



**SITE**

**CONROE ISD  
ELEMENTARY  
OPENING FALL 2025**



**FOSTERS  
RIDGE**

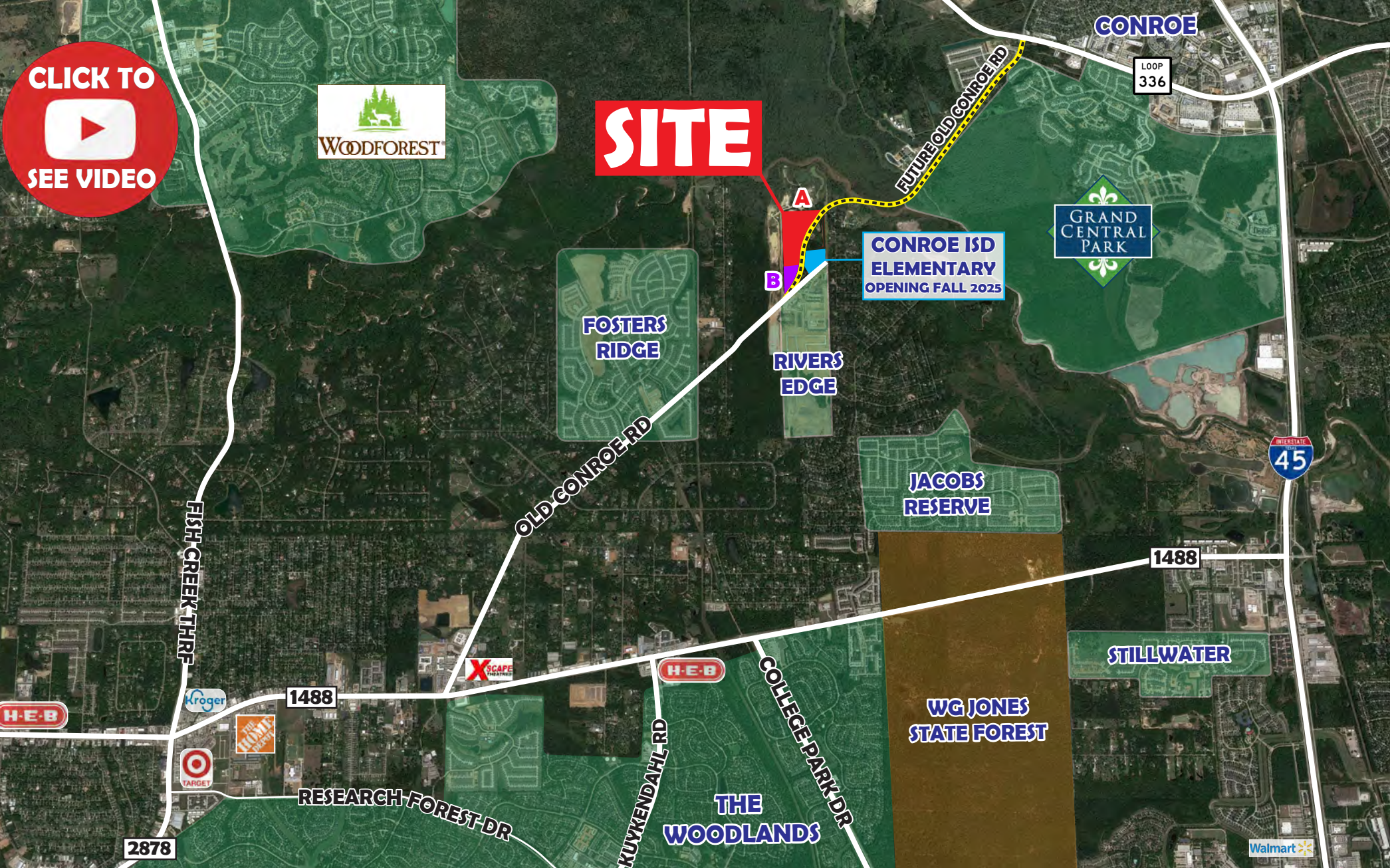
**RIVERS  
EDGE**

**JACOBS  
RESERVE**

**STILLWATER**

**WG JONES  
STATE FOREST**

**THE  
WOODLANDS**



**JUAN C. SANCHEZ**



Managing Principal  
281.407.0601, ext 1  
Juan@SenderoGroup.

