



PROPOSED 5,500 - 25,305 SF WAREHOUSES FOR SALE & FOR LEASE!  
3705 HILLTOP DRIVE, CONROE, TX 77303 – WILL BUILD TO SUIT!  
CALL ROBERT GRAHAM FOR PRICING – (936) 672-2087

BTS 5,500 – 25,305 SF ON  
2.68 ACRES IN CONROE!

**Arrowstar Realty**

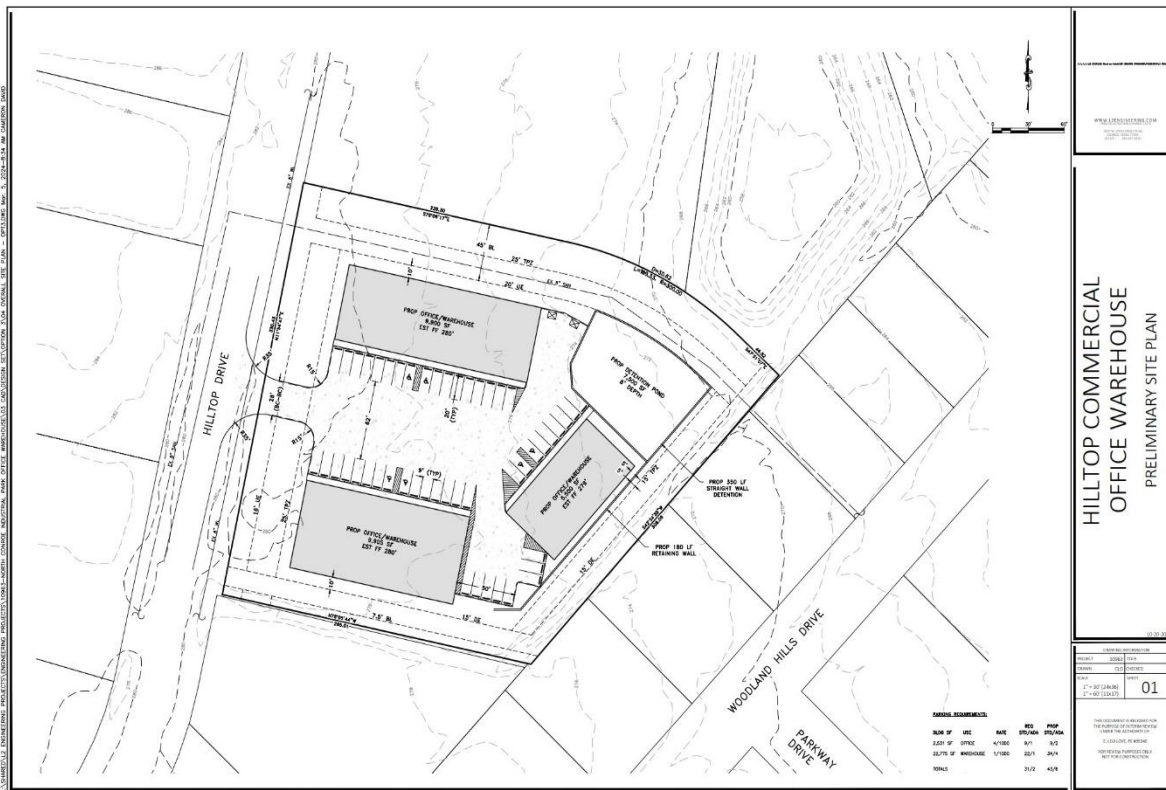
Robert Graham

(936) 672-2087

Robert@arrowstarrealty.com

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**PROPOSED COMMERCIAL OFFICE/WAREHOUSE FOR SALE OR FOR LEASE!**  
**CALL ROBERT GRAHAM (936) 672-2087 FOR PRICING**  
 5,500 - 25,305 SF WAREHOUSE WITH 10% SF OF OFFICE LOCATED AT  
 3705 HILLTOP DRIVE, CONROE, TX 77303



