

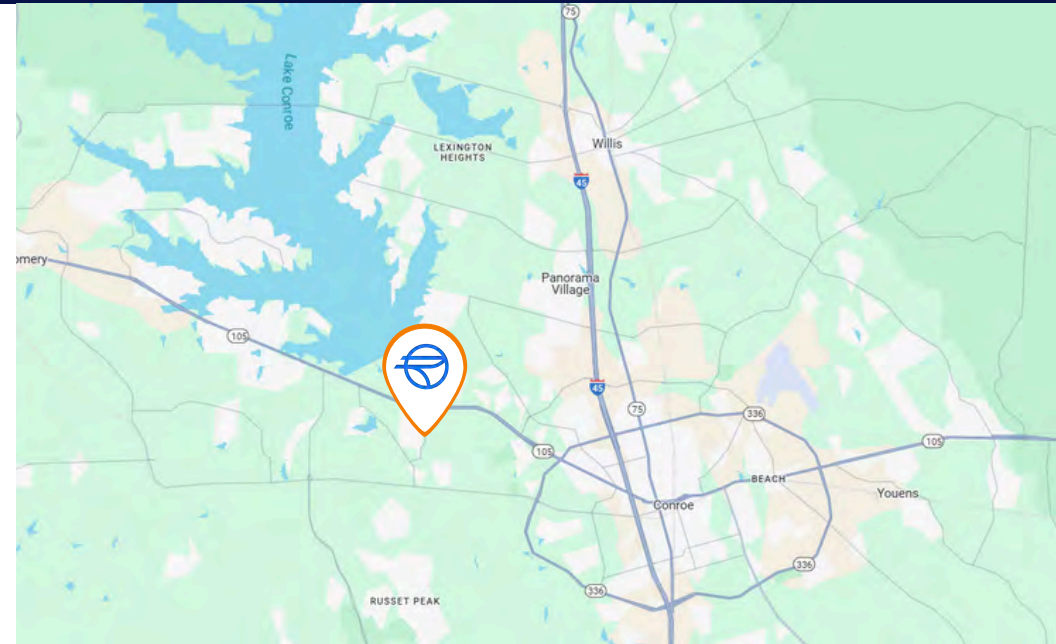


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**1466 SAPP ROAD**  
Conroe, TX 77304

TREY KIRBY 832.524.5676

[www.riverstonecos.com](http://www.riverstonecos.com) | 1095 Evergreen Circle, Suite 218, The Woodlands, TX 77380



### OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$1,250,000 |
| Lot Size:   | ±5.46 Acres |

### PROPERTY HIGHLIGHTS

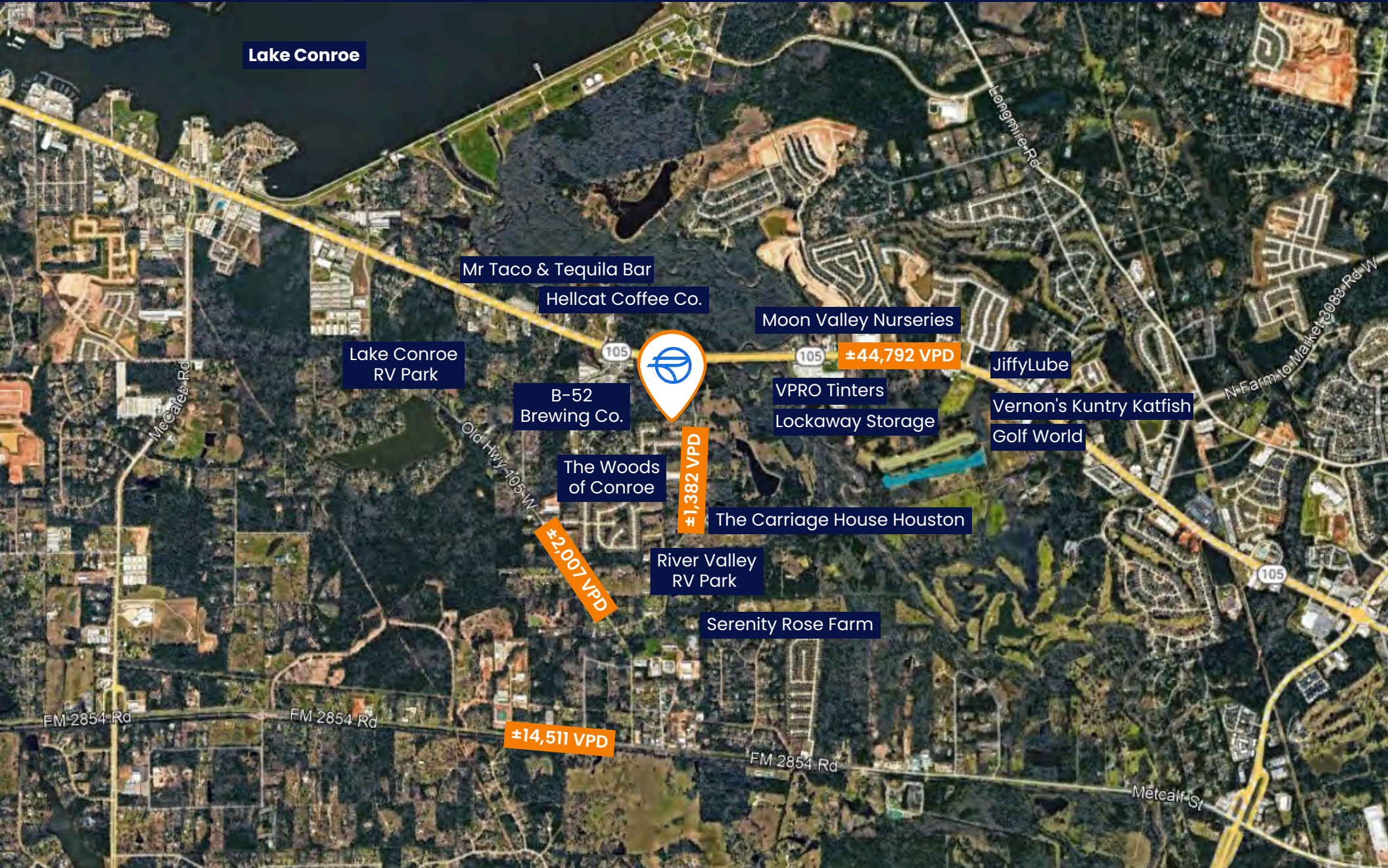
- Traditional House, Mobile Home, Shop with Concrete Floor, & Carports
- Utilities Available Nearby
- Within Conroe ETJ
- Adjacent to Woods of Conroe neighborhood
- Situated Along the Growth Corridor of SH 105 to Lake Conroe

### PROPERTY HIGHLIGHTS

A prime investment opportunity on a 5.46-acre lot, strategically positioned between SH-105 and FM 2854 within the fast-growing ETJ of Conroe. The property includes a traditional house, mobile home, shop with concrete flooring, and two carports, which can be utilized for either residential or commercial purposes. Adjacent to a newly established residential development with over 300 homes, this site benefits from a thriving and rapidly expanding community. It presents potential for development as a multifamily/townhome project, retail center, or storage facility. With excellent visibility, accessibility, and convenience, this property is located in one of the fastest-growing cities in the country.







