

Conroe Land

3846 W Davis St, Conroe, Texas 77304

RAFAEL MELARA | 713.237.0000
2800 Post Oak Blvd. Ste. 5600 | Houston, TX 77056





For Sale | Land



CONROE LAND

3846 W Davis St, Conroe, Texas 77304

PROPERTY INFORMATION

Sale Price \$377,502.00

Lot Size 48,710 SF

Price PSF \$7.75 PSF

PROPERTY HIGHLIGHTS

- High-income area: above \$100K within 1 mile
- Located across Hwy 336 from HEB and positioned at the entrance of Fountains of Conroe apartment complex
- Only 5 miles from the new 102 AC shopping centre 336 marketplace
- All utilities
- No flooding issues

DEMOGRAPHICS

1 mi. - 5,758

Estimated Population 3 mi. - 34,889

5 mi. - 82,098

1 mi. - \$101,124

2021 Est. Household Income 3 mi. - \$77,773

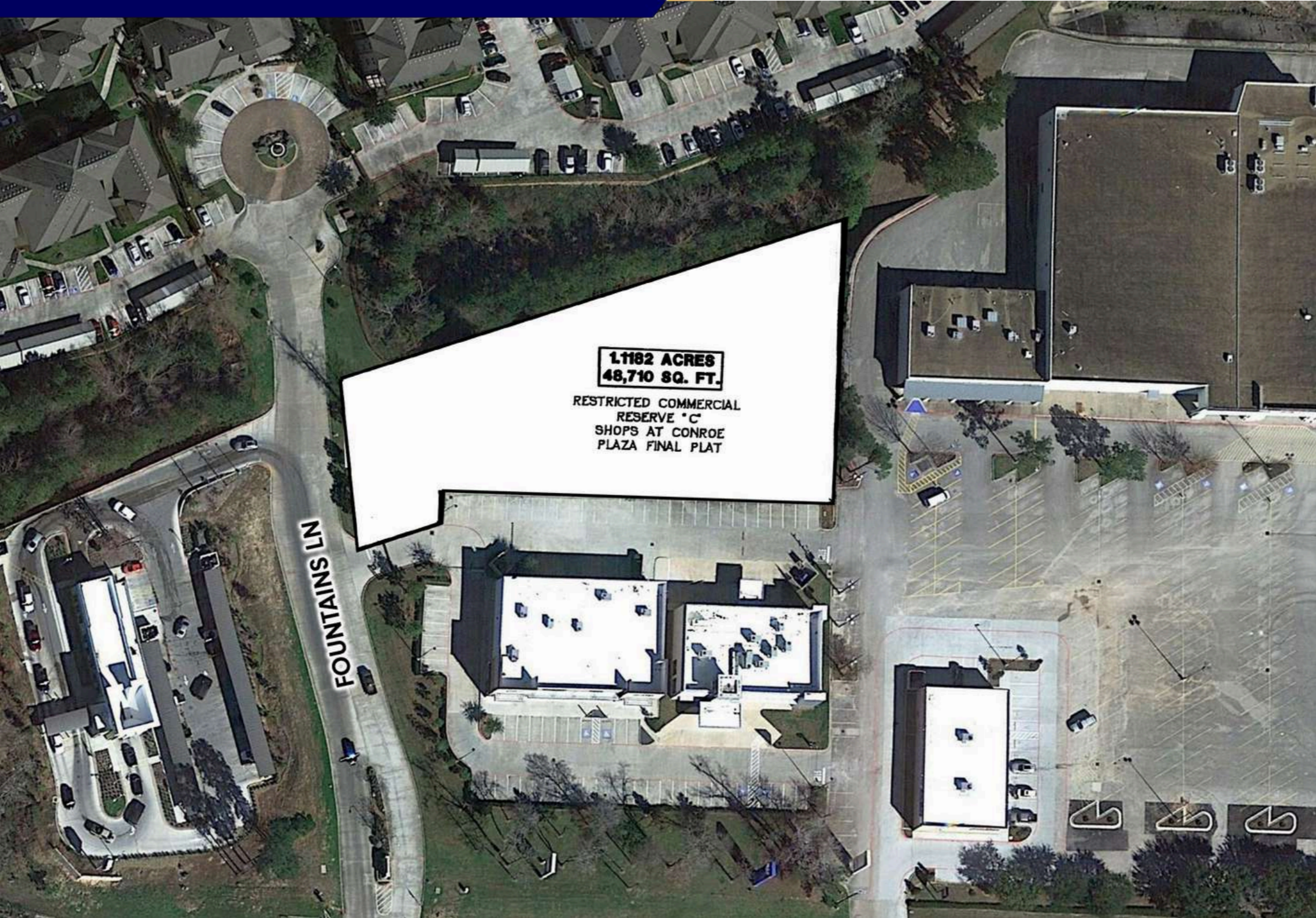
4 mi. - \$80,934

Traffic Count W Davis St: 32,478 VPD

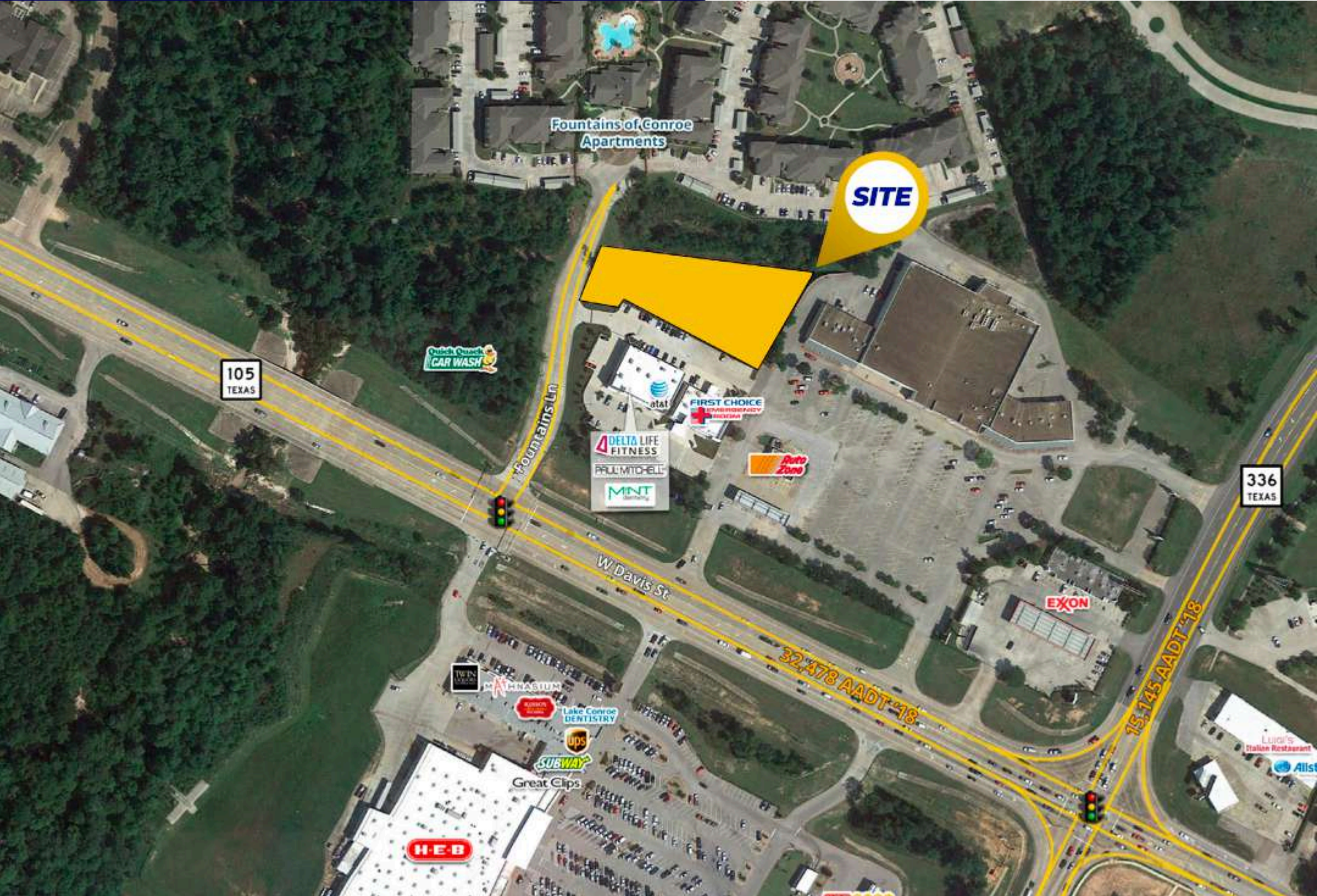
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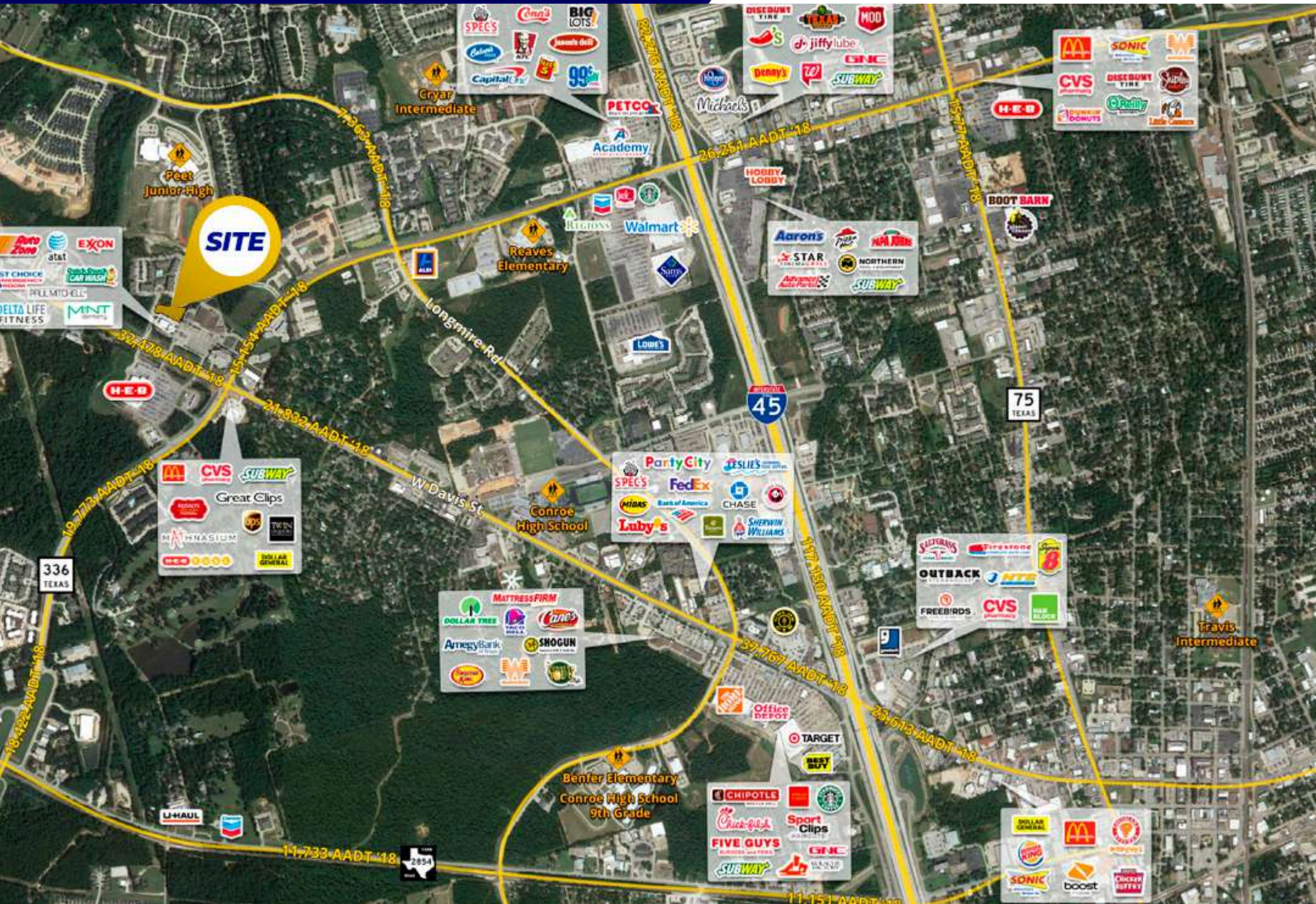
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MARKET OVERVIEW



