



Building 6
17 x 21

Residential home
1,268 SF

Building 4
16 x 30 SF

Industrial Fridge
7 x 15

Building 3
8 x 8

Building 2
10.5 x 17

Building 1
1,750 SF

**101
SILVERDALE
DRIVE**

101 SILVERDALE DRIVE
CONROE, TEXAS 77301

EVERMARK
COMMERCIAL GROUP
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Highlights:

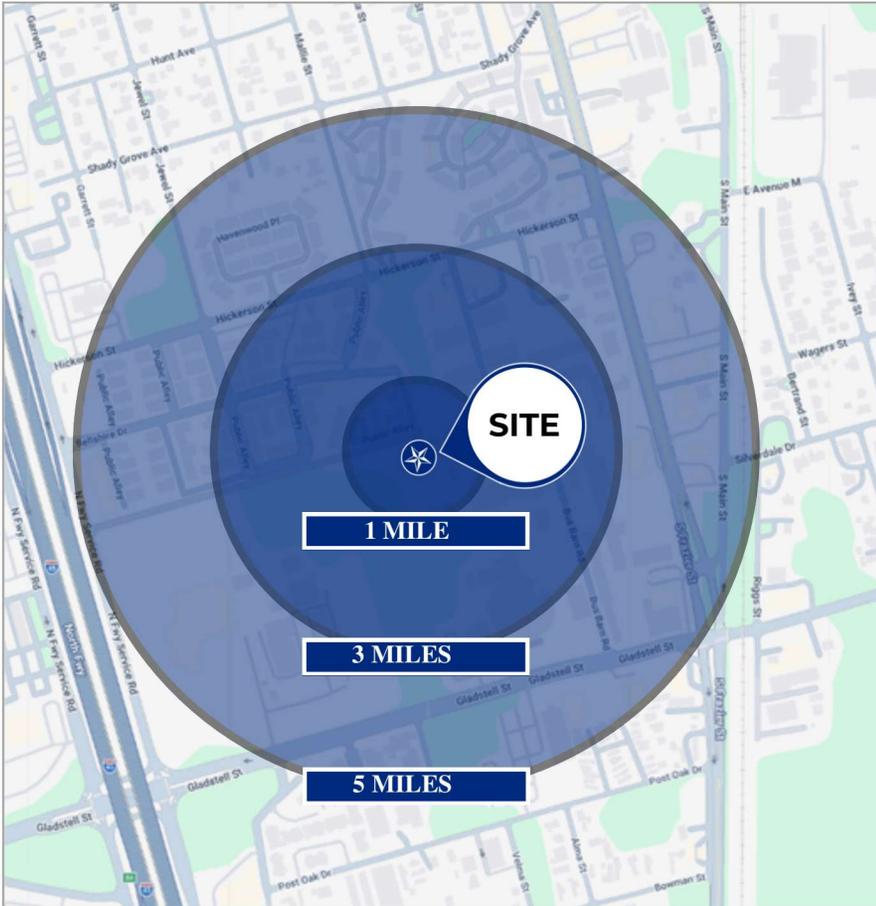
- Flexible commercial property with existing improvements on ±0.8-acre corner lot
- Highly visible location near SH 75 (Main Street) with easy access to Interstate 45
- Ideal for office, retail, medical, Construction / service business, or redevelopment opportunity
- Ample parking and site circulation with room for future reconfiguration
- Strong accessibility and visibility in a growing commercial corridor
- Detention not required for parcels under 1 acre (per county discussion)
- City Utilities
- Business and Name do not come with sale



Aerial View



Demographics



Location

101 Silverdale Drive - Two parcel sell (potential subdivide)

Size

± .8 ac with structures

Site Details - Development Potential

Positioned on a highly visible corner lot along Silverdale Drive near SH 75/Main Street in Conroe, this ±0.8-acre commercial property offers excellent accessibility and flexible potential for a variety of business uses.

The site includes an approximately 1,750 SF commercial building as well as 3 storage structures an outside cold storage and a small residential structure.

Located just minutes from Interstate 45, SH 75, and the Conroe commercial corridor, the property benefits from strong accessibility and proximity to surrounding businesses, schools, and residential neighborhoods.

The existing improvements allow for immediate occupancy or repositioning for a wide range of commercial uses including restaurant, catering, office, medical, retail, construction site, specialty service businesses, or redevelopment opportunities.