# Site Demographic Summary



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Ring of 5 miles

## KEY FACTS

40.0

Median Age



31,038

Households

\$76,388

Median Disposable Income



78,735

2023 Total Population

## EDUCATION

5%

No High School Diploma



22%

High School Graduate



28%

Some College



45%

College Graduate

## INCOME



\$129,778

Average Household Income



\$51,082

Per Capita Income



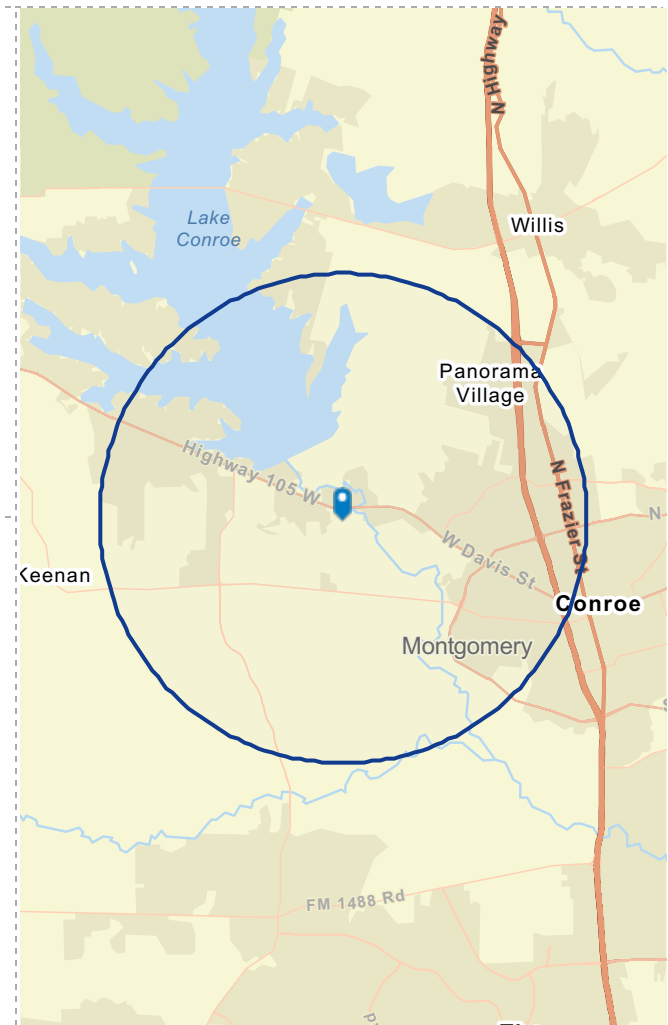
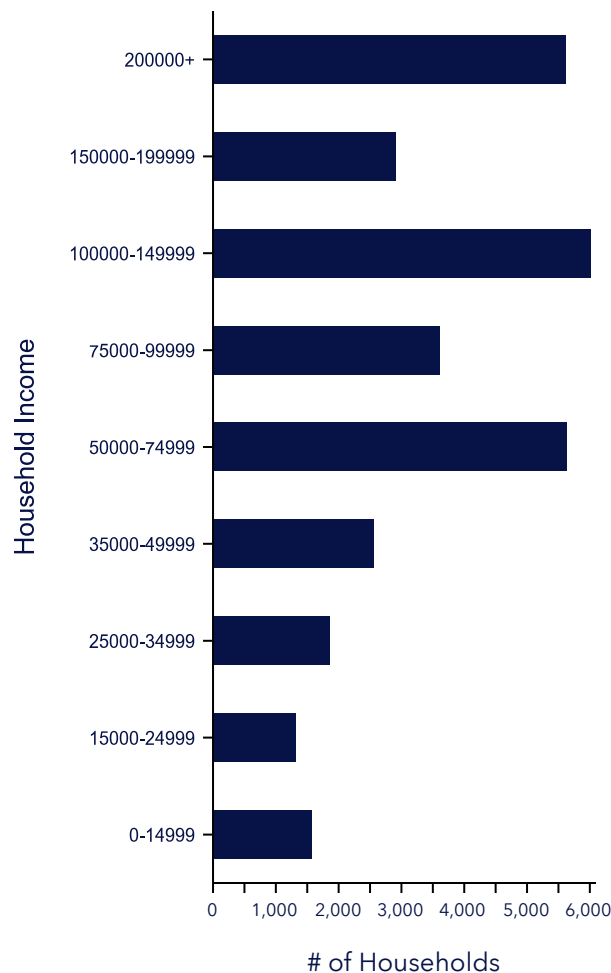
\$1,786,858

Average Net Worth



\$457,173

Average Home Value



## EMPLOYMENT



70%

White Collar



18%

Blue Collar



12%

Services

2.7%

Unemployment Rate

# 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.

|   |                      |                                     |                       |
|---|----------------------|-------------------------------------|-----------------------|
| <b>Riverstone Companies, LLC</b>  | <b>9008522</b>       | <b>info@riverstonecos.com</b>       | <b>(979) 431-4400</b> |
| _____<br>Licensed Broker / Broker Firm Name<br>or Primary Assumed Business Name | _____<br>License No. | _____<br>Email                      | _____<br>Phone        |
| <b>James Jones</b>  | <b>545598</b>        | <b>jim@riverstonecos.com</b>        | <b>(979) 431-4400</b> |
| _____<br>Designated Broker of Firm  | _____<br>License No. | _____<br>Email                      | _____<br>Phone        |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                       | _____<br>License No. | _____<br>Email                      | _____<br>Phone        |
| <b>Trey Kirby</b>   | <b>723365</b>        | <b>Trey.Kirby@riverstonecos.com</b> | <b>(832) 524-5676</b> |
| _____<br>Sales Agent/Associate's Name   | _____<br>License No. | _____<br>Email                      | _____<br>Phone        |

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

\_\_\_\_\_  
Date