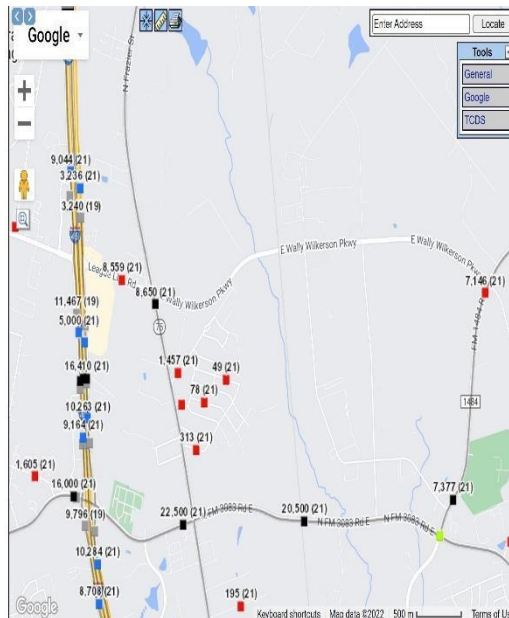
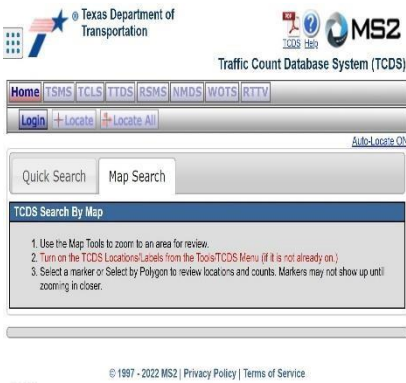
**\*PROPOSED 5,500 – 25,305 SF BUILT TO SUIT INDUSTRIAL WAREHOUSE! \* GROUND BREAKING DATE TBD! \* 3-PHASE BUILDINGS WILL HAVE 10% OF OFFICE SPACE, AN EVE HEIGHT OF 26 FT, 800 AMPS FOR HEAVY POWER, WILL BE CRANE READY, SPRINKLERED, WILL HAVE CRUSHED CONCRETE/STABILIZED YARD SPACE, AND THERE WILL BE A DETENTION POND TOWARD THE BACK OF THE PROPERTY! THIS CONVENIENT LOCATION ALLOWS QUICK ACCESS, AS IT IS RIGHT BY HWY 75 & WALLY WILKERSON PKWY, LESS THAN 1 MILE FROM I-45, CLOSE TO FM 3083, N LOOP 336, AND IT IS ONLY A FEW MINUTES FROM HIGHWAY 105!**

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 Robert Graham  
 (936) 672-2087  
 Robert@rgteamtx.com

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**An Example of Another Warehouse We Built Last Year!**



# OVERVIEW

- PROPOSED!**  
**3705 HILLTOP DRIVE**  
**CONROE, TX 77303**
- 3-PHASE WITH 800 AMPS
  - WILL BE CRANE READY
  - 3 BAY DOORS
  - 26 FT EVE HEIGHT
  - SPRINKLERED
  - 10% OF OFFICE SPACE
  - CITY UTILITIES
  - CLOSE TO HWY 75, FM 3083, LOOP 336, & HWY 105
  - LESS THAN 2 MILES FROM I-45

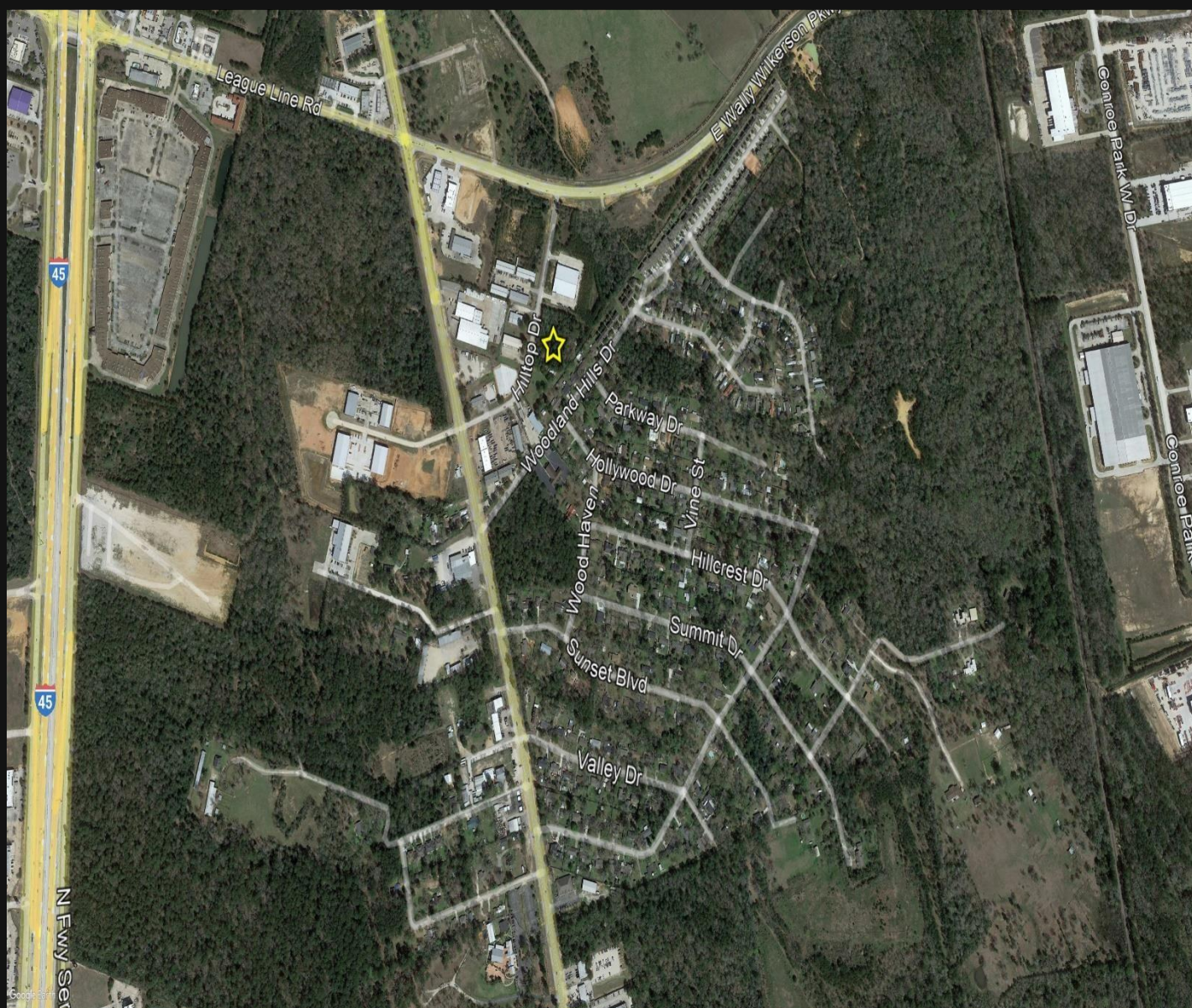
**PER TXDOT, IN 2021, THERE WERE 8,650 VEHICLES**