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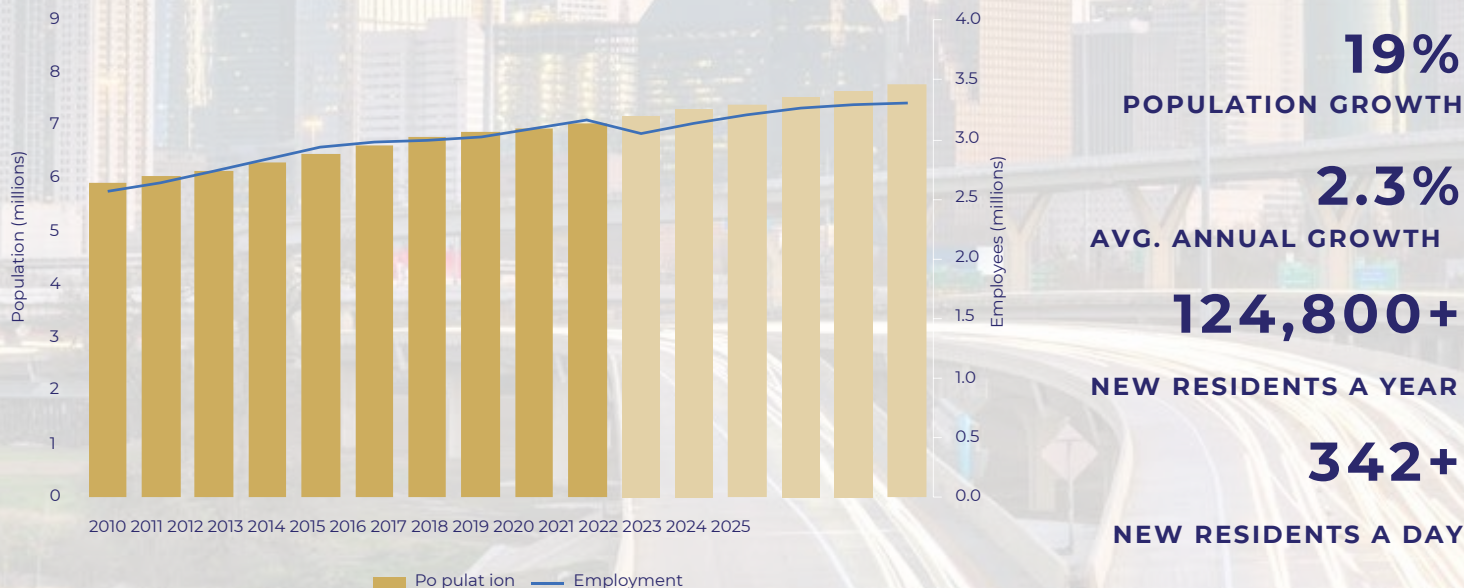
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A GLOBAL MARKETPLACE

Houston is firmly established as a premier global city and is a leading destination for investment by all capital sources due to its unique combination of stability and dynamic growth. Houston combines its position as the “Energy Capital of the world with a significant depth in the healthcare, technology and distribution industries to create an economic composition that serves as a buffer to national economic trends and provides stability and continued growth.

Houston is internationally known as home to NASA Johnson Space Center and Texas Medical Center, the worlds largest medical complex. Also, the Port of Houston is ranked first in the U.S. for foreign tonnage and is the largest Gulf Coast container Port. The Gross Area Product in the Houston region is expected to grow at an average annual rate of 3.1% from 2020 to 2045, according to The Perryman Group. If Houston were a country, it would rank as the 27th largest economy in the world - exceeding Austria’s and Iran’s GDP.

Houston’s population has increased over 19.1% (1.1 M) since 2010. Of the top 20 most populated markets in the U.S. Houston has seen the highest percent population growth in the past decade



Source: Oxford Economics, US Census Bureau of Labor Statistics, 2020.

