

FOR LEASE

# GREENWAY VILLAGE RETAIL CENTER

1761 S LOOP 336 W

Conroe, TX 77304

PRESENTED BY:

BONNIE PFRENGER

O: 281.367.2220 x135

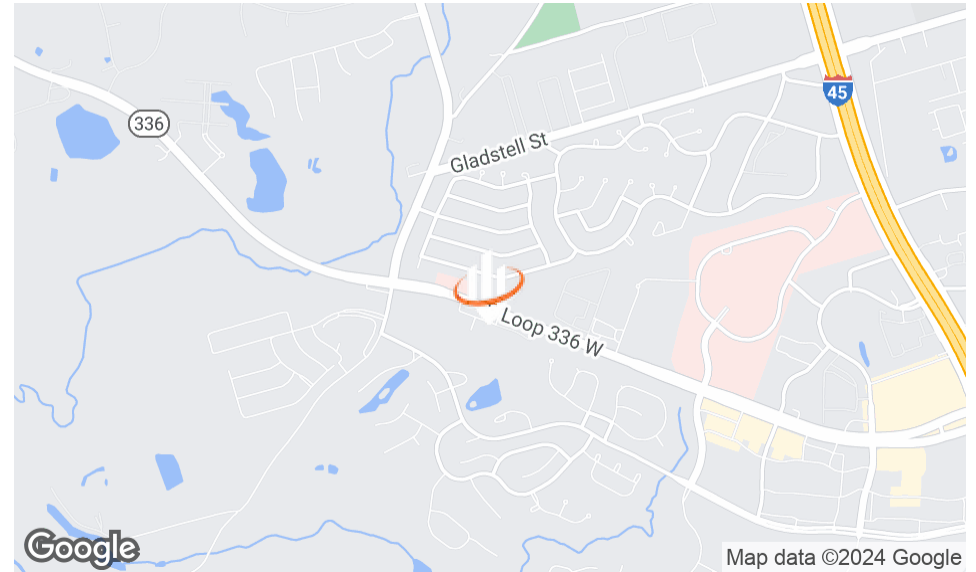
BRIGHAM HEDGES

O: 281.367.2220 x143

JEFF BEARD CCIM

O: 281.367.2220 x102





## PROPERTY HIGHLIGHTS

- 1,800 - 3,900 SF retail space available.
- Excellent visibility and easy access.
- Located in Grand Central Park, a 2,046-acre unique master-planned community in Conroe located just 5 miles north of The Woodlands along I-45 and Loop 336.
- Active and family oriented community.
- Major growth corridor.
- Conroe named “Fastest Growing US City” by the US Census Bureau.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	1,800 - 3,900 SF
<b>LOT SIZE:</b>	1.51 Acres
<b>BUILDING SIZE:</b>	9,020 SF

## DEMOGRAPHICS 2023

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,080	41,597	114,591
<b>TOTAL DAYTIME POPULATION</b>	10,144	47,322	111,549
<b>AVG HOUSEHOLD INCOME</b>	\$90,741	\$114,924	\$116,672