**“TRACT A” 60± ACRES  
“TRACT B” 5± ACRES**

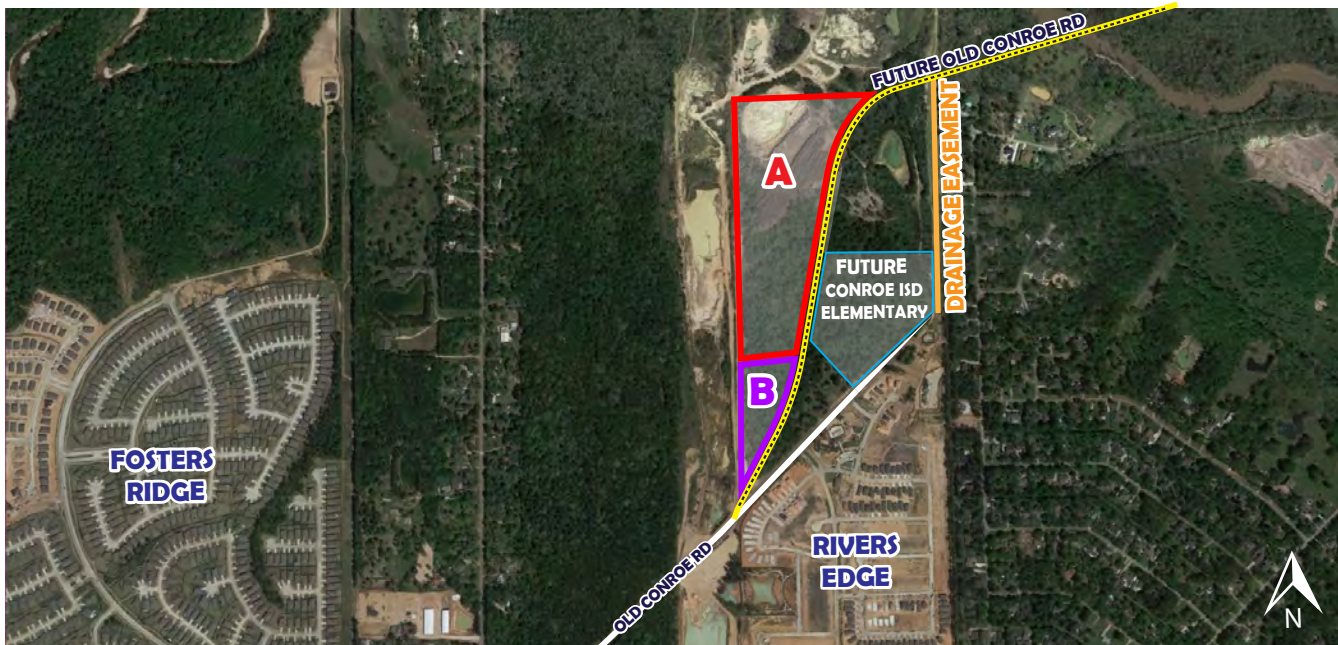
**OLD CONROE RD, CONROE, TX 77384**



**SENDERO**  
REAL ESTATE



# PROPERTY INFO



## PROPERTY DETAILS

These tracts, divided in 5± & 60± acres, are one of the last remaining unrestricted parcels of this size located along Old Conroe Rd corridor. This tract corresponds to sought-out Woodlands schools and it also adjoins a future Conroe ISD elementary school site that is set to open Fall 2025. Located just 3 miles north of FM 1488 along Old Conroe Rd, this land sits in a strategic location as there are recently approved plans for funding to extend Old Conroe Rd from FM 1488 to Loop 336. When complete, the project will connect Sgt. Ed Holcombe Blvd and Old Conroe Rd with a bridge of the West Fork of the San Jacinto River and Lake Creek. The expansion will cut through the subject property as shown on the adjoining site shown on page 13 of this memorandum. The expansion will create needed mobility for all of the growth that the area has recently received from new residential & commercial developments along the corridor including River's Edge (DR Horton), Fosters Ridge (Legend Homes), Marcel Town Center and the Cottage Green to name a few. The Tract has good drainage to the north of the site and utilities are available via adjoining MUD, but will need to be annexed.

