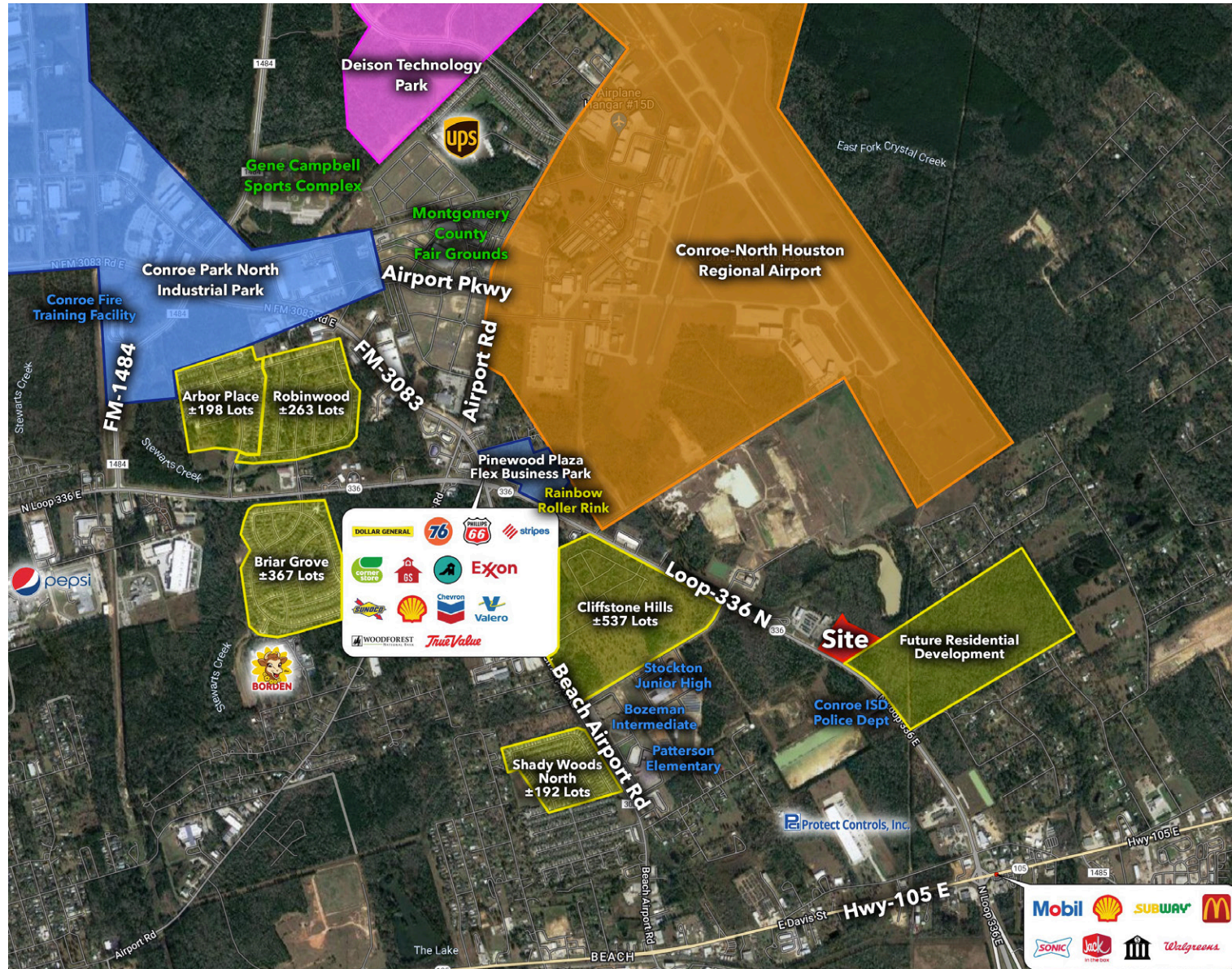


# 6.3639 Acres for Sale near Conroe Industrial Park

Loop 336 North near Hwy 105 E | Conroe, Texas

Phenomenal Growth in Area - 57% Population Increase Projected Over Next 5 Years



**Size:** ±6.3639 Acres  
**Price:** \$900,000  
**Use:** Commercial Industrial Retail

**Property Highlights:**

- 57% Projected Growth (5-Year 2023-2028)
- City Utilities Available
- ±418 Feet of Loop-336 Frontage
- Industrial Corridor of Conroe
- Minutes to Airport / Galaxy FBO / Black Walnut
- 3/4 Mile from Hwy-105 E
- Less than 5 Miles to I-45
- Low Taxes