The property sits on approximately 0.8 acres, providing ample parking, circulation, and expansion potential. Based on discussions with local authorities, parcels under one acre may offer flexibility regarding detention requirements, which can be advantageous for future redevelopment plans.

Please note that all restaurant, equipment and appliances currently used in the operation are not included in the sale of the property but are negotiable.

This offering presents a unique opportunity for an owner-user, investor, or developer seeking a well-located commercial site with multiple potential uses in the rapidly growing Conroe market.



Household

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	10,181	52,988	85,305
2024 Median Age	31	34	35
Average Household Income	\$42,205	\$59,736	\$69,346
Average Home value	\$122,133	\$229,315	\$274,784



Drive Times

Locations	Minutes
Frazer St (SH 75)	1
I45	2
SH 336	4
SH 105 (down town Conroe)	3



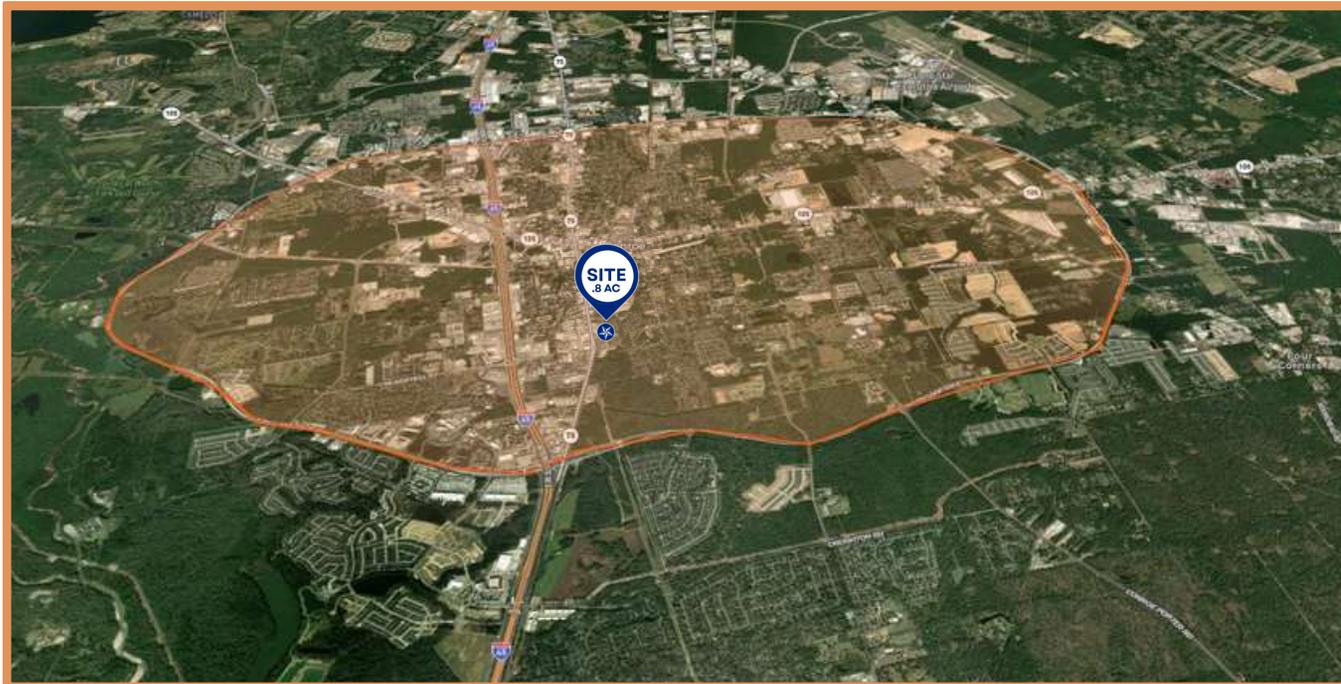
Traffic Count

Locations	
Silverdale Drive	3,161 VPD
*South Main	4,297 VPD
Gladstale St	10,386 VPD

Property Layout



Nearby Amenities



Food + Coffee (Fast Casual + Sit-Down)

- Chick-fil-A
- Whataburger
- Torchy's Tacos
- MOD Pizza
- Crust Pizza
- Jersey Mike's
- McAlister's Deli
- la Madeleine
- First Watch
- Einstein Bros. Bagels
- Starbucks
- Summer Moon Coffee
- Smoothie King
- Tropical Smoothie Cafe
- Cold Stone Creamery
- Crumbl Cookies
- Wasabi Bistro
- Gangnam Korean BBQ
- Teriyaki Madness
- The Noodle
- Salata