**PER DAY THAT PASSED BY THIS STRETCH OF HIGHWAY  
75 NEAR HILLTOP DRIVE!**

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AERIAL



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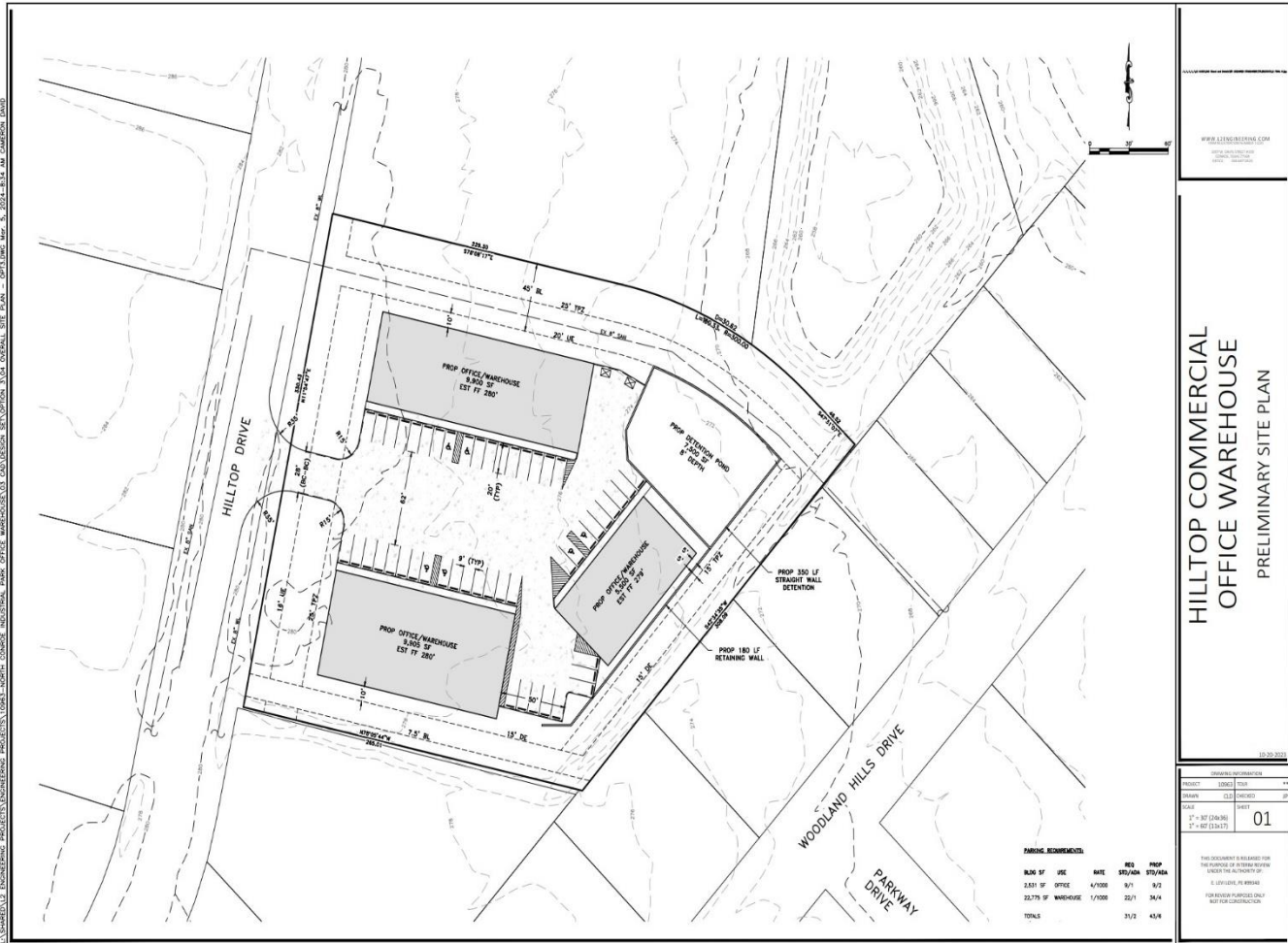
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Robert@rgteamtx.com