**Michael Blount Jr**  
 Managing Broker  
 +1 832 702 8152

# 6.3639 Acres for Sale near Conroe Industrial Park

## Loop 336 North near Hwy 105 E | Conroe, Texas



### TAXES:

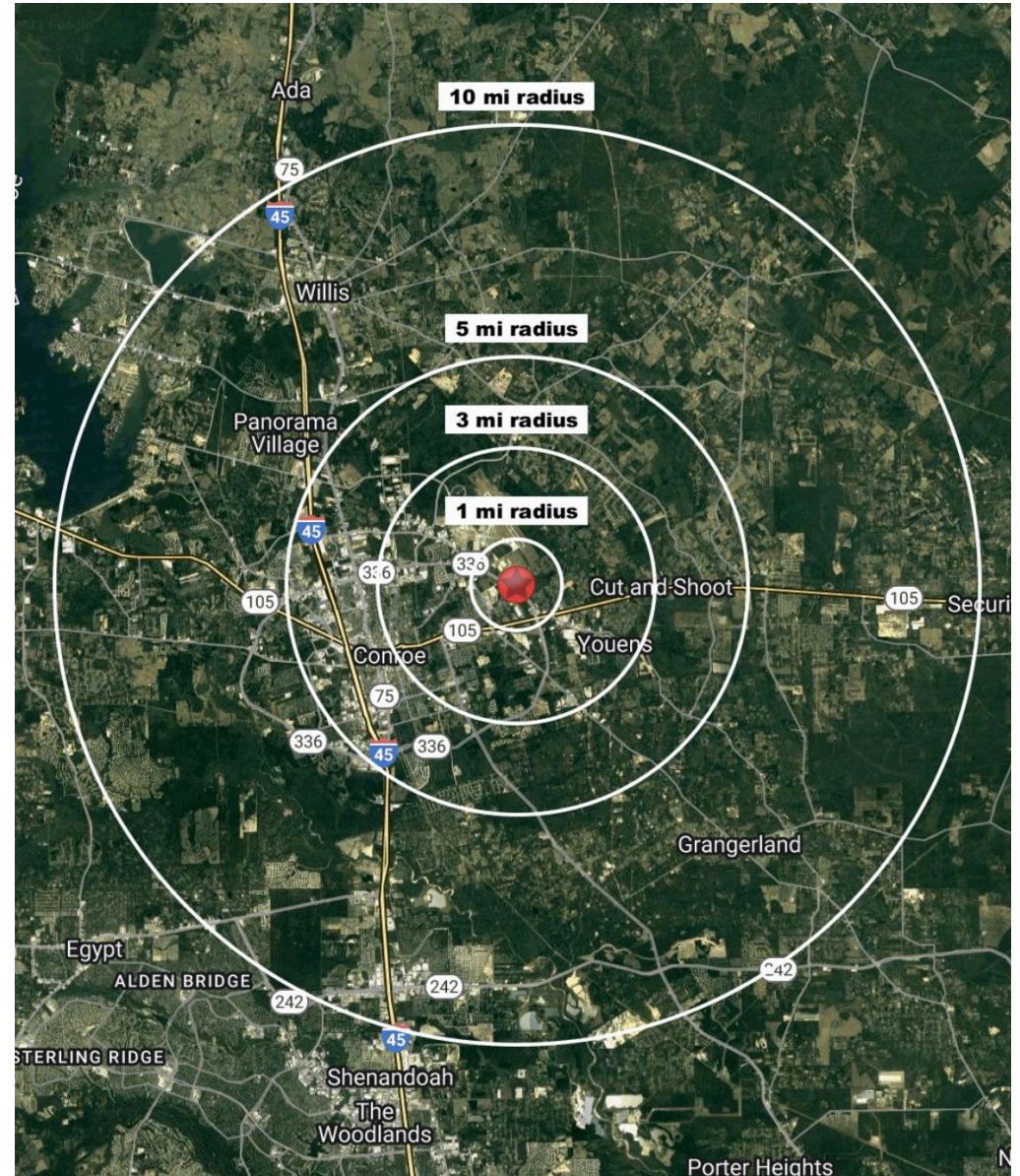
Conroe ISD	\$1.1146
City of Conroe	\$0.4272
Montgomery County	\$0.3742
Mont Co Hospital	\$0.0502
Lone Star College	\$0.1078
<b>Total Taxes</b>	<b>\$2.0740</b>