HOUSTON BY THE NUMBERS

#2

2ND FASTEST
GROWING MSA

#4

LARGEST CITY
IN THE UNITED STATES

760+

EXPANSION AND
RELOCATION
PROJECTS IN THE
LAST 2 YEARS

\$490B

REGIONAL GDP

19%

POPULATION GROWTH

2.3%

AVG. ANNUAL GROWTH

124,800+

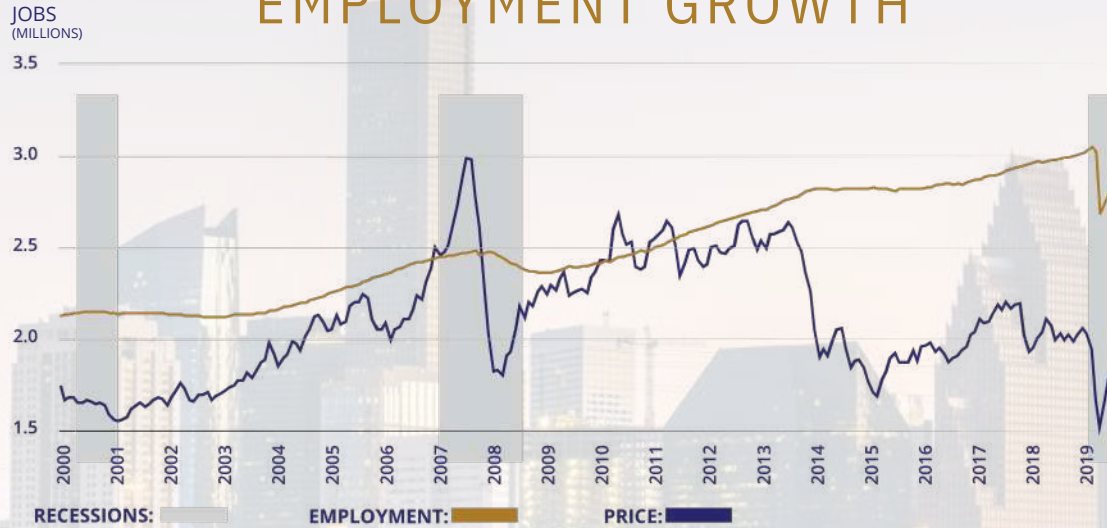
NEW RESIDENTS A YEAR

342+

NEW RESIDENTS A DAY

EMPLOYMENT GROWTH

EMPLOYMENT GROWTH



Source: Bureau of Labor Statistics, EIA, NBER, July 2020

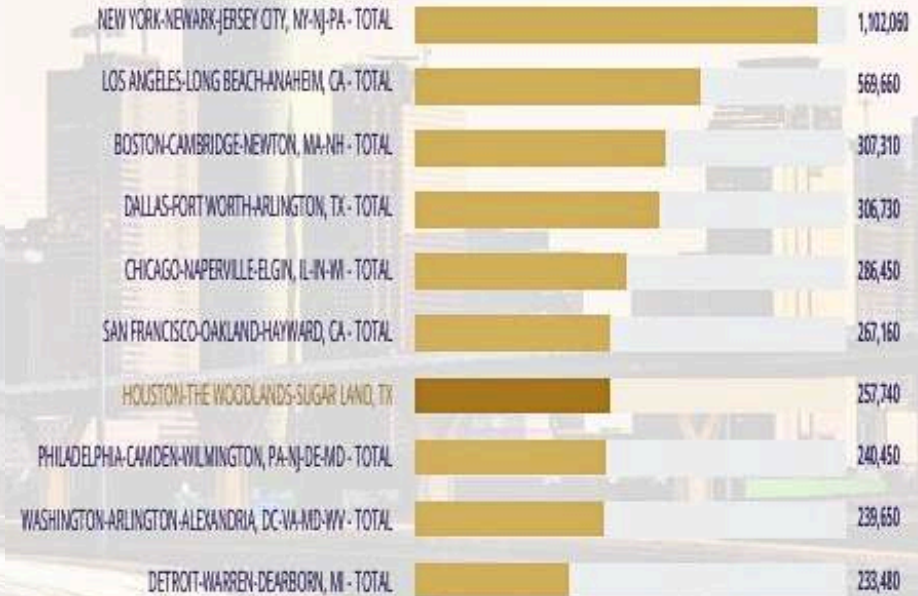
257,740

JOBS FOR ECATED BY 2025

80,500

JOBS ADDED FEB 2019 TO FEB 2020

TOP 10 METROS WITH MOST PROJECTED NEW JOBS 2020-2025





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 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. 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.

ROM, LLC <small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	9000029 <small>License No.</small>	info@romcp.com <small>Email</small>	713.237.0000 <small>Phone</small>	_____ <small>Licensed Supervisor of Sales Agent/Associate</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
Rafael Melara <small>Designated Broker of Firm</small>	496309 <small>License No.</small>	rafael@romcp.com <small>Email</small>	713.237.0000 <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
IABS 1-0