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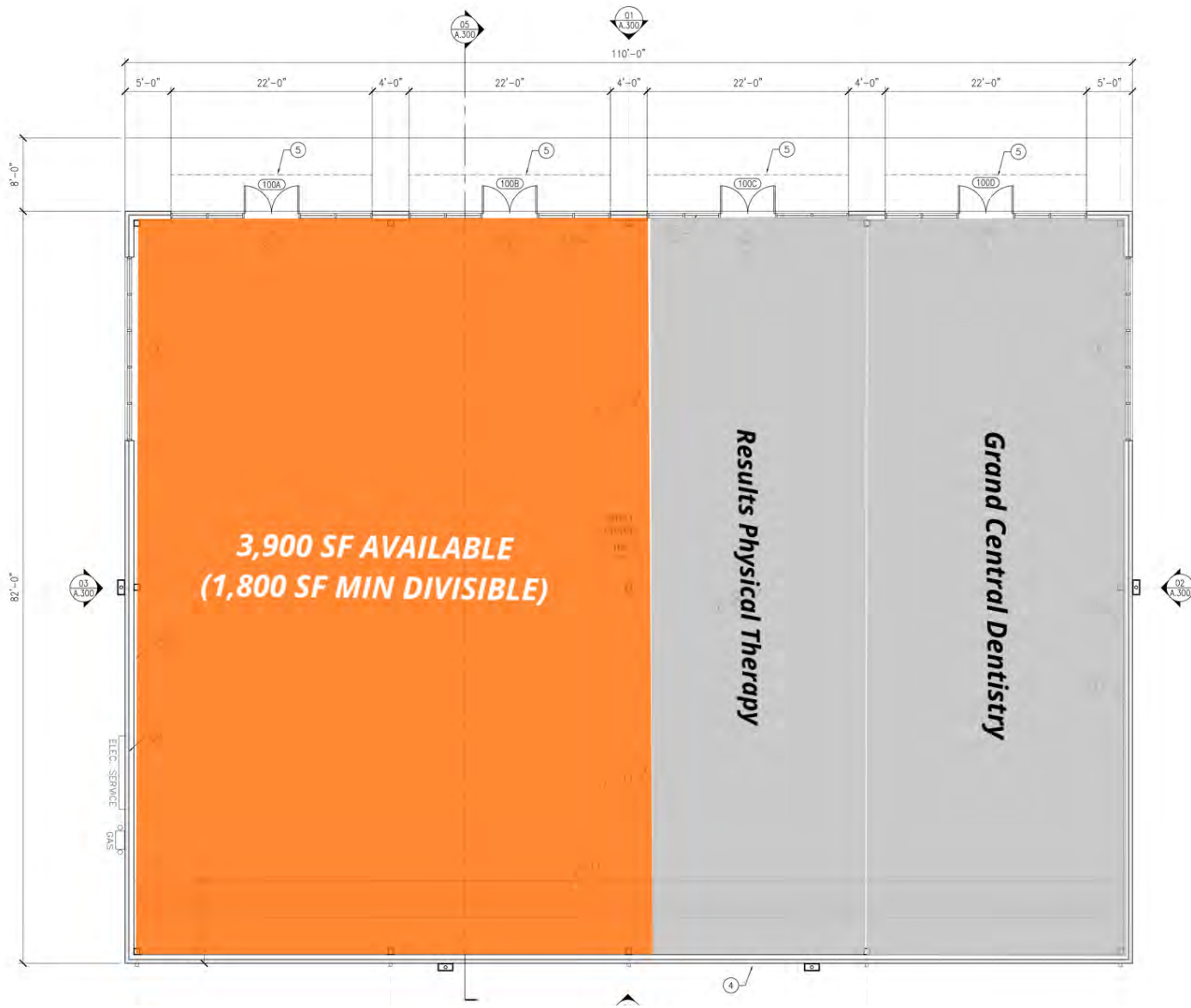
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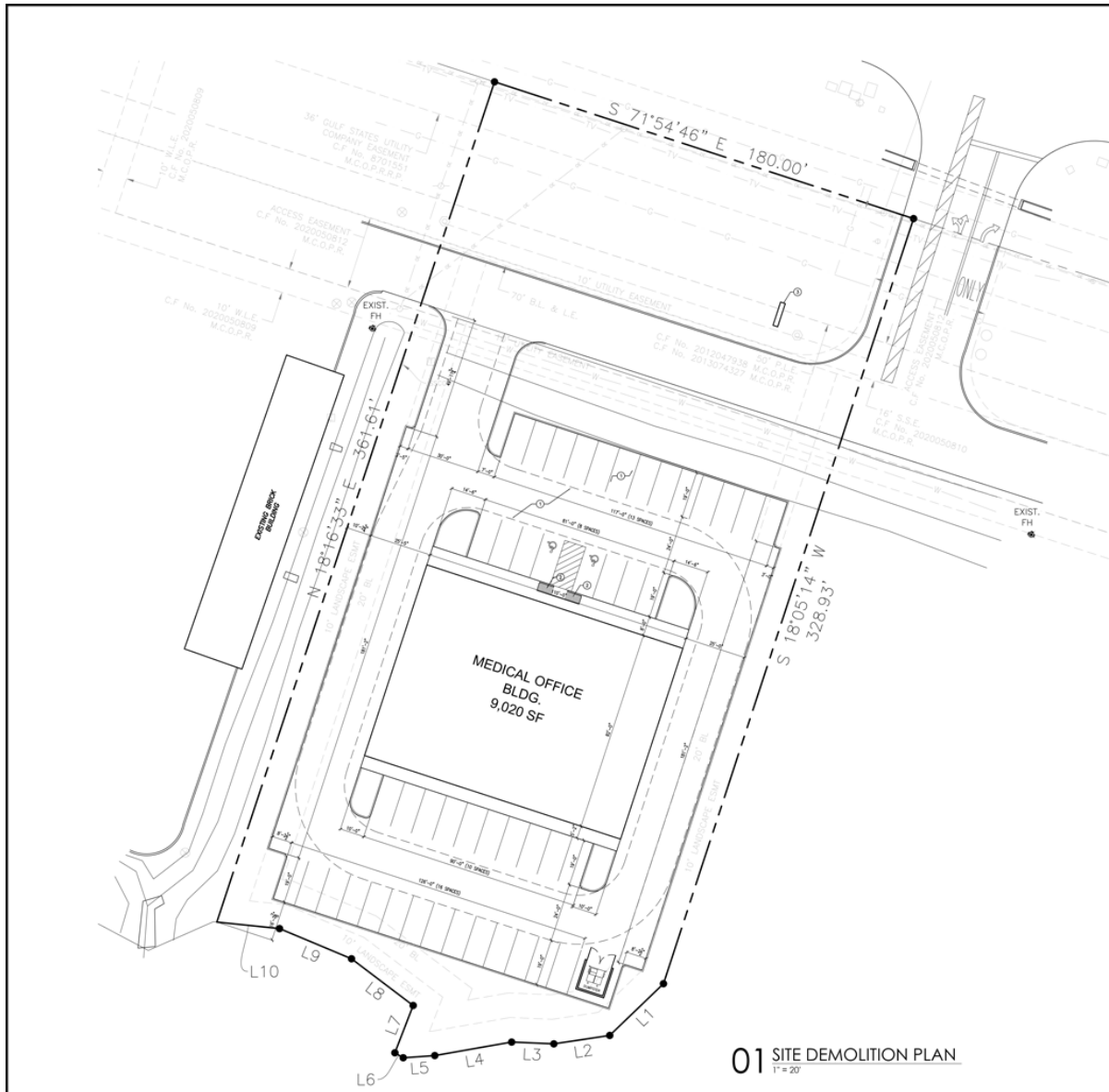
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**GENERAL NOTES**