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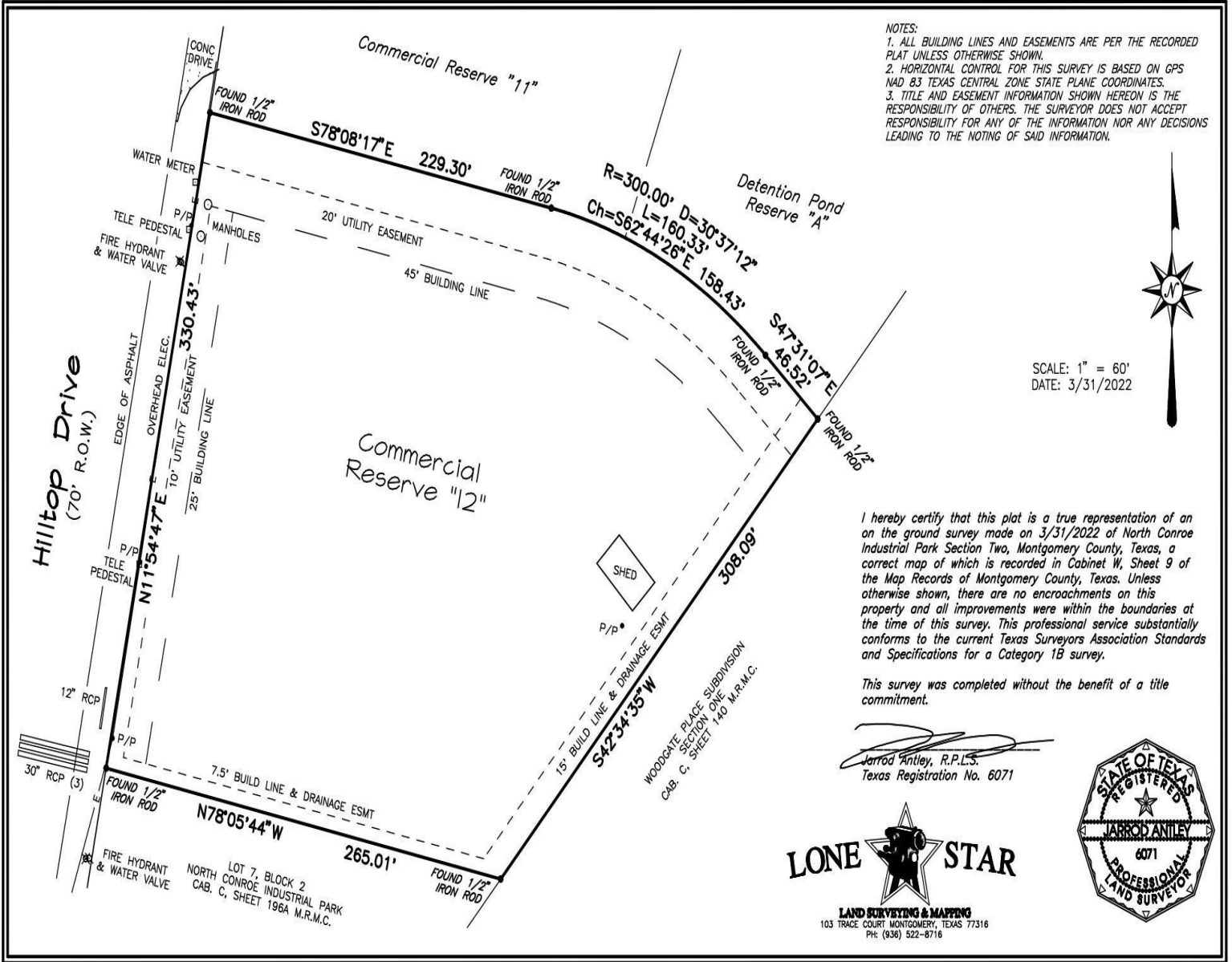
**SITE PLAN**



