

EVERGREEN
±2,000 Homes
at Build Out

Maveria
±2,988 Homes
at Build Out

242
TEXAS

242
TEXAS



ARTAVIA
BY AIRIA DEVELOPMENT COMPANY
±5,188 Homes
at Build Out



PRIME VILLAGE

@ 242 & FM 1314



A Development By:
PRIMESPOT

MASTER-PLANNED RETAIL DEVELOPMENT

Anchor, Jr. Anchor and Pad Site Opportunities
Available For Ground Lease or Build to Suit



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SEQ Hwy 242 & FM 1314
Conroe, TX 77302

Availability: Tracts & Pad Sites Available for
Ground Lease or Build to Suit

Price: Call For Pricing

HIGHLIGHTS:

- 2023 Tax Rate: 2.8859
- Positioned at the intersection of Hwy 242 & FM 1314, the new main & main for the rapidly growing trade area
- Easy access to both Interstate 45 & US-59
- Fully detained off site & all utilities to the Property
- No restrictions
- FM 1314 was recently widened to accommodate increasing traffic patterns for the area
- Immediately surrounded by several new residential developments including: Maveria (±2,988 homes at build out), Evergreen (±2,000 homes at build out) and Artavia (±5,188 homes at build out)
- Across from two brand new retail developments coming to the market
- Located in Conroe ISD, the 9th largest district in Texas

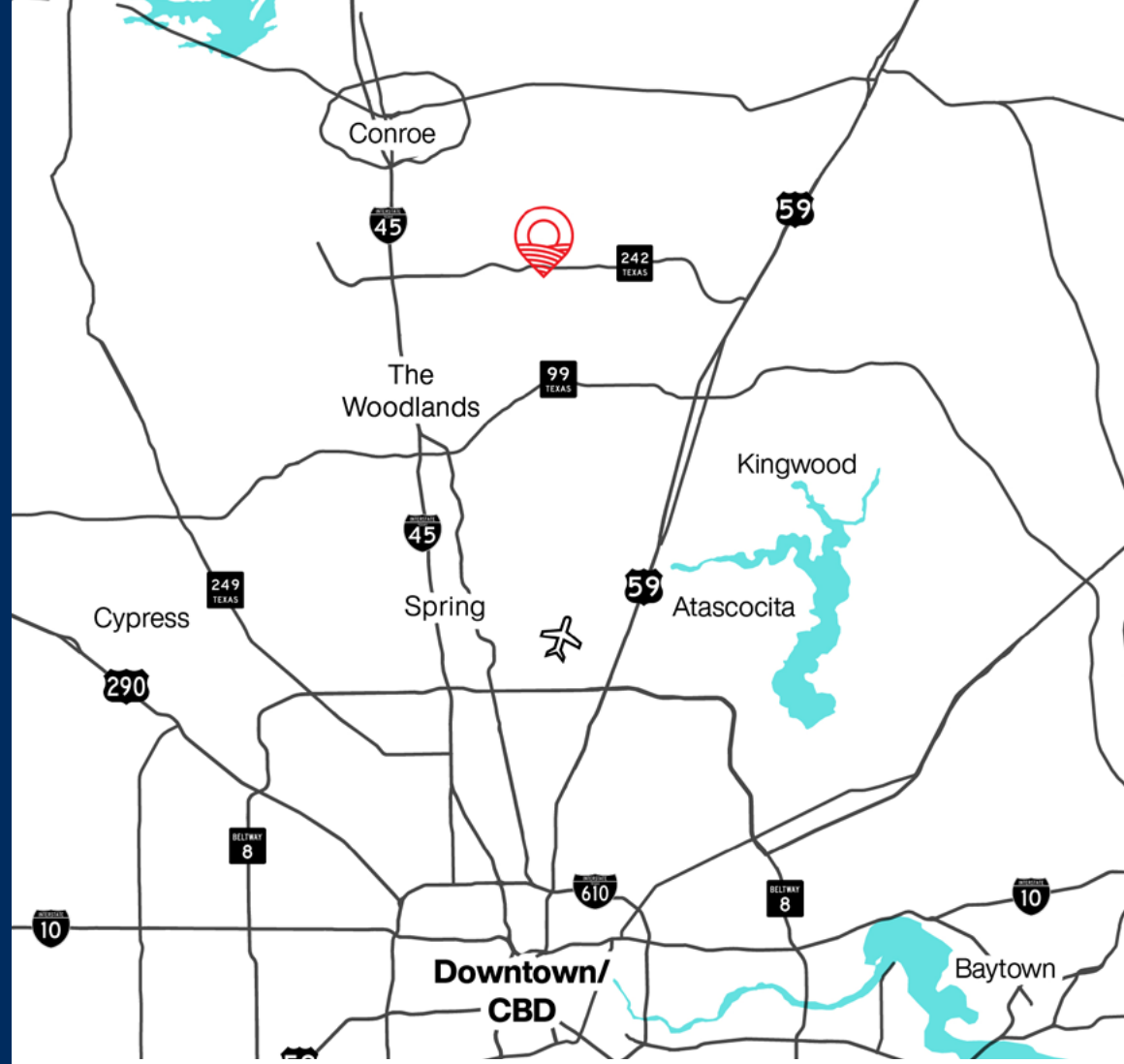
TRAFFIC COUNTS:

Hwy 242: 39,271 CPD '24

FM 1314: 22,352 CPD '24

2025 DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
Population	10,050	48,875	128,765
Daytime Pop.	3,078	14,888	70,057
Avg HH Income	\$118,409	\$117,717	\$136,413



CONCEPTUAL SITE PLAN



SIGNAGE PLAN





Glenageles / Montgomery Creek Ranch
±2,253 Homes at Build Out

EVERGREEN
±2,000 Homes at Build Out

Maverica
±2,988 Homes at Build Out

H-E-B
HARPER'S PRESERVE
±1,775 Homes at Build Out

H-E-B
OWNED LAND

ARTAVIA
±5,188 Homes at Build Out

PRIME VILLAGE
@ 242 & FM 1314

'23 Tax Rates:

Montgomery County	0.379
Montgomery CO Hospital DI	0.0497
Conroe ISD	0.9496
Montgomery CO ESD 9	0.1
Lone Star College	0.107600
Mud Tax Rate	1.30
Total Tax Rate:	2.8859



EVERGREEN

**±2,000 Homes
at Build Out**

14,976 CPD '24

Malera

**±2,988 Homes
at Build Out**

27,267 CPD '24

242
TEXAS

242
TEXAS

39,271 CPD '24



ARTAVIA
BY AIRIA DEVELOPMENT COMPANY

**±5,188 Homes
at Build Out**



DOLLAR
GENERAL

22,352 CPD '24

PRIME VILLAGE

@ 242 & FM 1314





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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131	cs@blueoxgroup.com	713.574.6281
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

IABS 1-0

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A Development By:
PRIMESPOT