

FOR SALE

INDUSTRIAL BUILDINGS AVAILABLE

213 PORTER RD
Conroe, TX 77301

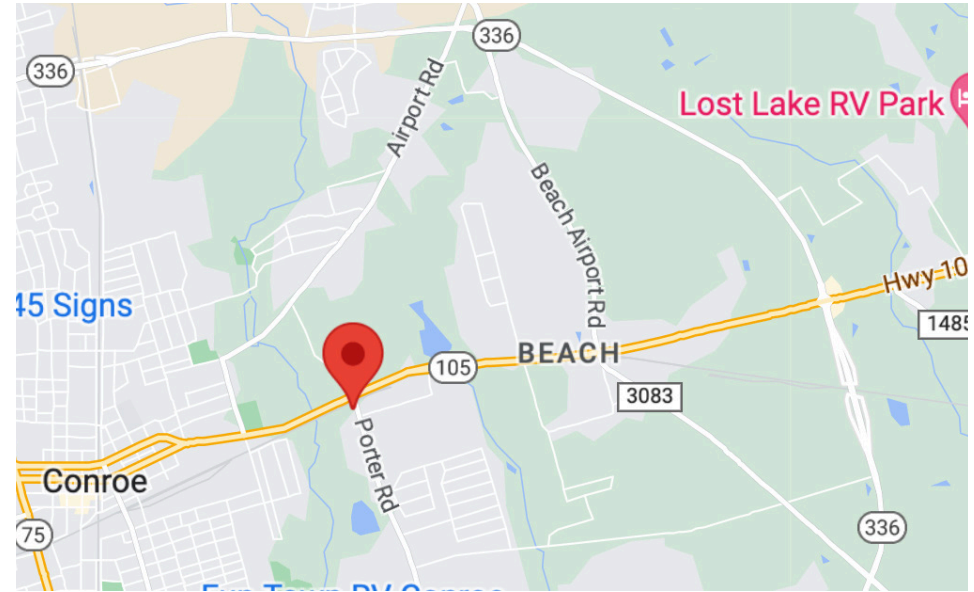
PRESENTED BY:

RYAN KUTTER
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PROPERTY HIGHLIGHTS

- The Property is located at 213 Porter Road in the Hunter's Plaza neighborhood, south of the signalized intersection of Porter Rd and Davis St. in Conroe, Texas.
- 43,000 sf of Industrial buildings with 3,500 Industrial showroom or space for offices.
- 3 front buildings have 16ft eve with 14' overhead doors, back building is 12' eve height with 10' doors. 3Phase power 480V.
- 2 Ton JIB crane.
- Situated on 3.95 acres.
- The site has 323.4' FT of frontage on Porter Rd.
- Utilities: City of Conroe.
- Convenient to Downtown Conroe the property is located less than 2 miles from Montgomery County Courthouse and less than 2.5 mile to I-45.
- Conroe – North Houston Regional Airport, (formerly known as Lone Star Executive Airport), provides easy access for business, corporate, and soon, international travelers and is located 3.7 miles from the property.

OFFERING SUMMARY

SALE PRICE:	\$3,200,000
LOT SIZE:	+/- 3.95 Acres
BUILDINGS:	+/- 43,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,756	49,396	84,739
TOTAL	2,720	16,054	29,456
TOTAL	\$69,752	\$71,130	\$86,185

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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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HOUSTON AREA - METRO OVERVIEW

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Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, medicine, international businesses, distribution, and technology. The Houston MSA is home to 26 Fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipelines transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.

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Information About Brokerage Services

11-2-2015

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:

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- 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.

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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.

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- 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.

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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.

Connect Realty.com	0538377	mboatner@connectrealty.com	(281) 292-3499
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Kutter	0594210	ryan@kutterrealestate.com	(832) 588-1006
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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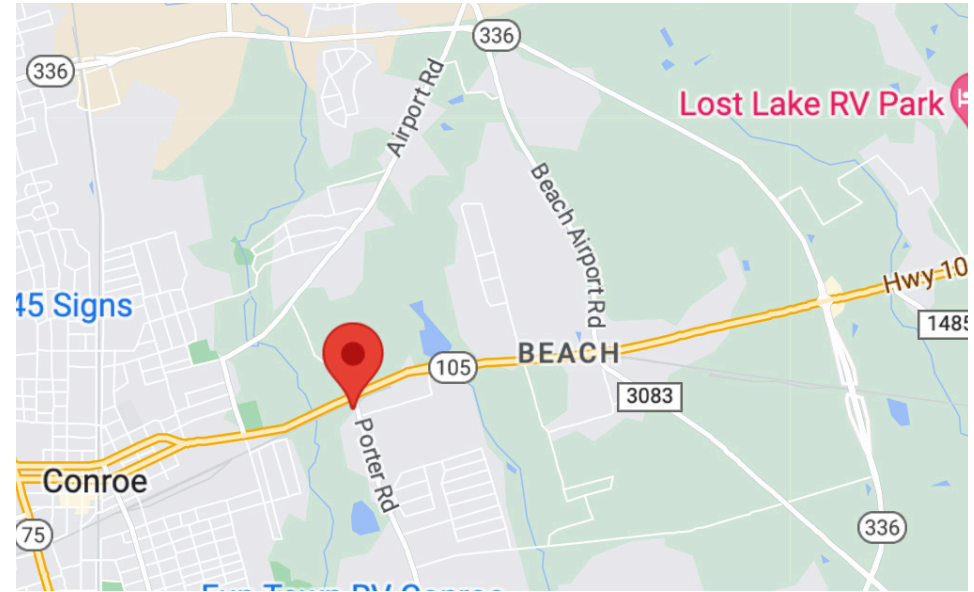
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PROPERTY HIGHLIGHTS