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## SURVEY

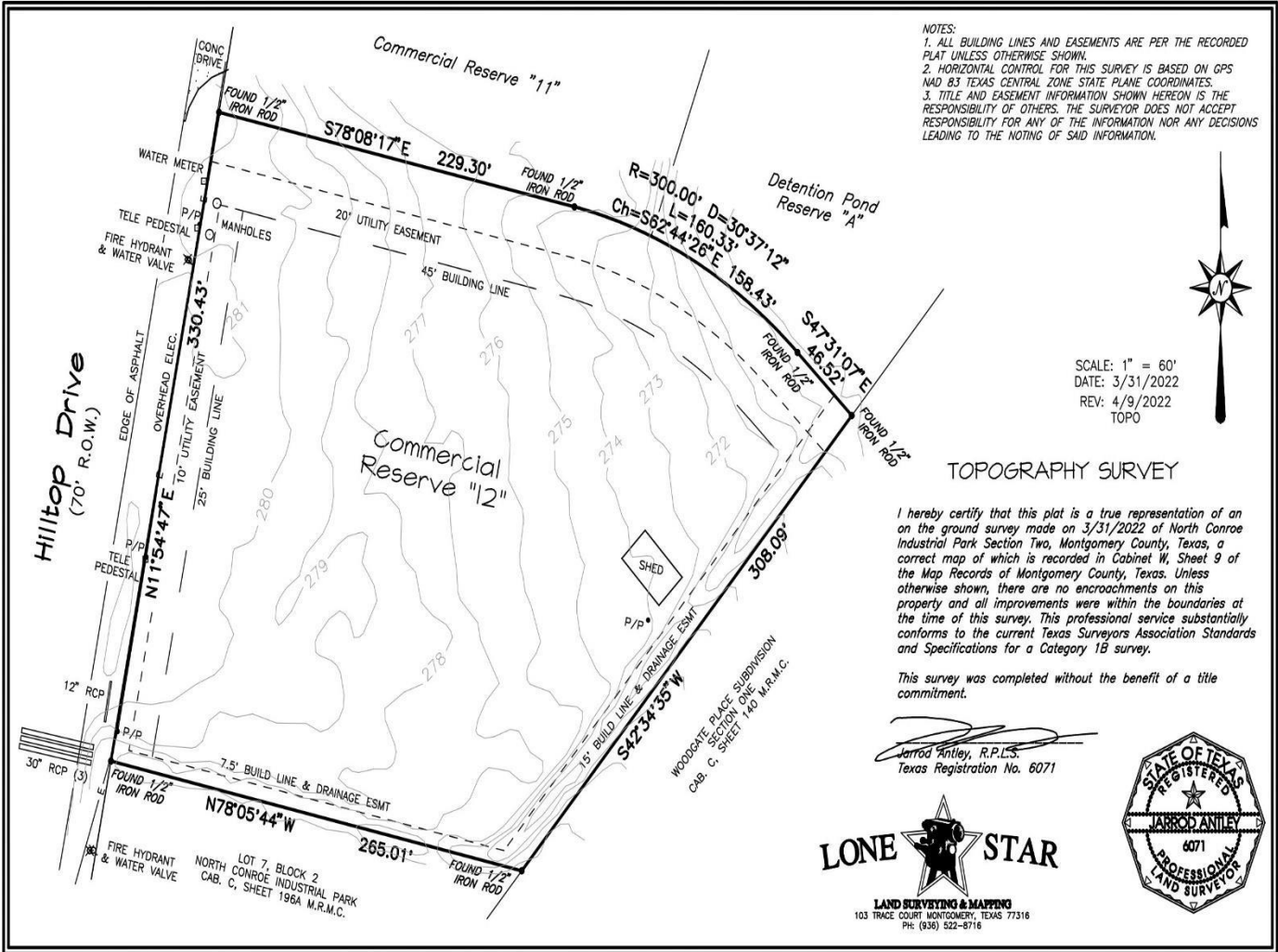


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Arrowstar Realty  
Robert Graham  
(936) 672-2087  
Robert@rgteamtx.com