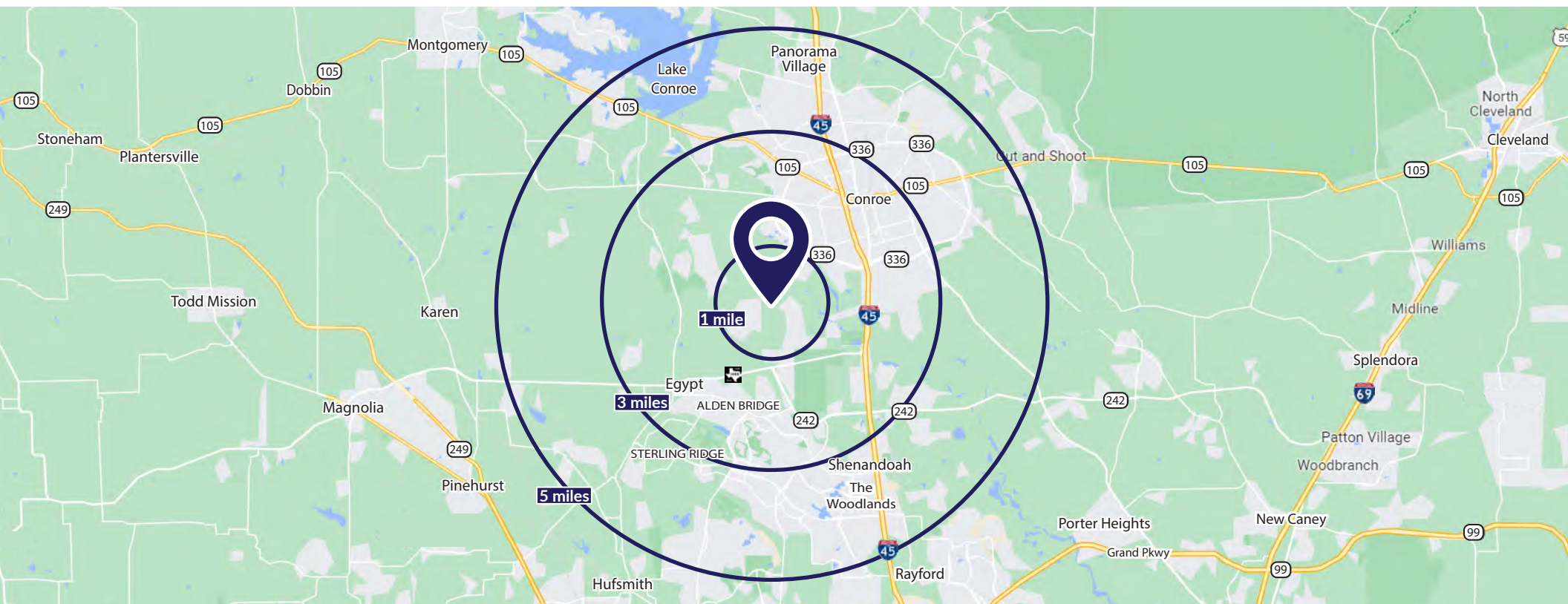
## SITE INFORMATION

LOCATION	Old Conroe Rd, North of FM 1488, West of I-45
SUBMARKET	North Woodlands
SIZE	5 ± Acres & 60 ± Acres
UTILITIES	Available via adjoining MUD
FLOOD PLAIN	Minimal 500yr
TAX RATE	1.74% (Existing)
Mont Co MUD 144	1.5% (If annexed)
SCHOOL DISTRICT	Conroe ISD
USES	BTR, Multi-Family, or SFR
PRICE	CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- ⊕ FRONT DOOR ALONG OLD CONROE ROAD WHICH IS PROPOSED TO BE A 4-LANE ROAD.
- ⊕ THE TRACT WILL ADJOIN A NEW CONROE ISD ELEMENTARY SCHOOL OPENING FALL 2025.
- ⊕ ONE OF THE LAST REMAINING PARCELS OF THIS SIZE NOT CONTROLLED BY HOWARD HUGHES THAT CORRESPONDS TO THE WOODLANDS SCHOOLS.
- ⊕ OLD CONROE ROAD EXTENSION WILL START IN 2026.
- ⊕ MINIMAL 500 YR FLOOD PLAIN ALONG THE NORTHERN BOUNDARY
- ⊕ WATER AND SEWER AVAILABLE VIA MUD DISTRICT
- ⊕ IDEAL USE FOR 'TRACT A' IS RESIDENTIAL & IDEAL USE FOR 'TRACT B' IS RETAIL
- ⊕ DRAINAGE EASEMENT ON EASTERN BOUNDARY FOR OUTFALL
- ⊕ CORRESPONDS TO SOUGHT OUT CONROE ISD SCHOOLS
- ⊕ THE PROPERTY HAS HIGH QUALITY SELECT FILL

