




Lake
Conroe

MULTI PURPOSE RETAIL BUILDING FOR SALE OR LEASE

14440 TX-105 W, Conroe, TX 77304

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PROPERTY HIGHLIGHTS

CONVENIENTLY LOCATED ON HWY 105 ONLY 800FT EAST OF THE MCCALED ROAD INTERSECTION & 7 MILES WEST OF I-45

BOOMING LAKE CONROE CORRIDOR WITH OVER 40K-VPD

NO FLOOD PLAIN

LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE

BUILDING IS CURRENTLY UTILIZED AS A CAR WASH BUT COULD BE MODIFIED FOR ANY RETAIL CONCEPT

SOLID CINDER BLOCK CONSTRUCTION BUILDING

NEW ROOF 2023

PROPERTY DETAILS

Located on Hwy 105 W only 800ft from the McCaleb Rd lighted intersection with over 40k-VPD and right across the street from the popular Rudys BBQ, this 2,786SF facility sits on nearly half an acre and offers excellent visibility and strong local demand.

This site is ideal for an owner-operator or investor looking for a low-maintenance, income producing asset in a growing and affluent market. The building is currently utilized as a car wash, but could be modified for any other retail purpose. Take advantage of this rare opportunity to own a retail site in the fast growing Lake Conroe area.

LOCATION INFORMATION

LOCATION	Hwy 105 W, East of McCaleb Rd West of Old Conroe Rd
SUBMARKET	Conroe/ Montgomery
SIZE	0.48 Acres; 2,786 SF Building
YEAR BUILT	2005
SALE PRICE	\$1,495,000
LEASE PRICE	CALL FOR LEASE PRICE
UTILITIES	City of Conroe
FLOOD PLAIN	Not in flood plain
APN	5931-00-00300