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TOPO



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Arrowstar Realty  
 Robert Graham  
 (936) 672-2087  
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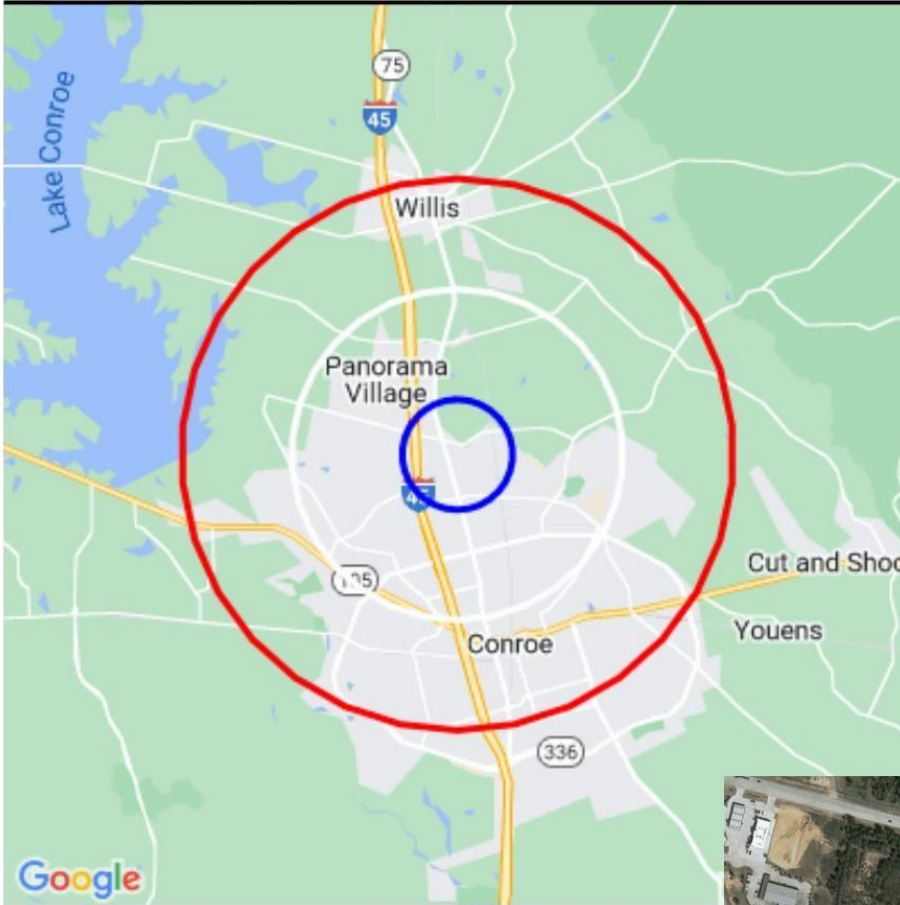
3705 Hilltop Drive



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



3705 Hilltop Drive

Population

Distance	Male	Female	Total
1- Mile	1,227	1,230	2,458
3- Mile	12,323	11,753	24,076
5- Mile	30,668	30,285	60,953



Robert Graham  
robert@arrowstarrealty.com  
936-672-2087

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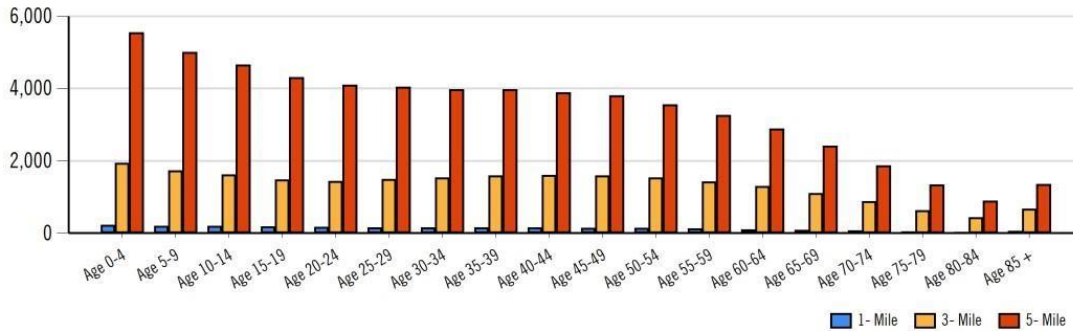


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Robert Graham  
(936) 672-2087  
Robert@rgteamtx.com

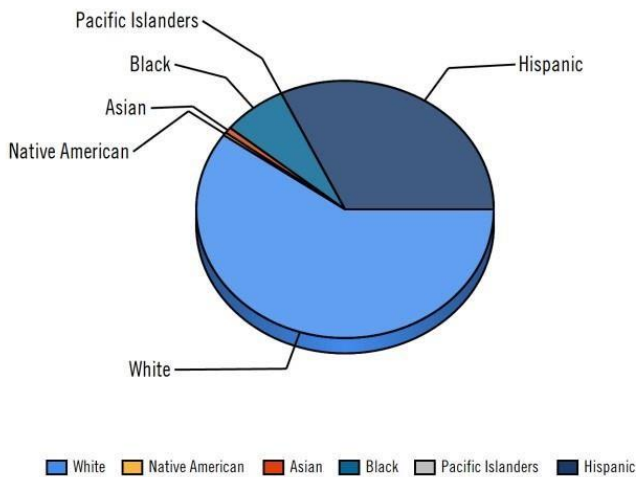
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### Population by Distance and Age (2020)