Banking

- Chase Bank
- Bank of America

Health, Dental + Wellness

- Urgent Care for Kids
- Concentra Urgent Care
- Family First Urgent Care
- Ideal Dental
- Aspen Dental
- America's Best
- Prime IV
- Hand & Stone Massage
- EōS Fitness (coming soon per directory)

Services

- T-Mobile
- AT&T
- Supercuts
- Nails of America
- Valvoline Oil Change
- Buff City Soap
- Bath & Body Works
- Petbar

Grocery + Big Box / Shopping

- Kroger
- Marshalls / HomeGoods
- Ross Dress for Less
- Burlington
- DSW
- Michaels
- Ulta Beauty
- Dick's Sporting Goods
- Five Below
- Petco

Ariel View

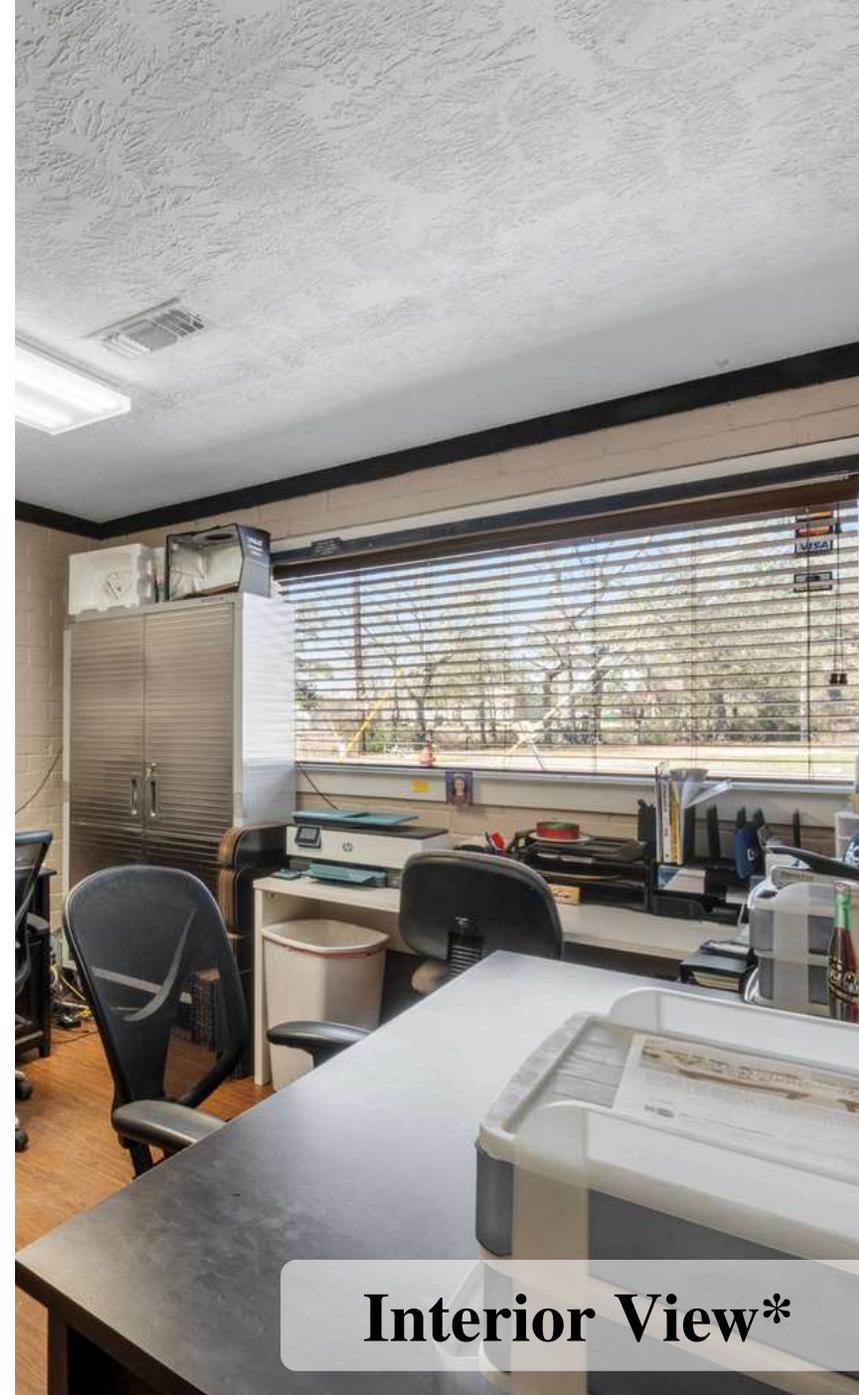




Exterior View



Interior View*



Interior View*



↑
Smokehouse
16'x30'