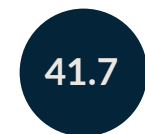
# DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,766	46,738	117,943
Daytime Population	8,764	32,461	104,584
Households	4,387	15,457	39,227
Median Home Value	\$356,722	\$321,624	\$259,768
Average Household Size	2.9	3.0	2.8
Owner Occupied Housing Units	4,149	22,288	56,523
Renter Occupied Housing Units	461	1,046	7,610
Median Age	41.7	39.6	38.8
Average Household Income	\$128,780	\$147,280	\$125,831



**117,943**  
POPULATION



**41.7** MEDIAN  
AGE



**3.0** AVERAGE  
HH SIZE

**\$147,280**  
AVG HH INCOME



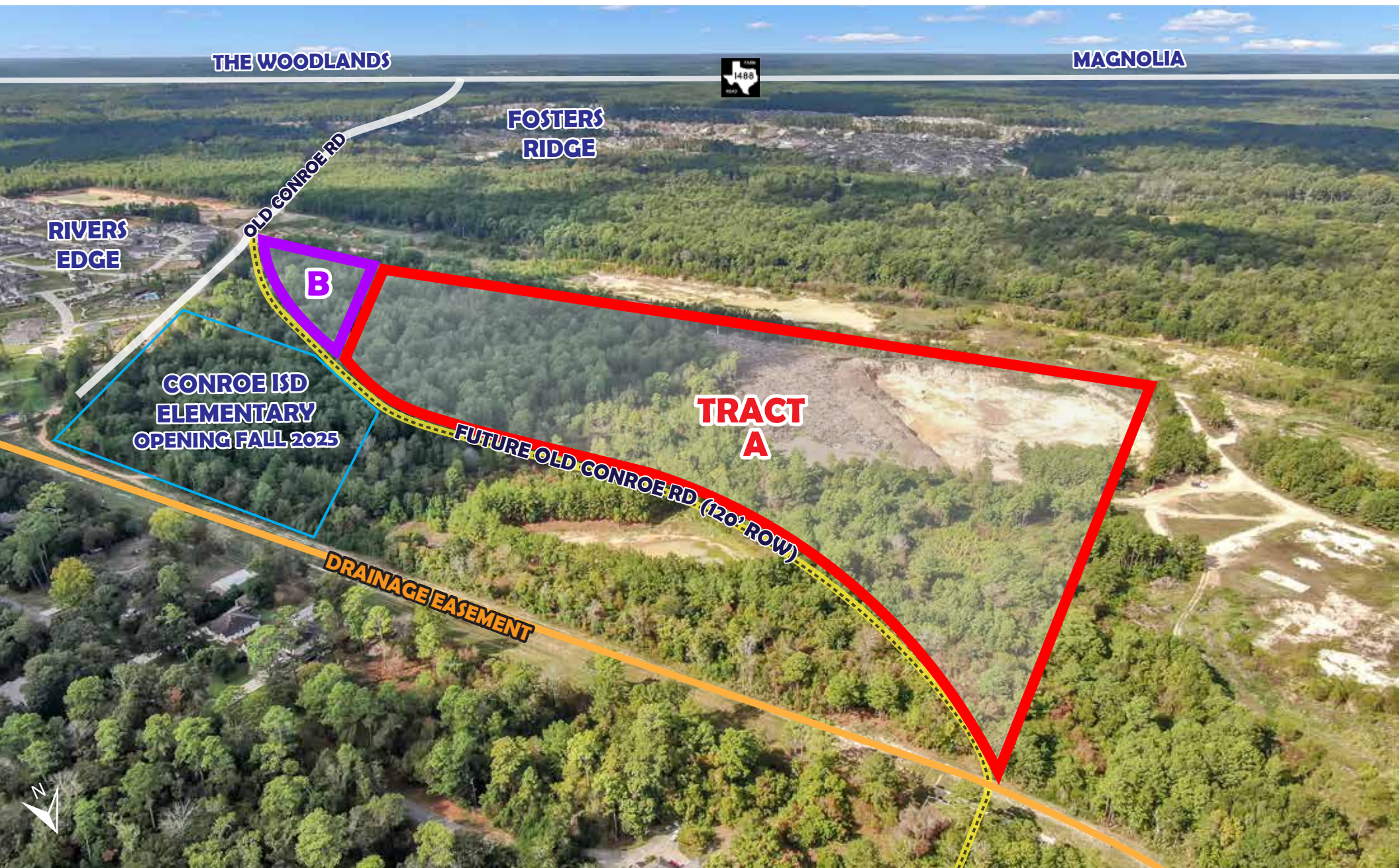
**1,746**  
TOTAL  
BUSINESSES



**26,750**  
TOTAL  
EMPLOYEE



# PROPERTY IMAGE - FACING SOUTH



THE WOODLANDS

MAGNOLIA



FOSTERS  
RIDGE

RIVERS  
EDGE

OLD CONROE RD

B

CONROE ISD  
ELEMENTARY  
OPENING FALL 2025

TRACT  
A

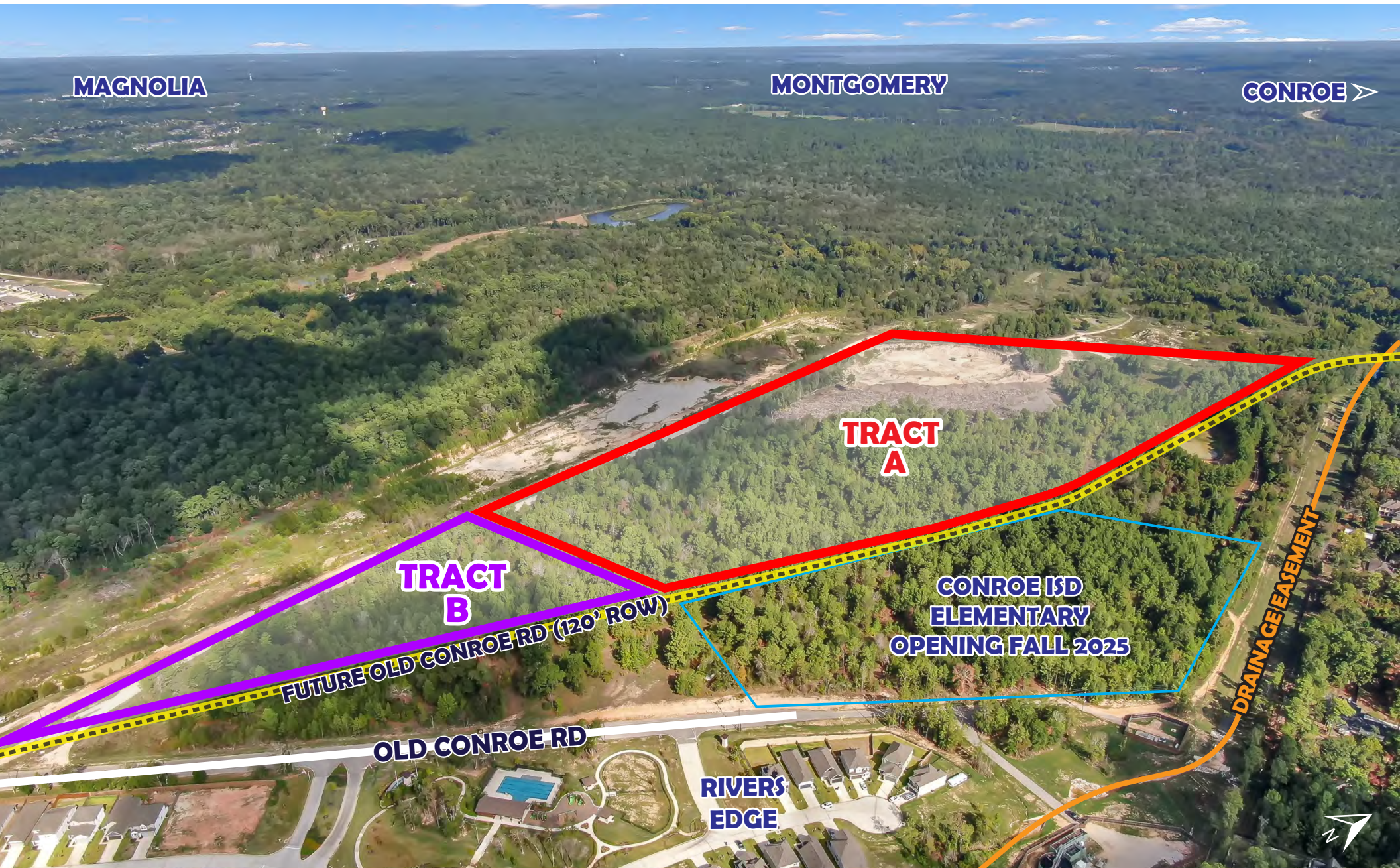
FUTURE OLD CONROE RD (120' ROW)