### 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	1,168	48	1.02 %
3-Mile	10,905	300	1.74 %
5-Mile	27,015	769	2.12 %



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Robert Graham  
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## 3705 Hilltop Drive



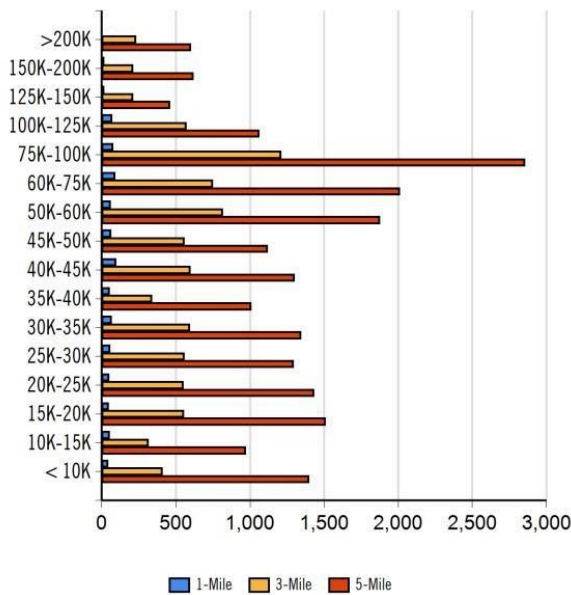
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	25	136	94	42	143	2	21	59	200	166	61	204
3-Mile	40	243	1,168	925	477	1,429	403	163	1,023	2,079	971	558	1,194
5-Mile	146	561	2,751	2,302	1,037	3,479	1,165	260	2,746	5,077	3,108	1,034	2,722

### Household Income



Radius	Median Household Income
1-Mile	\$49,415.00
3-Mile	\$53,563.18
5-Mile	\$47,898.68

Radius	Average Household Income
1-Mile	\$63,745.00
3-Mile	\$64,786.45
5-Mile	\$54,723.21

Radius	Aggregate Household Income
1-Mile	\$45,236,325.24
3-Mile	\$522,740,254.06
5-Mile	\$1,246,076,151.49

### Education

	1-Mile	3-mile	5-mile
Pop > 25	1,473	15,847	37,314
High School Grad	837	5,039	10,429
Some College	266	3,237	7,960
Associates	94	751	1,485
Bachelors	82	2,161	4,543
Masters	9	581	1,120
Prof. Degree	5	287	635
Doctorate	0	41	151

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	29 %	37 %
Teen's	30 %	61 %	80 %
Expensive Homes	0 %	29 %	12 %
Mobile Homes	35 %	139 %	184 %
New Homes	9 %	74 %	80 %
New Households	40 %	99 %	103 %
Military Households	27 %	47 %	20 %
Households with 4+ Cars	19 %	47 %	59 %
Public Transportation Users	3 %	6 %	7 %
Young Wealthy Households	0 %	71 %	75 %

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.