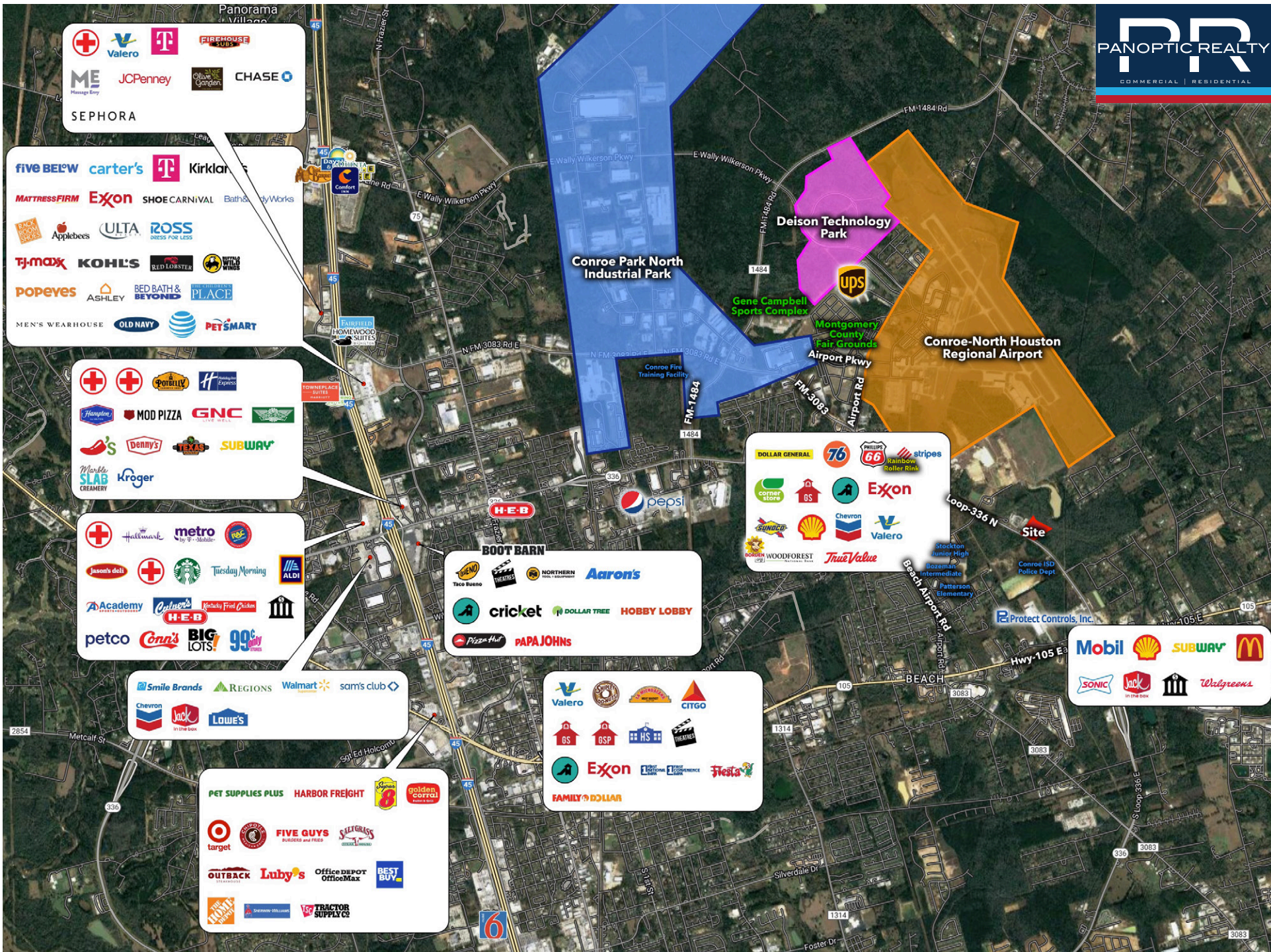
### TRAFFIC COUNTS:

Loop-336: 26,450 VPD (2022)  
 Hwy-105: 38,592 VPD (2022)

### DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
2023 Population Est	3,224	34,117	88,301
2023 Est Businesses	103	1,672	4,670
2023 Est Employees	1,240	17,655	45,047
<b>2023-2028 Est Growth</b>	<b>11.45%</b>	<b>45.23%</b>	<b>56.95%</b>





Valero, Firehouse Subs, Chase, JCPenney, Office Garden, ME Massage Envy, SEPHORA

Five Below, Carter's, Kirkland's, Mattress Firm, Exon, Shoe Carnival, Bath & Body Works, Applebees, Ulta, Ross Dress For Less, TJ-Maxx, Kohls, Bed Bath & Beyond, Popeyes, Ashley, Men's Wearhouse, Old Navy, PetSmart

Mod Pizza, GNC, Denny's, Subway, Kroger, Slab Creamery

Hallmark, Metro, Jason's Deli, Starbucks, Tuesday Morning, Academy, HEB, Petco, Conns, Big Lots, 99 Cents Only

Smile Brands, Regions, Walmart, Sam's Club, Chevron, Jack In The Box, Lowe's

Pet Supplies Plus, Harbor Freight, Target, Five Guys, Satterly's, Outback, Luby's, Office Depot, OfficeMax, Best Buy, Tractor Supply Co