DEMOGRAPHIC SUMMARY

14440 Highway 105 W

Ring of 3 miles

KEY FACTS

21,386

Population



8,748

Households



43.9

Median Age

\$75,747

Median Disposable Income

EDUCATION

3.8%

No High School Diploma



21.0%
High School Graduate



29.6%
Some College/
Associate's Degree



45.6%
Bachelor's/Graduate/
Prof Degree

INCOME



\$90,501

Median Household Income



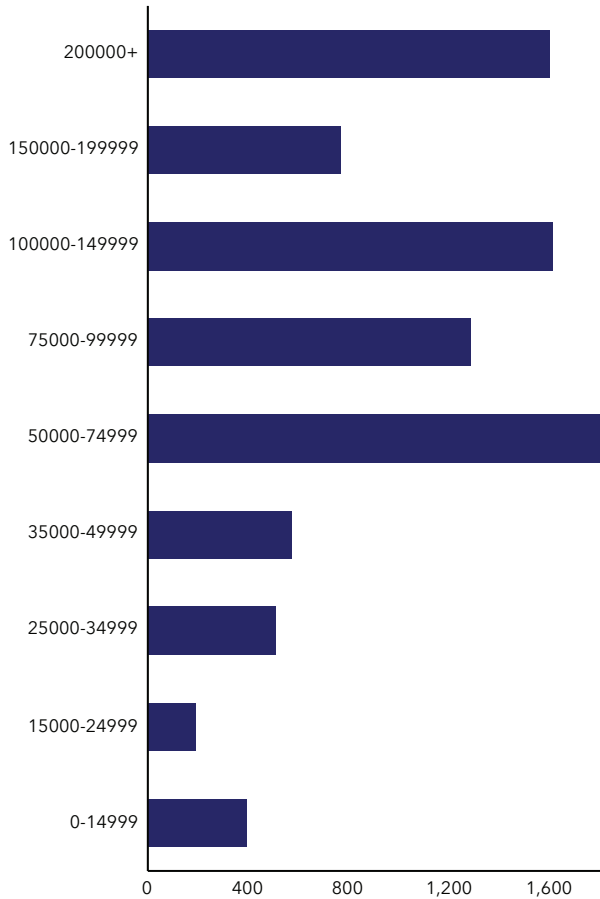
\$54,020

Per Capita Income

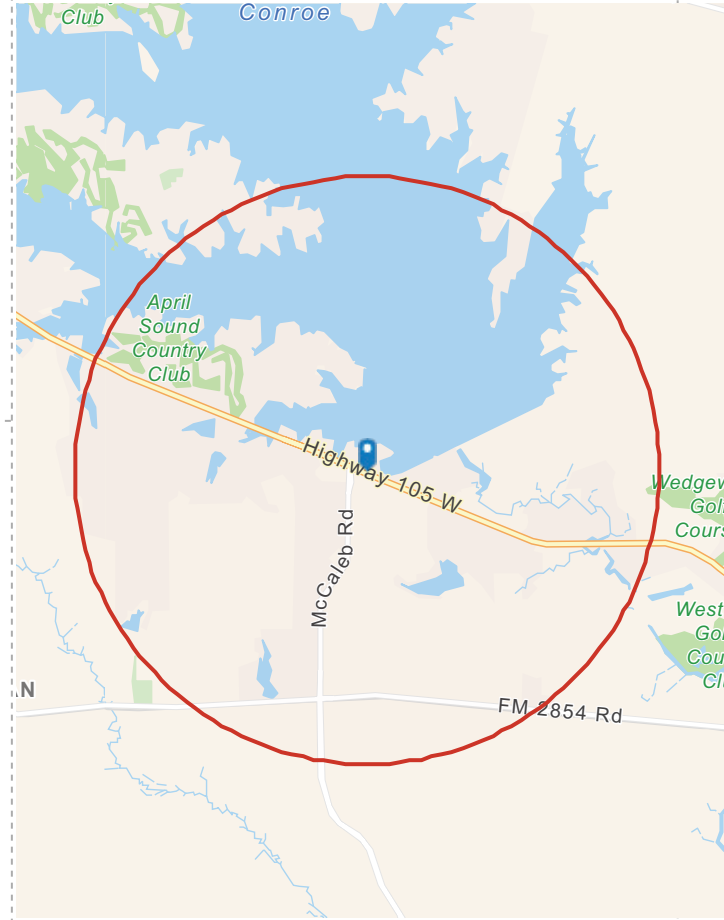


\$507,892

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



70.0%

White Collar



18.2%

Blue Collar



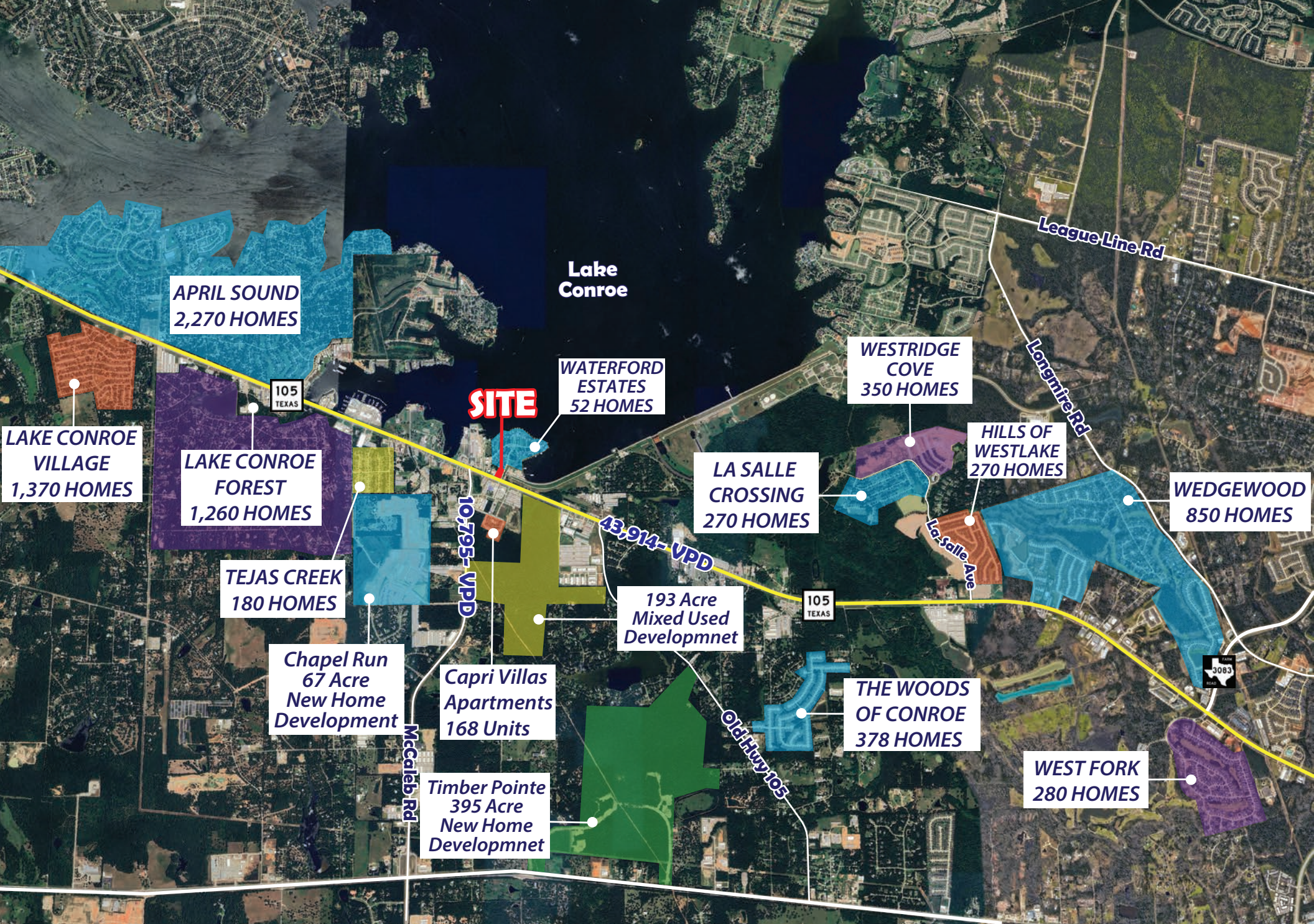
Services

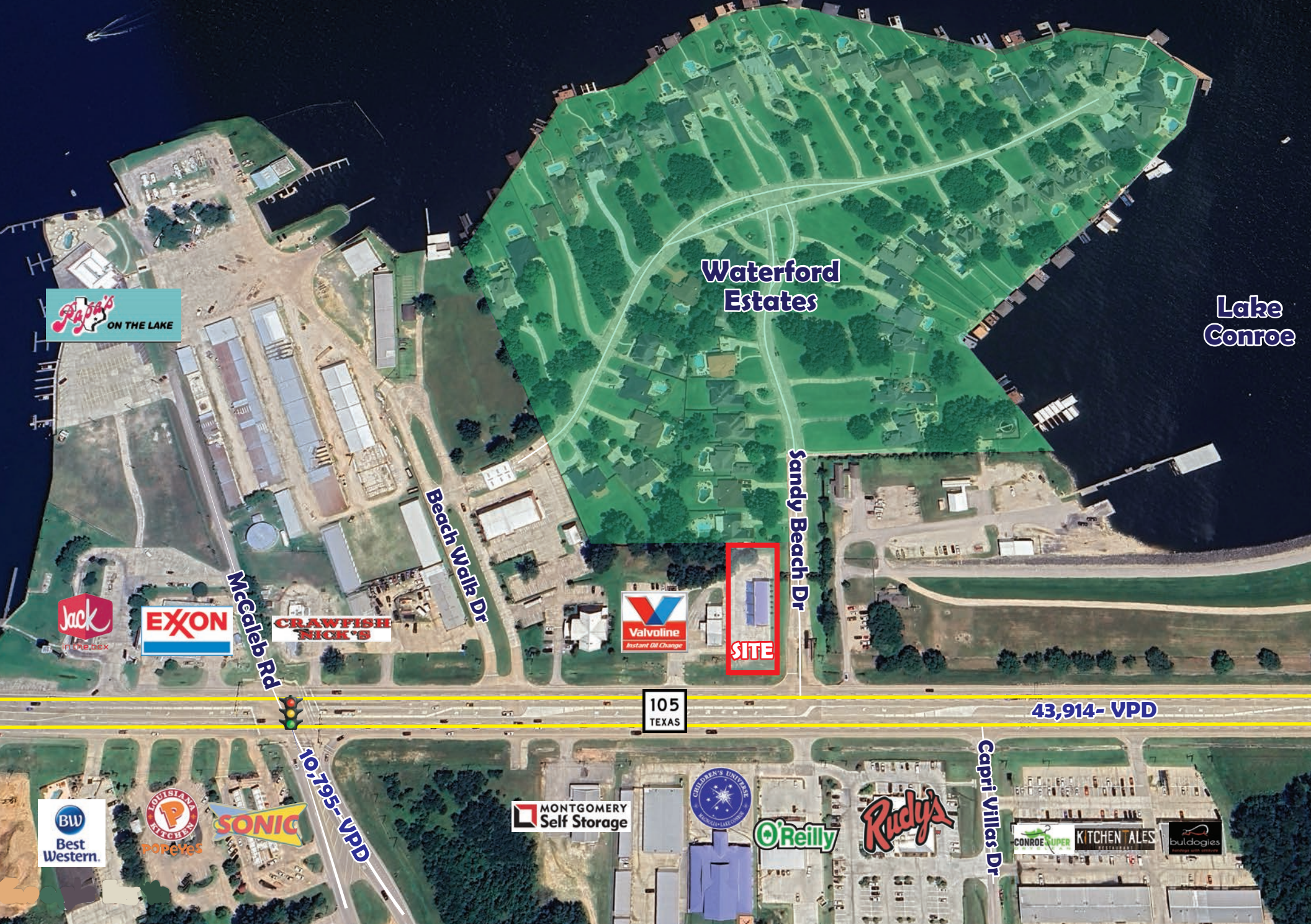


3.2%
Unemployment Rate

14.8%







Papa's
ON THE LAKE

**Waterford
Estates**

**Lake
Conroe**

Jack
in the BOX

EXXON

**CRAWFISH
NICK'S**

Valvoline
Instant Oil Change

SITE

Mccaleb Rd

Beach Walk Dr

Sandy Beach Dr

**105
TEXAS**

43,914- VPD

10,795- VPD

Capri Villas Dr

BW
Best Western

**LOUISIANA
KITCHEN**
POPEYES

SONIC

**MONTGOMERY
Self Storage**

CHILDREN'S UNIVERSITY
MONTGOMERY-LAURENCE

O'Reilly

Rudy's

**CONROE SUPER
KITCHEN ALES
RESTAURANT**

bulldogies
Burgers with attitude



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Sendero Real Estate Name of Sponsoring Broker (Licensed Individual or Business Entity)	9010551-BB License No.	info@sendergroup.net Email	(281)407-0601 Phone
Juan Sanchez Name of Designated Broker of Licensed Business Entity, if applicable	520895-B License No.	juan@sendergroup.net Email	(832)607-8678 Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Information available at www.trec.texas.gov

IABS 1-2