- Property is located at 200 Porter Road, on the SWC (southwest corner) of East Davis Street & Porter Rd, at a signalized intersection in Conroe, Texas.
- 6.27 Acre parcel with current access point located on Porter Road. The north frontage road runs along railroad tracks so currently no access is available along E Davis Street.
- The site has approximately 317 FF on Porter Road and 1,328 FF along E Davis Street which provides maximum exposure to the site.
- Utilities: City of Conroe.
- Uses: Property is currently fenced with hard service paving for its current use by Odom Trailers.
- Convenient to Downtown Conroe the property is located less than 2 miles from Montgomery County Courthouse and less than 2.5 mile to I-45.
- Zoning: Industrial

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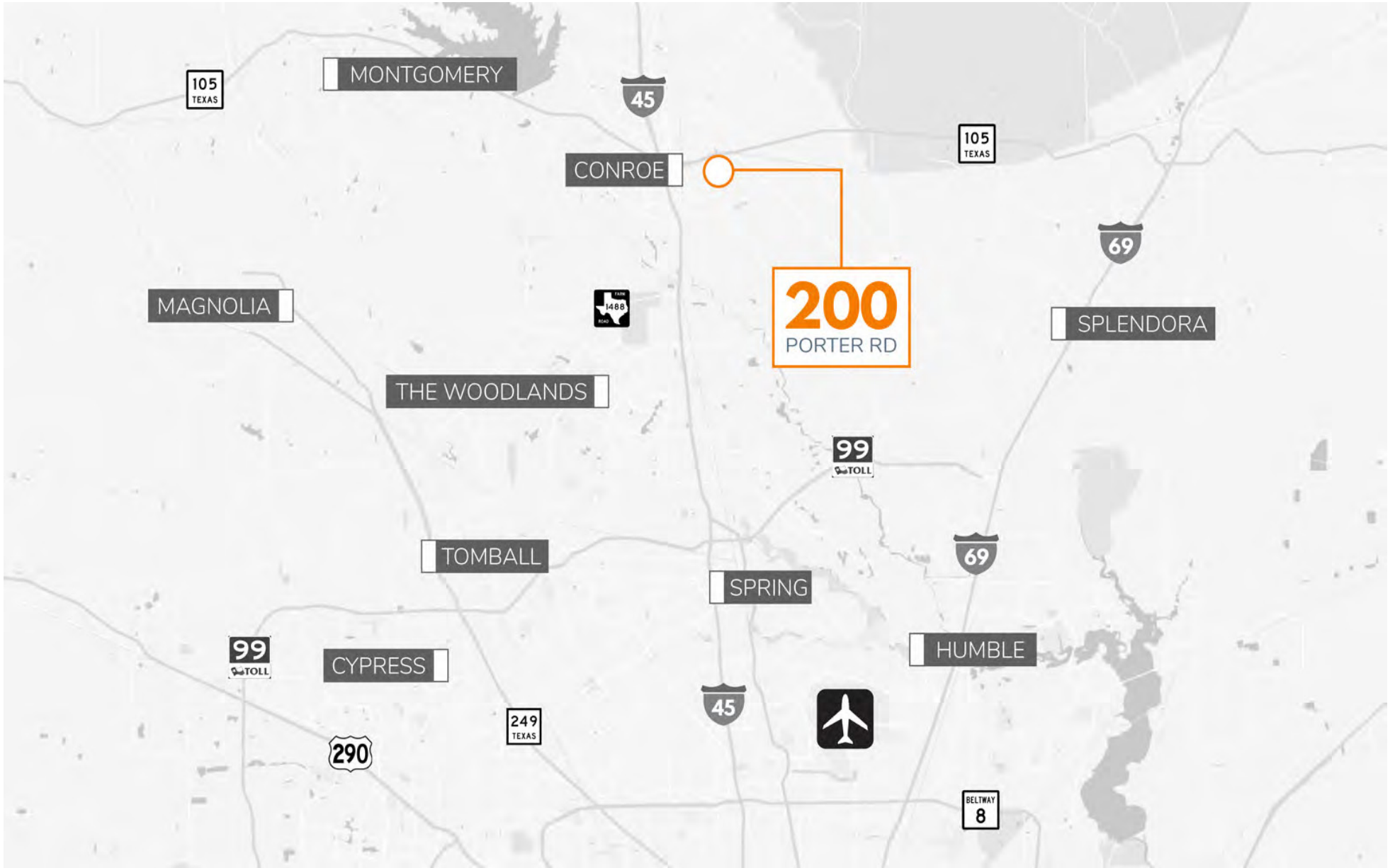


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