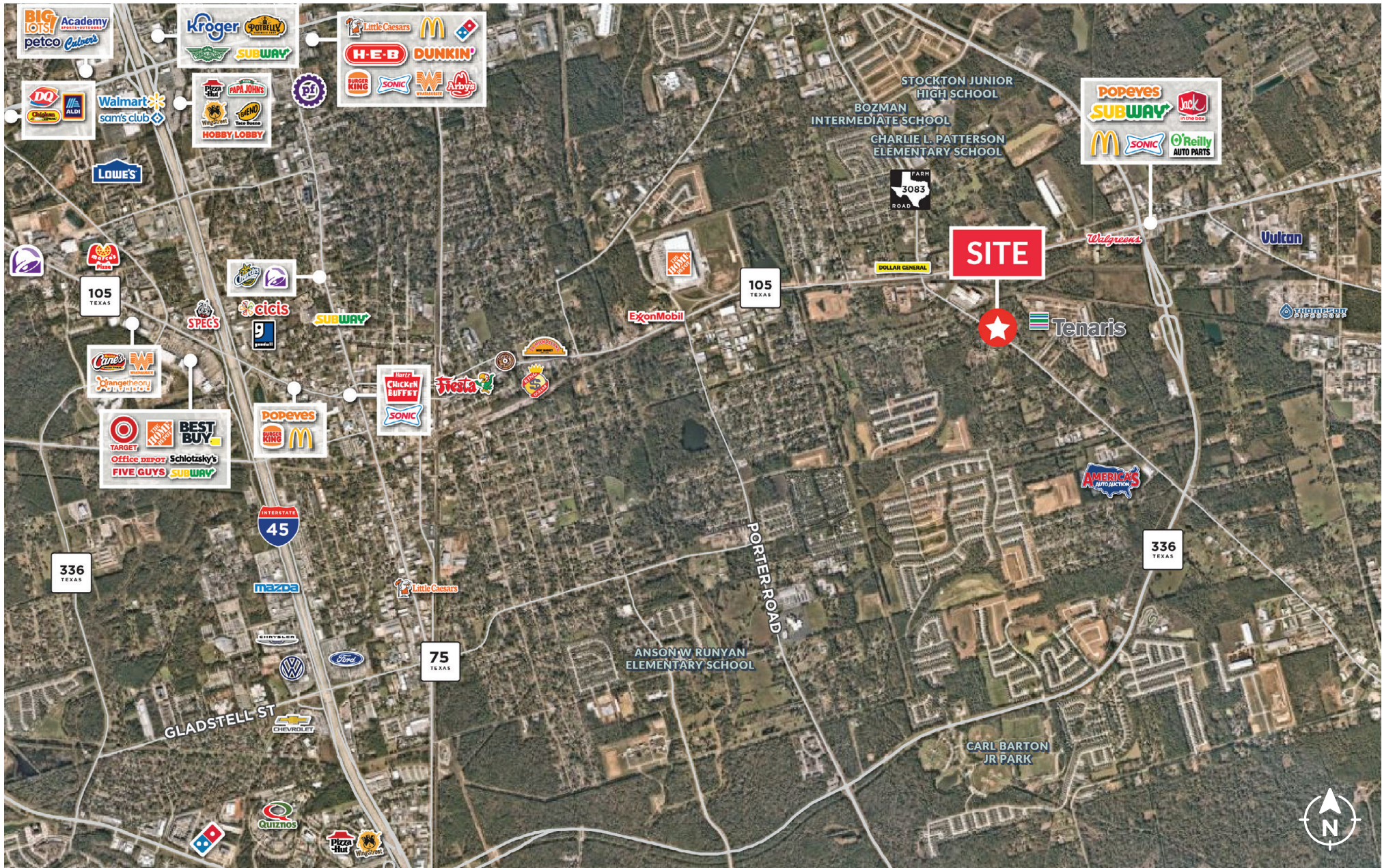


93K
CURRENT POPULATION
WITHIN 5 MILES



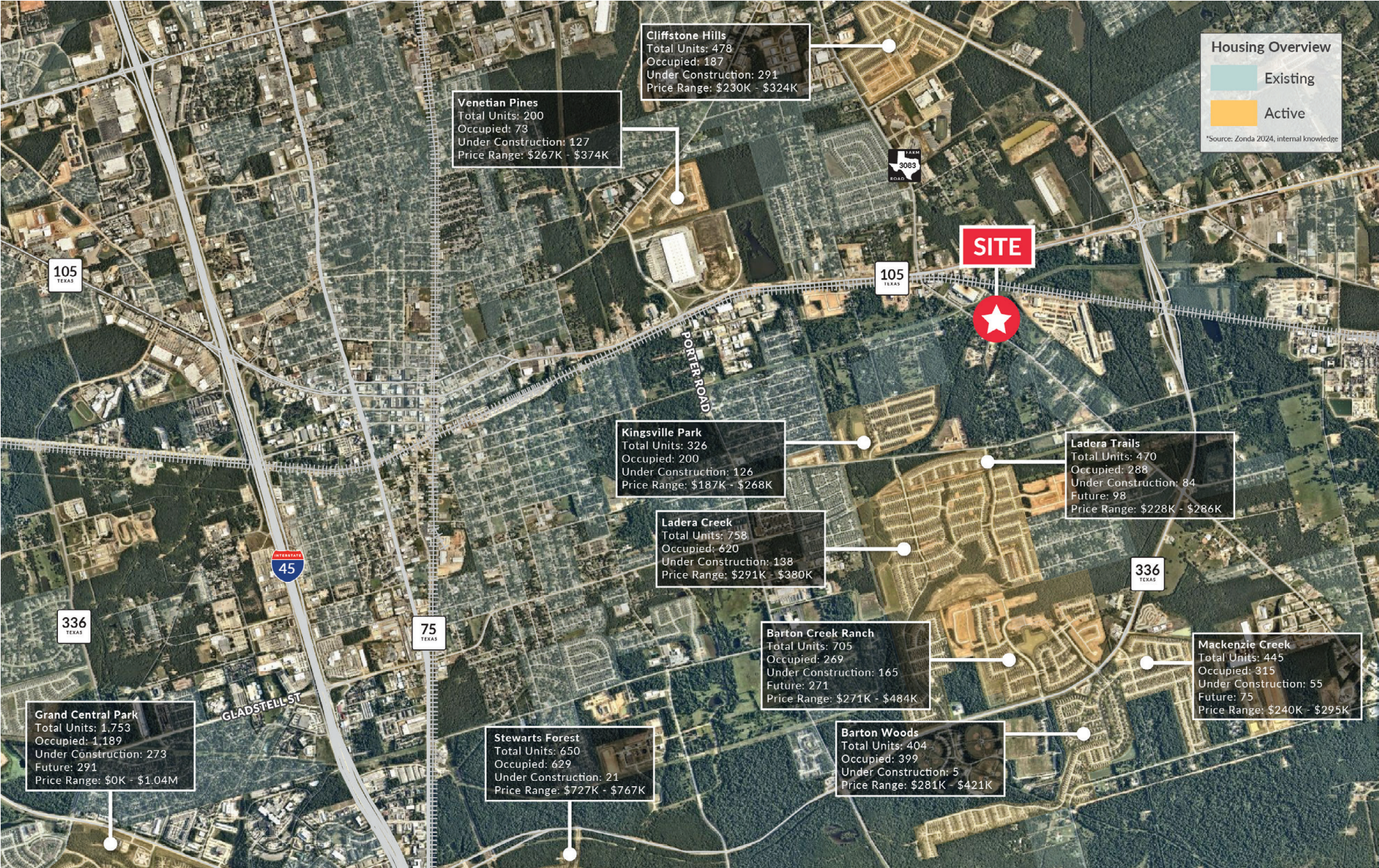
\$133K
AVERAGE HHI
WITHIN 1 MILE





08.24 | 12.23

Housing Aerial



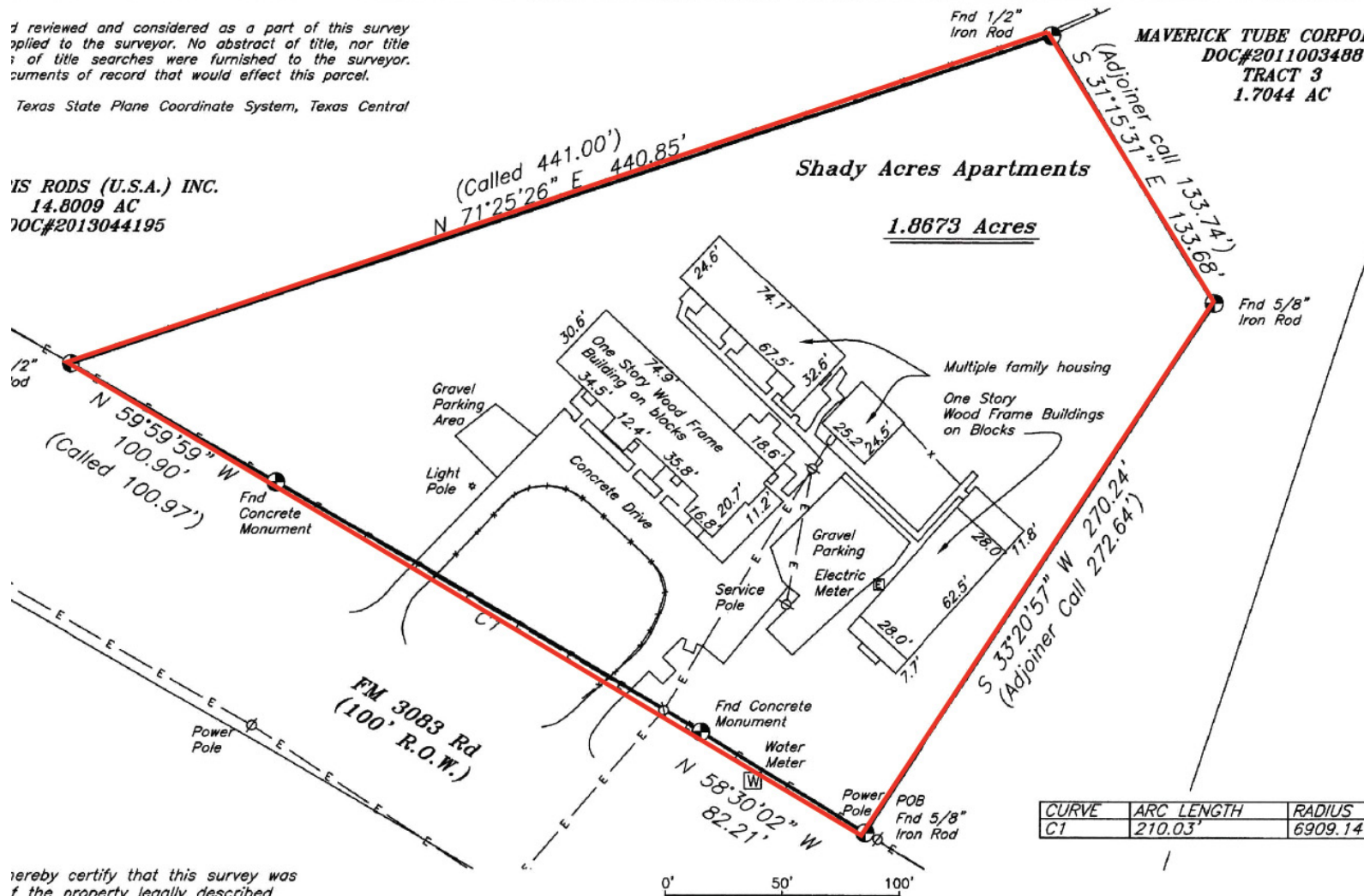


I have reviewed and considered as a part of this survey all records of title and other documents applicable to the surveyor. No abstract of title, nor title insurance policy, nor other records of title searches were furnished to the surveyor. No documents of record that would effect this parcel.

Texas State Plane Coordinate System, Texas Central

IS RODS (U.S.A.) INC.
14.8009 AC
DOC#2013044195

MAVERICK TUBE CORP
DOC#2011003488
TRACT 3