Boat Barn, Aaron's, Cricket, Dollar Tree, Hobby Lobby, Pizza Hut, Papa John's

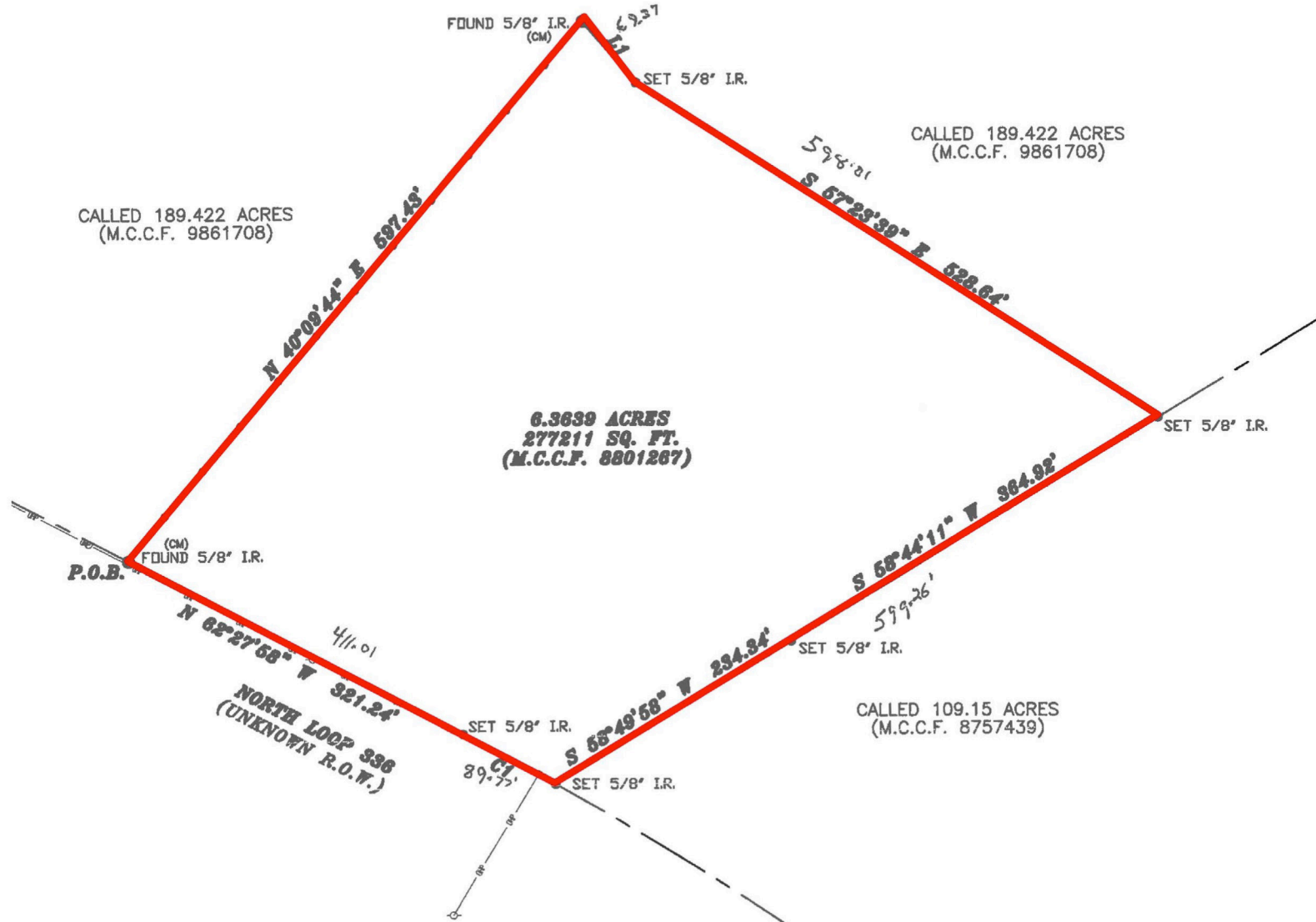
Valero, Citgo, Exon, Family Dollar

Dollar General, 76, Stripes, Corner Store, Exon, Valero, True Value

Mobil, Shell, Subway, McDonald's, Sonic, Jack In The Box, Walgreens

# 6.3639 Acres for Sale near Conroe Industrial Park

Loop 336 North near Hwy 105 E | Conroe, Texas





# 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.

11-2-2015



### 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:
  - 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.

**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.

Michael Blount Jr	544966	michael@panopticrealty.com	832-702-8160
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Designated Broker of Firm</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>
_____	_____	_____	_____
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date