



# SHOPS AT CONROE PLAZA

3846 W. Davis Street | Conroe, Texas 77022





**Space for lease**            2,740SF

**Rental Rate**                \$28.00 PSF

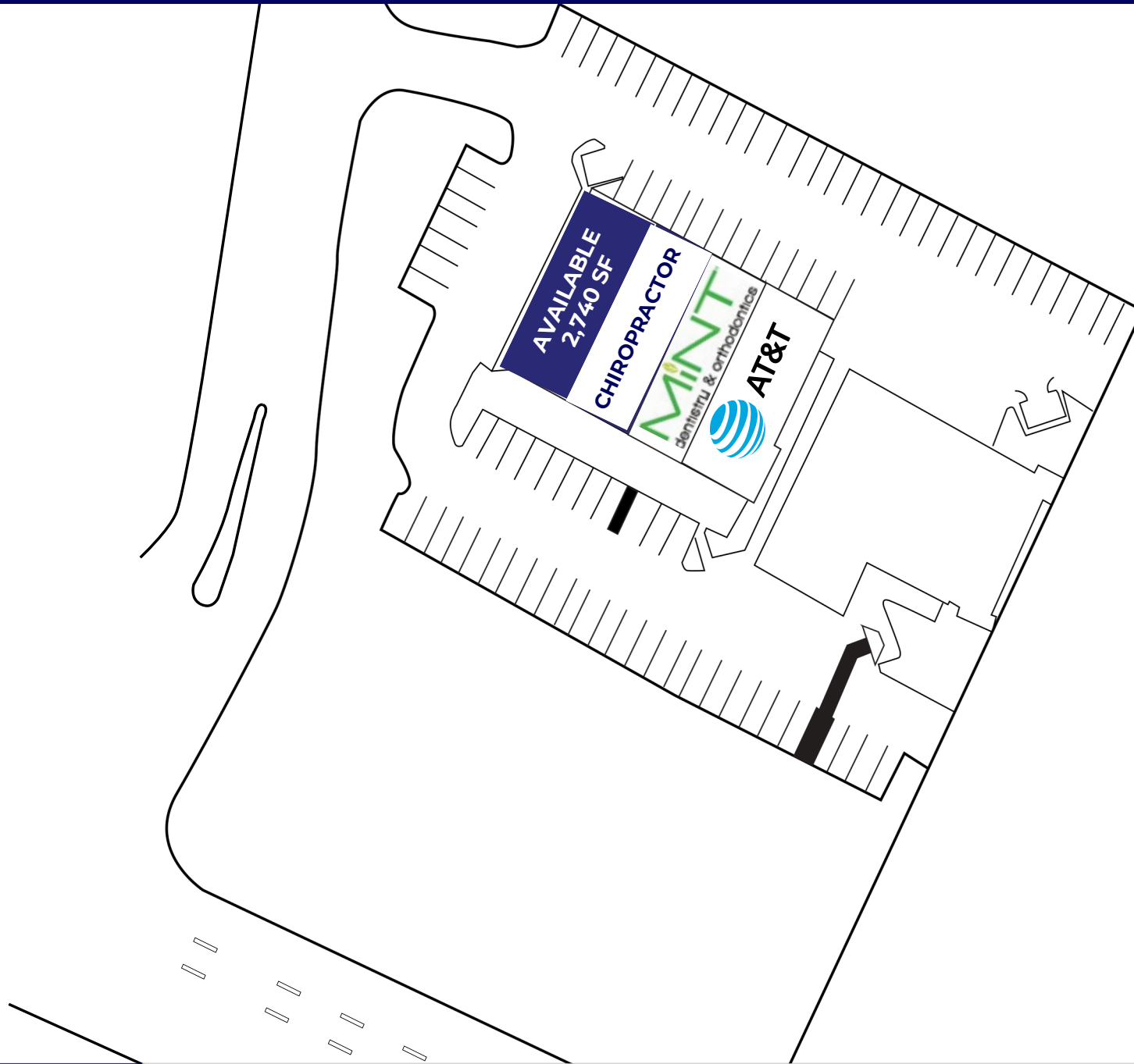
**NNN**                         \$9.00 PSF

**Total Sq. Ft.:**            13,544 SF

**Property Highlights**

- SECOND GENERATION HAIR SALON SPACE. CLASS A BUILD-OUT.
- Lease rate does not include utilities, property expenses or building services
- Across the street from high performing HEB
- Direct Access to TX-105 and Loop 336
- Rapid growth area with high visibility