1.7044 AC



I hereby certify that this survey was made in accordance with the laws of the State of Texas and the property legally described.



Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,347	13,457	33,097
Current Population	4,455	43,488	93,173
2020 Census Average Persons per Household	3.31	3.23	2.82
2020 Census Population	3,990	34,632	74,405
Population Growth 2020 to 2024	11.65%	25.57%	25.22%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	14.16%	14.01%	22.28%
2 Person Households	31.57%	35.23%	37.21%
3+ Person Households	54.26%	50.76%	40.50%
Owner-Occupied Housing Units	69.89%	62.28%	55.38%
Renter-Occupied Housing Units	30.11%	37.72%	44.62%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	50.88%	47.04%	55.68%
Black or African American	8.72%	11.66%	11.15%
Asian or Pacific Islander	2.62%	2.05%	2.61%
Other Races	36.48%	37.65%	29.27%
Hispanic	46.96%	47.39%	36.95%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$132,550	\$97,691	\$101,839
Median Household Income	\$103,497	\$69,991	\$73,246
Per Capita Income	\$40,563	\$29,769	\$36,195
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	30.42%	33.01%	28.63%
Estimated Bachelor's Degree	20.34%	13.40%	16.16%
Estimated Graduate Degree	9.38%	6.91%	8.75%
AGE	1 MILE	3 MILES	5 MILES
Median Age	30.4	31.4	32.9

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS24-704_EY_08.12.24