Off set Smoker



Off set Smoker Stays

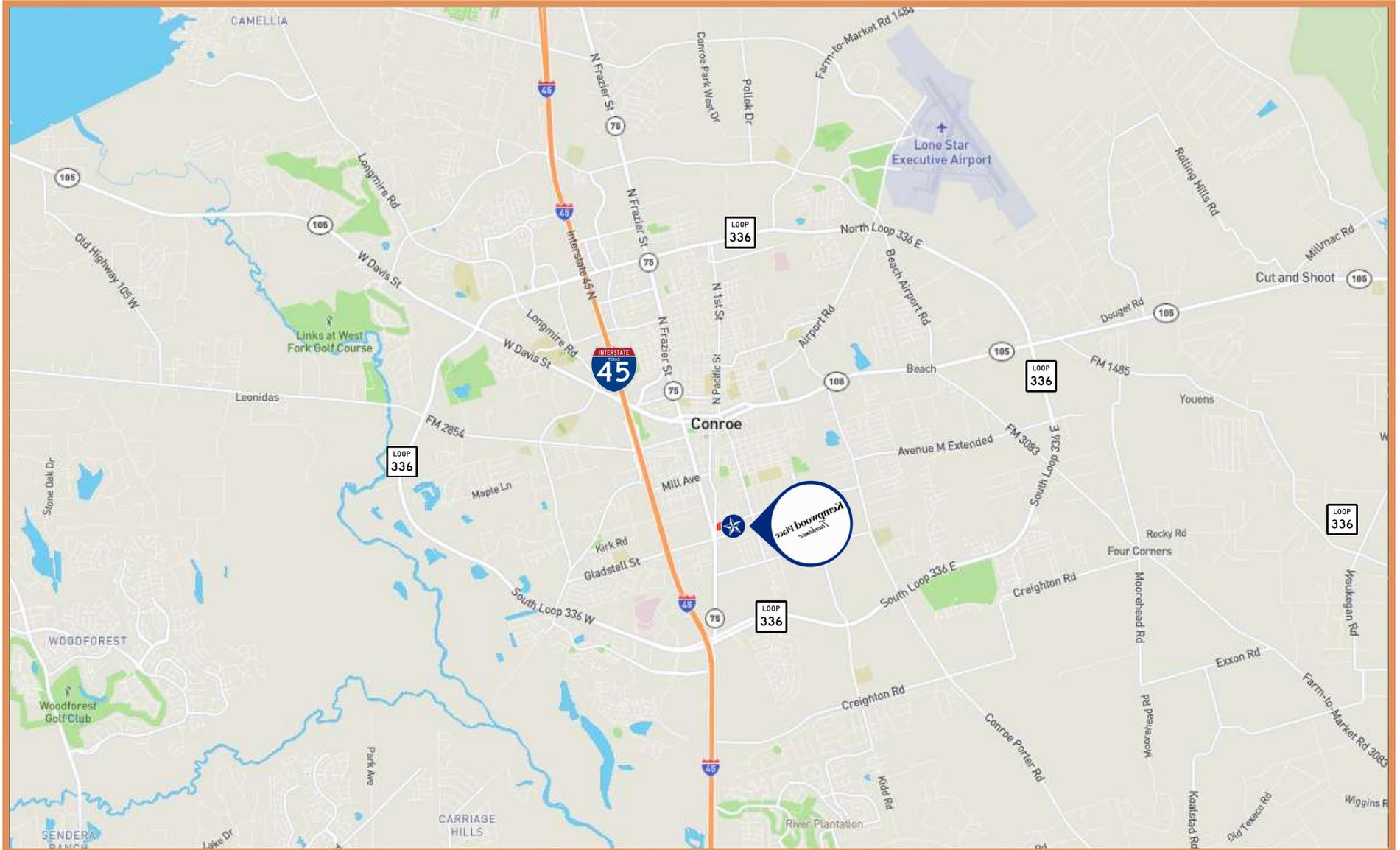


Interior - Sheds



Exterior View

Location Map



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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.

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Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date