

FOR SALE/LEASE

2.69 ACRE PAD SITE AVAILABLE

SEC I-45 & WILSON RD.

Conroe, TX 77301

PRESENTED BY:

JACKSON CAIN

O: 281.367.2220 x112

JEFF BEARD CCIM

O: 281.367.2220 x102





PROPERTY HIGHLIGHTS

- Property consists of approximately 2.696 acres of land, located on the southwest corner of I-45 Feeder Rd & Wilson Rd.
- The Property sits less than 0.5 miles south of Loop 336 North.
- The Property has a mild slope running from the northwest corner to the southeast corner. A topographic survey will further depict the severity of the slope. The property is an irregular shape.
- Situated along the freeway inside of Conroe's city limits the property lends itself to several mixed-use commercial development opportunities. With 460 ft of frontage along the I- 45 Feeder Rd, the two access points are north of the Property off of Wilson Rd and south of the Property with cross easement access with Golden Corral.
- Newly built Conroe 336 Marketplace is located 3 miles south of the property and is a power center with 211,677 gross leasing area.
- Vehicles headed north bound on I-45 will exit 87B which is approximately 0.7 miles south of the site. Vehicles headed south bound on I-45 will exit 88 which is approximately 1.5 miles north of the site.
- In 2019 nearly 7,500 new homes were announced within The Woodlands Hills and Chambers Creek communities which sit just north of the property along I-45.
- Traffic Counts: According to recent TXDOT studies, approximately 133,267 cars per day pass the site traveling on I- 45, and approximately 10,391 vehicles per day pass by on Wilson Rd.

JACKSON CAIN **JEFF BEARD CCIM**
 O: 281.367.2220 x112 O: 281.367.2220 x102

5.87 ACRES I-45 & WILSON RD

OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	2.69 Acres

DEMOGRAPHICS

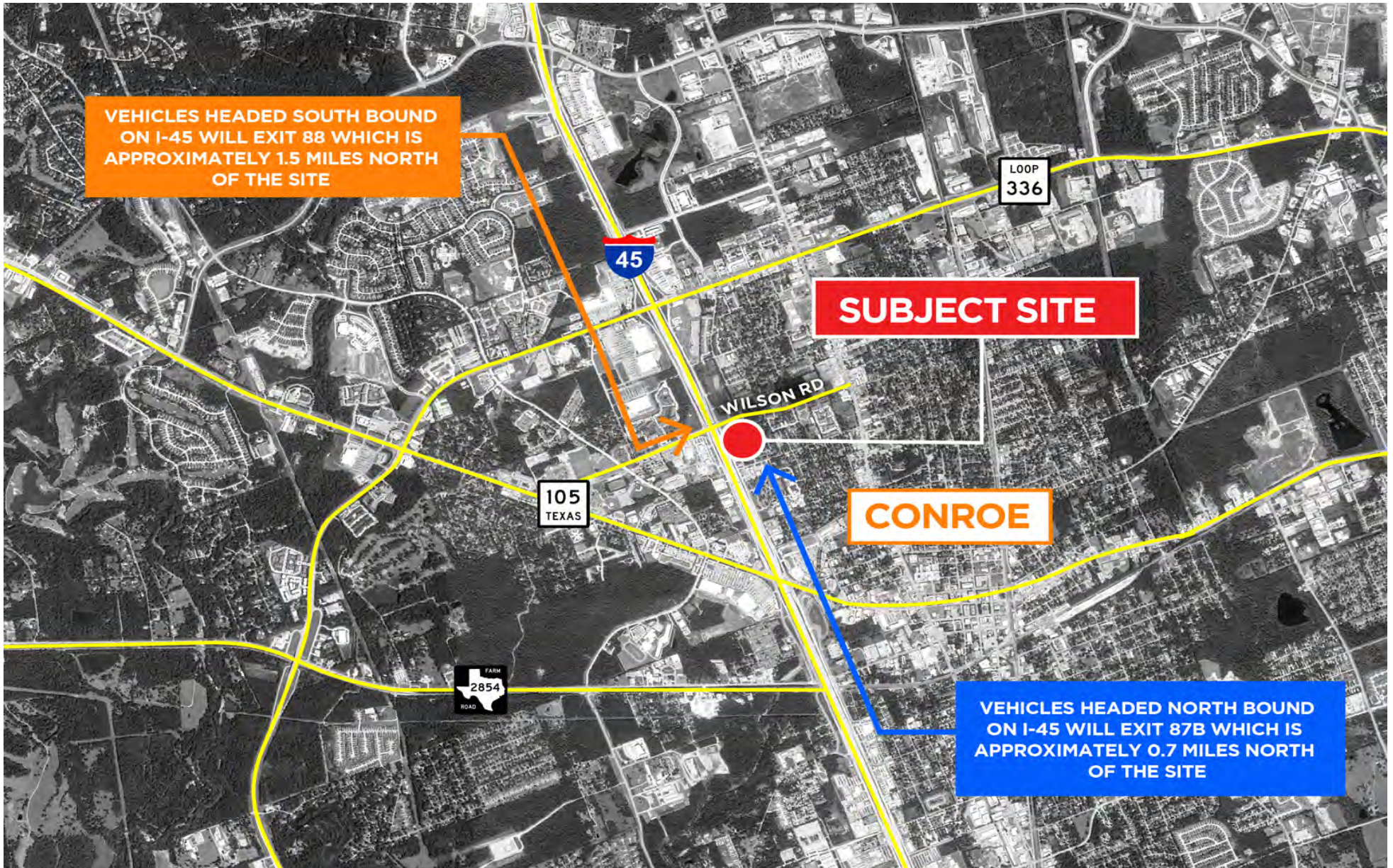
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,664	60,223	94,534
TOTAL DAYTIME POPULATION	11,774	62,583	95,148
AVERAGE HH INCOME	\$71,945	\$79,387	\$97,705