1. ALL AREAS OF THE SITE NOT DESIGNATED TO RECEIVE NEW STRUCTURE OR PAVING SHALL BE HYDRO-CRAZED.
2. DIMENSIONS AT FACE OF PROPERTY ARE TO PROPERTY LINE.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

**KEYED NOTES**

1. NEW PAVING LOT PREVIOUS PAVING SYSTEM REFER TO CIVIL FOR DESIGN.
2. HANDICAP ACCESSIBLE CURB RAMP WITH 1:12 SLOPE AND FINISHED SLOOPE.
3. NEW CONCRETING FORM.
4. 20' WIDE FIRE APPROXIMATE ACCESS ROAD WITH MIN. 2% INSIDE TURN RADII AND 4% OUTSIDE RADII. PROVIDE STRIPING AND SIGNAGE PER CITY OF CONROE REQUIREMENTS.

**PARKING REQUIREMENTS**

PARKING STANDARD:	CF No. 2012047338	ISD P.L. 15
	CF No. 2013074337	M.C.D.P.R.
<b>REQUIRED OFF-STREET PARKING:</b>	12000 SPA.	48 TOTAL PARKING SPACES REQUIRED
CLASS D - 1' SPACE:	9000 OF OFFICE	48 TOTAL AVAILABLE FOR OFFICE BUILDING
	9000 OF OFFICE	2 TOTAL ACCESSIBLE PARKING SPACES (241 HAVE 8'x12')
	9000 OF OFFICE	2 HANDICAP ACCESSIBLE PARKING SPACES (241 HAVE 8'x12')
<b>TOTAL:</b>		
<b>PARKING CHECK:</b>		

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**VERITAS AEC**  
 1258 WOODBRANCH PARK DR., SUITE 210  
 HOUSTON TX 77059  
 Phone: 281.367.2220  
 Website: www.veritasaec.com

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**GRAND CENTRAL BUILDING**  
 1761 SOUTH LOOP 336 WEST  
 CONROE, TX 77304

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ISSUED FOR PERMITTING  
 06/23/22

06/23/22

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DATE: 06/01/2018  
 DRAWN BY: RTC  
 FINAL CHECK BY: RTC  
 PROJECT NUMBER: 22012

**SITE DEMOLITION PLAN**

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## Southern Cities Growing Quickly

The 15 Fastest-Growing Large Cities by Percent Change  
Between July 1, 2015, and July 1, 2016



## CONROE MARKET OVERVIEW

Conroe is the county seat of Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average. There are several new housing developments in the area, including Johnson Development's Grand Central Park and Woodforest Developments and Howard Hughes newest master planned community, The Woodlands Hills. Current actively planned communities are providing an estimated additional 18,000 homes to the area. Residential growth is spurring business growth in Conroe. Fortune 500 healthcare company McKesson has recently moved its regional distribution center to Conroe and major oil and gas manufacturer, Reed Hycalog, is building its new world headquarters in Conroe, as well as Tenaris, who also announced its resuming operations in Conroe.

Retail is also expanding, including the addition of "336 Marketplace," a 700,000+ SF power center located at S Loop 336 and I-45, as well as the redevelopment of the "Outlets at Conroe," a 340,000+ SF outlet mall located at League Line Rd. and I-45. The Conroe-North Houston Regional Airport recently under-went a \$17 million expansion to support the area's growth; the airport contributes a \$33 million economic impact to the local economy.

Companies are choosing to invest in and relocate to one of the fastest growing communities in the country - Conroe, Texas. Recently announced projects include VGXI, Inc. building a 240,000 square-foot manufacturing facility to produce plasmid DNA for vaccines and gene therapies in Deison Technology Park and Five Below Inc., a Philadelphia-based retailer, constructing an 858,000 square-foot distribution center in Conroe Park North.

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# 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.

_____ 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
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date