DRAINAGE EASEMENT



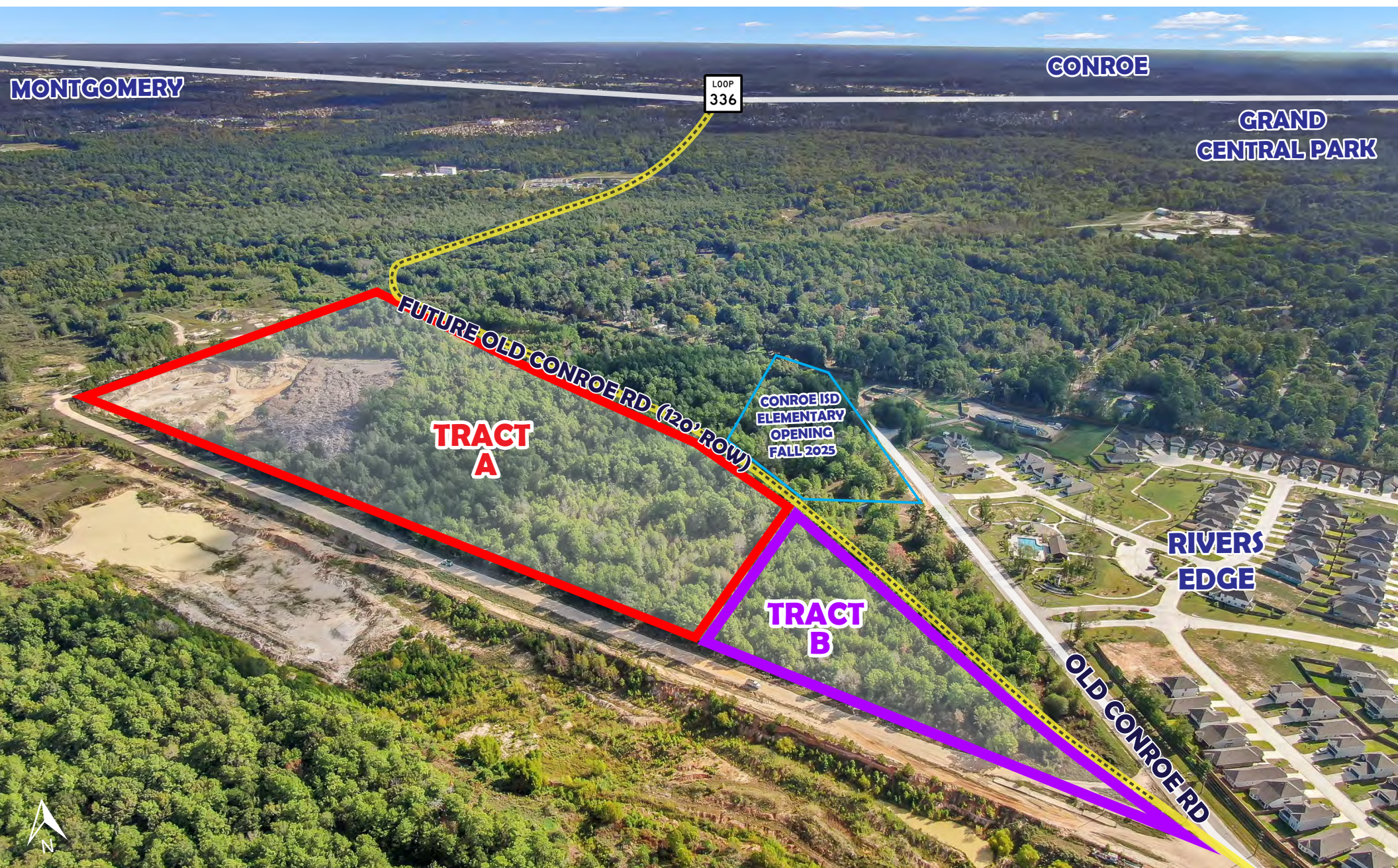


# PROPERTY IMAGE- FACING