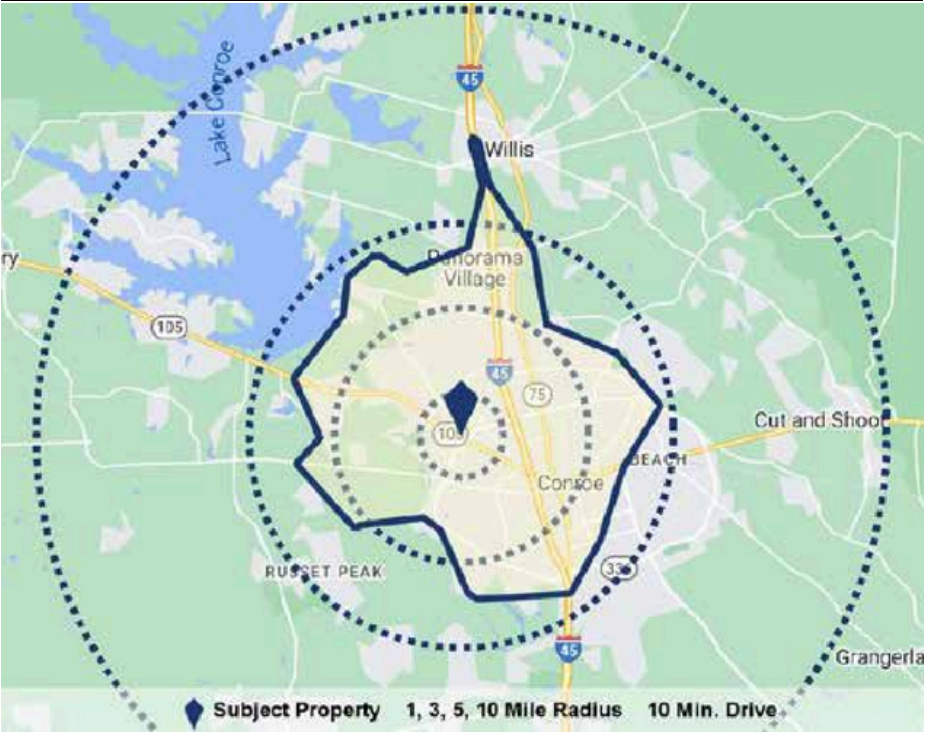






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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	9,739	48,525	104,917	291,636	81,909
5 Yr Growth	12.4%	10.2%	10.5%	9.4%	10.2%
Median Age	39	37	37	38	36
5 Yr Forecast	41	39	38	40	38
White / Black / Hispanic	83% / 9% / 17%	82% / 12% / 36%	82% / 11% / 37%	86% / 7% / 27%	81% / 13% / 37%
5 Yr Forecast	83% / 9% / 17%	82% / 12% / 36%	82% / 11% / 37%	86% / 7% / 26%	81% / 13% / 37%
Employment	5,113	29,545	47,754	96,224	41,270
Buying Power	\$378.6M	\$1.2B	\$2.6B	\$9.4B	\$1.9B
5 Yr Growth	14.6%	13.0%	13.2%	11.6%	12.6%
College Graduates	41.1%	24.8%	24.4%	31.2%	31.5%
<b>Household</b>					
Households	4,141	17,975	37,385	105,629	29,810
5 Yr Growth	12.3%	10.4%	10.6%	9.5%	10.4%
Median Household Income	\$91,436	\$64,917	\$68,233	\$89,449	\$62,582
5 Yr Forecast	\$93,320	\$66,457	\$69,796	\$91,170	\$63,880
Average Household Income	\$114,837	\$90,341	\$95,377	\$116,696	\$87,549
5 Yr Forecast	\$115,784	\$91,677	\$96,961	\$118,052	\$88,853
% High Income (>\$75K)	57%	45%	46%	56%	43%
<b>Housing</b>					
Median Home Value	\$332,707	\$230,083	\$227,806	\$279,324	\$207,217
Median Year Built	2010	2004	2006	2003	2004
Owner / Renter Occupied	54% / 46%	51% / 49%	59% / 41%	73% / 27%	54% / 46%



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**LOCATION MAP**



# 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 our counter-offer from the client;
- 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 awritten 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 teh buyer and must place the intrests 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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>ROM, LLC</b>	<b>9001771</b>	<b>info@romcp.com</b>	<b>713.237.0000</b>	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Rafael Melara</b>	<b>496309</b>	<b>rafael@romcp.com</b>	<b>713.237.0000</b>	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____		_____	
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