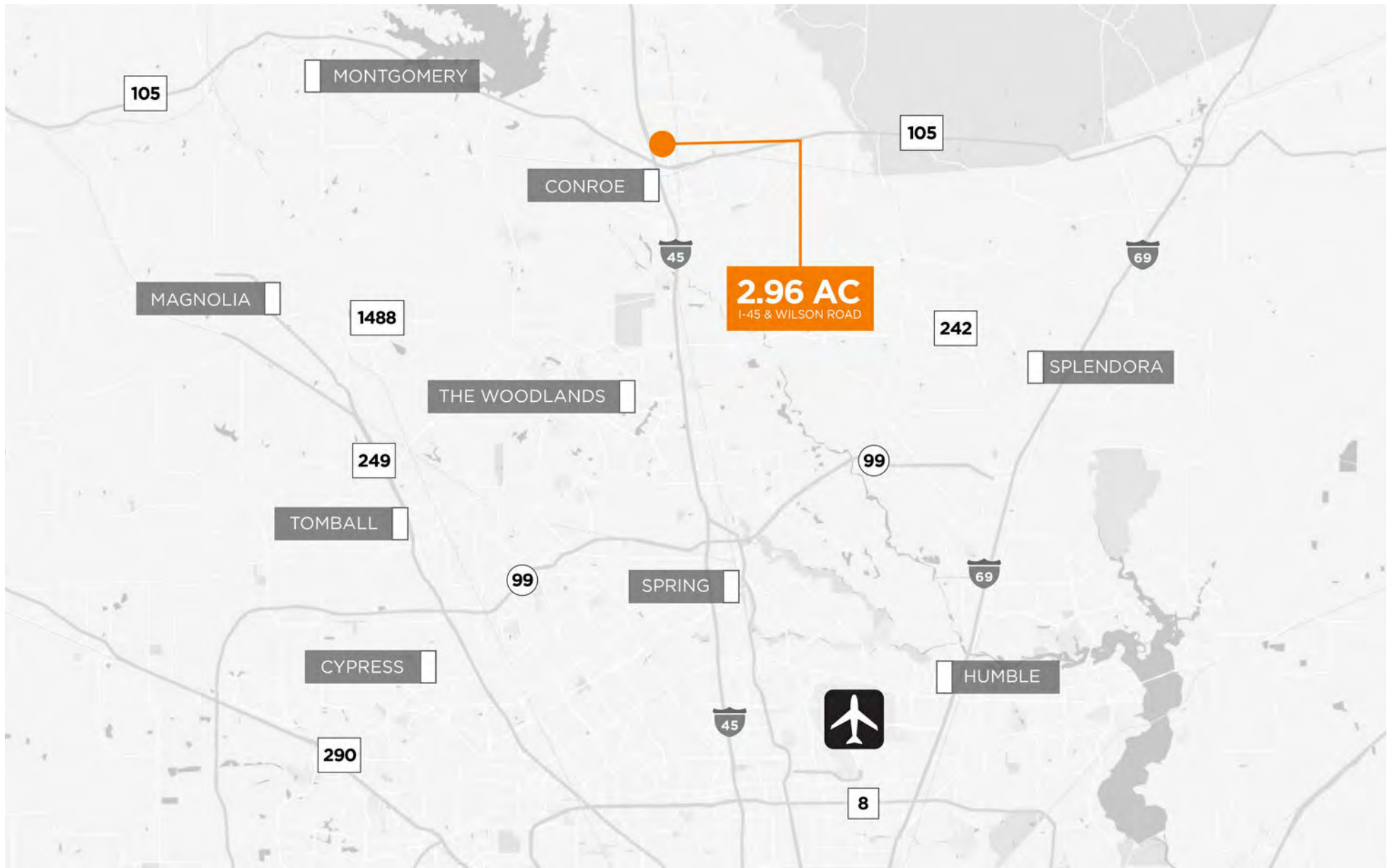
JACKSON CAIN JEFF BEARD CCIM
 O: 281.367.2220 x112 O: 281.367.2220 x102

5.87 ACRES I-45 & WILSON RD



JACKSON CAIN JEFF BEARD CCIM
O: 281.367.2220 x112 O: 281.367.2220 x102

5.87 ACRES I-45 & WILSON RD



JACKSON CAIN JEFF BEARD CCIM
O: 281.367.2220 x112 O: 281.367.2220 x102

5.87 ACRES I-45 & WILSON RD





Southern Cities Growing Quickly

The 15 Fastest-Growing Large Cities by Percent Change
Between July 1, 2015, and July 1, 2016



JACKSON CAIN JEFF BEARD CCIM
O: 281.367.2220 x112 O: 281.367.2220 x102

5.87 ACRES I-45 & WILSON RD

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.

The City of Conroe announced that construction for the upcoming Hyatt Regency Conroe and Convention Center will break ground in September, 2022. The convention center will contain 41,000 square feet of space, including a 15,000-square-foot grand ballroom, 8,000-square foot junior ballroom, and 8,000 square feet of boardrooms and breakout spaces. The City expects the development to bring economic activity and vitality to the area as it attracts business and recreational conventions as well as weekend leisure travel.



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date