Robert Graham  
robert@arrowstarrealty.com  
936-672-2087



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## 3705 Hilltop Drive

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### Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	<b>36,351,224</b>		<b>382,197,340</b>		<b>928,470,077</b>	
<b>Average annual household</b>	<b>46,136</b>		<b>46,529</b>		<b>43,012</b>	
<b>Food</b>	<b>6,074</b>	<b>13.17 %</b>	<b>6,087</b>	<b>13.08 %</b>	<b>5,694</b>	<b>13.24 %</b>
Food at home	4,020		4,024		3,827	
Cereals and bakery products	571		571		543	
Cereals and cereal products	205		204		194	
Bakery products	366		367		348	
Meats poultry fish and eggs	811		805		774	
Beef	189		188		179	
Pork	149		146		141	
Poultry	154		151		147	
Fish and seafood	129		127		122	
Eggs	65		66		63	
Dairy products	401		404		379	
Fruits and vegetables	809		810		767	
Fresh fruits	118		119		112	
Processed vegetables	157		157		151	
Sugar and other sweets	149		149		141	
Fats and oils	129		128		122	
Miscellaneous foods	755		760		722	
Nonalcoholic beverages	347		346		333	
Food away from home	2,054		2,062		1,866	
Alcoholic beverages	315		326		291	
<b>Housing</b>	<b>16,860</b>	<b>36.54 %</b>	<b>16,966</b>	<b>36.46 %</b>	<b>15,975</b>	<b>37.14 %</b>
Shelter	10,195		10,244		9,620	
Owned dwellings	5,939		6,034		5,460	
Mortgage interest and charges	2,944		3,013		2,688	
Property taxes	2,003		2,021		1,825	
Maintenance repairs	991		999		945	
Rented dwellings	3,485		3,433		3,479	
Other lodging	771		775		681	
Utilities fuels	4,033		4,049		3,886	
Natural gas	378		376		353	
Electricity	1,621		1,624		1,583	
Fuel oil	151		154		145	
Telephone services	1,254		1,261		1,204	
Water and other public services	627		632		599	
<b>Household operations</b>	<b>1,114</b>	<b>2.41 %</b>	<b>1,129</b>	<b>2.43 %</b>	<b>1,036</b>	<b>2.41 %</b>
Personal services	307		315		281	
Other household expenses	806		814		754	
Housekeeping supplies	569		567		537	
Laundry and cleaning supplies	156		156		150	
Other household products	331		328		307	
Postage and stationery	82		81		79	
Household furnishings	949		975		893	
Household textiles	68		71		66	
Furniture	203		208		183	
Floor coverings	24		24		21	
Major appliances	137		140		132	
Small appliances	86		83		79	
Miscellaneous	429		448		410	
<b>Apparel and services</b>	<b>1,215</b>	<b>2.63 %</b>	<b>1,216</b>	<b>2.61 %</b>	<b>1,135</b>	<b>2.64 %</b>
Men and boys	231		232		211	
Men 16 and over	191		192		173	
Boys 2 to 15	40		39		37	
Women and girls	449		446		421	
Women 16 and over	377		373		348	
Girls 2 to 15	72		73		72	
Children under 2	92		88		86	

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	<b>36,351,224</b>		<b>382,197,340</b>		<b>928,470,077</b>	
<b>Average annual household</b>	<b>46,136</b>		<b>46,529</b>		<b>43,012</b>	
<b>Transportation</b>	<b>6,328</b>	<b>13.72 %</b>	<b>6,397</b>	<b>13.75 %</b>	<b>5,920</b>	<b>13.76 %</b>
Vehicle purchases	1,447		1,472		1,308	
Cars and trucks new	764		769		667	
Cars and trucks used	645		661		605	
Gasoline and motor oil	2,058		2,069		1,959	
Other vehicle expenses	2,395		2,430		2,273	
Vehicle finance charges	160		165		150	
Maintenance and repairs	838		843		781	
Vehicle insurance	1,104		1,124		1,071	
Vehicle rental leases	293		298		269	
Public transportation	427		425		379	
<b>Health care</b>	<b>3,620</b>	<b>7.85 %</b>	<b>3,624</b>	<b>7.87 %</b>	<b>3,417</b>	<b>7.94 %</b>
Health insurance	2,402		2,421		2,277	
Medical services	733		756		686	
Drugs	368		369		343	
Medical supplies	116		117		109	
<b>Entertainment</b>	<b>2,699</b>	<b>5.85 %</b>	<b>2,749</b>	<b>5.91 %</b>	<b>2,527</b>	<b>5.88 %</b>
Fees and admissions	494		500		431	
Television radios	996		1,008		962	
Pets toys	983		997		920	
Personal care products	590		596		548	
Reading	51		51		48	
Education	1,142		1,118		1,002	
Tobacco products	406		404		405	
<b>Miscellaneous</b>	<b>769</b>	<b>1.67 %</b>	<b>763</b>	<b>1.64 %</b>	<b>698</b>	<b>1.62 %</b>
<b>Cash contributions</b>	<b>1,280</b>		<b>1,303</b>		<b>1,195</b>	
<b>Personal insurance</b>	<b>4,783</b>		<b>4,883</b>		<b>4,151</b>	
Life and other personal insurance	149		154		140	
Pensions and Social Security	4,634		4,728		4,011	

Distance	Year	Estimated Households		Change	Housing Occupied By		Housing Occupancy		Vacant
		2018	2019		1 Person	Family	Owner	Renter	
1-Mile	2020	3,639	2,672	36.18 %	928	2,451	1,733	1,906	85
3-Mile	2020	13,620	10,403	31.17 %	3,716	9,054	7,888	5,732	1,658
5-Mile	2020	31,834	23,984	32.69 %	7,408	22,525	19,585	12,249	3,319
1-Mile	2023	3,881	2,672	45.33 %	988	2,615	1,847	2,034	175
3-Mile	2023	14,504	10,403	40.01 %	3,948	9,650	8,392	6,112	2,018
5-Mile	2023	34,202	23,984	43.66 %	7,947	24,206	20,995	13,207	3,875



Robert Graham  
robert@arrowstarrealty.com  
936-672-2087



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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:
  - 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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
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
<b>Robert Graham</b>	<b>466722</b>	<b>robert@rgteamtx.com</b>	<b>(936)672-2087</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date

**Arrowstar Realty**  
Robert Graham  
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