WEST



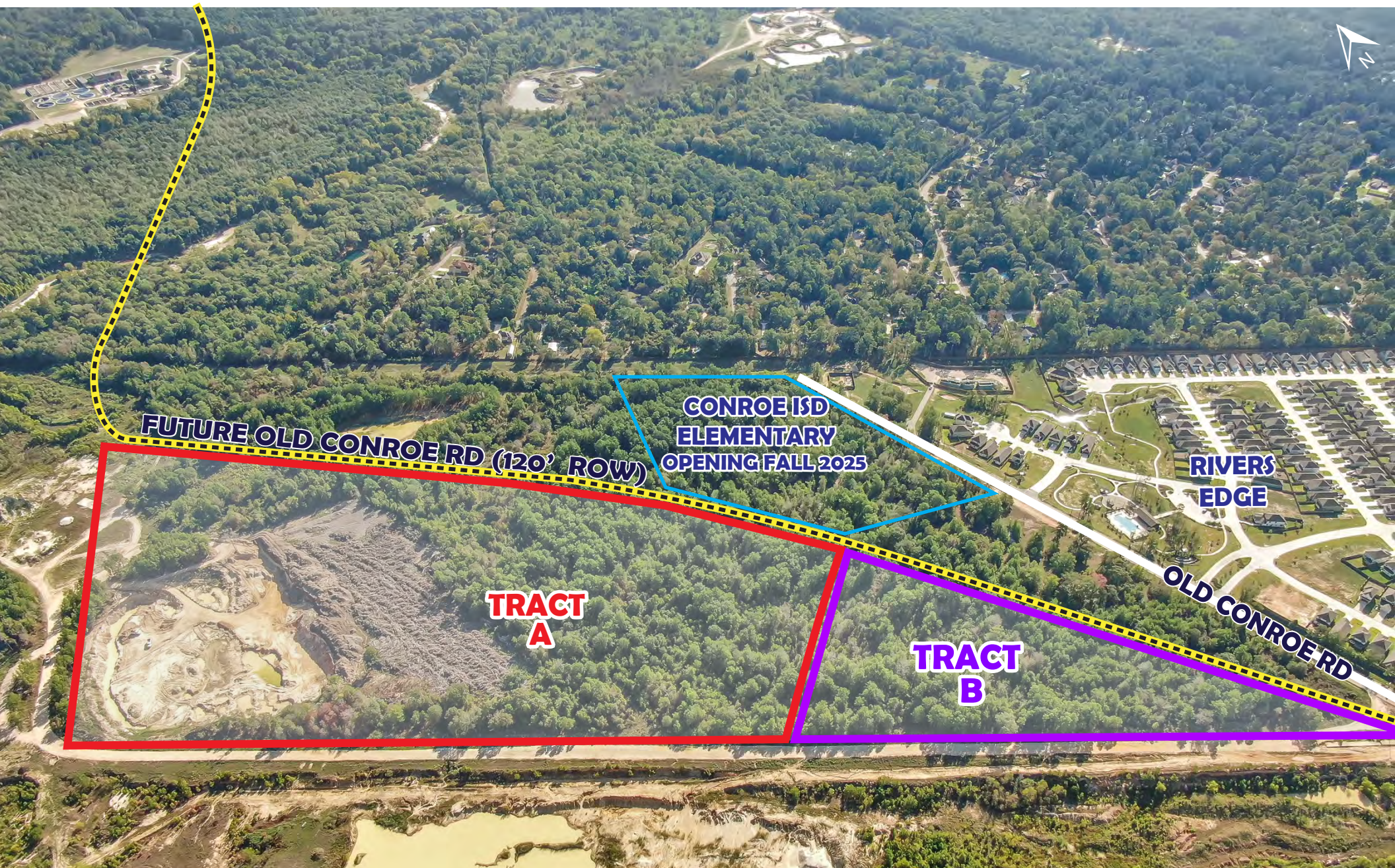


# PROPERTY IMAGE - FACING NORTH



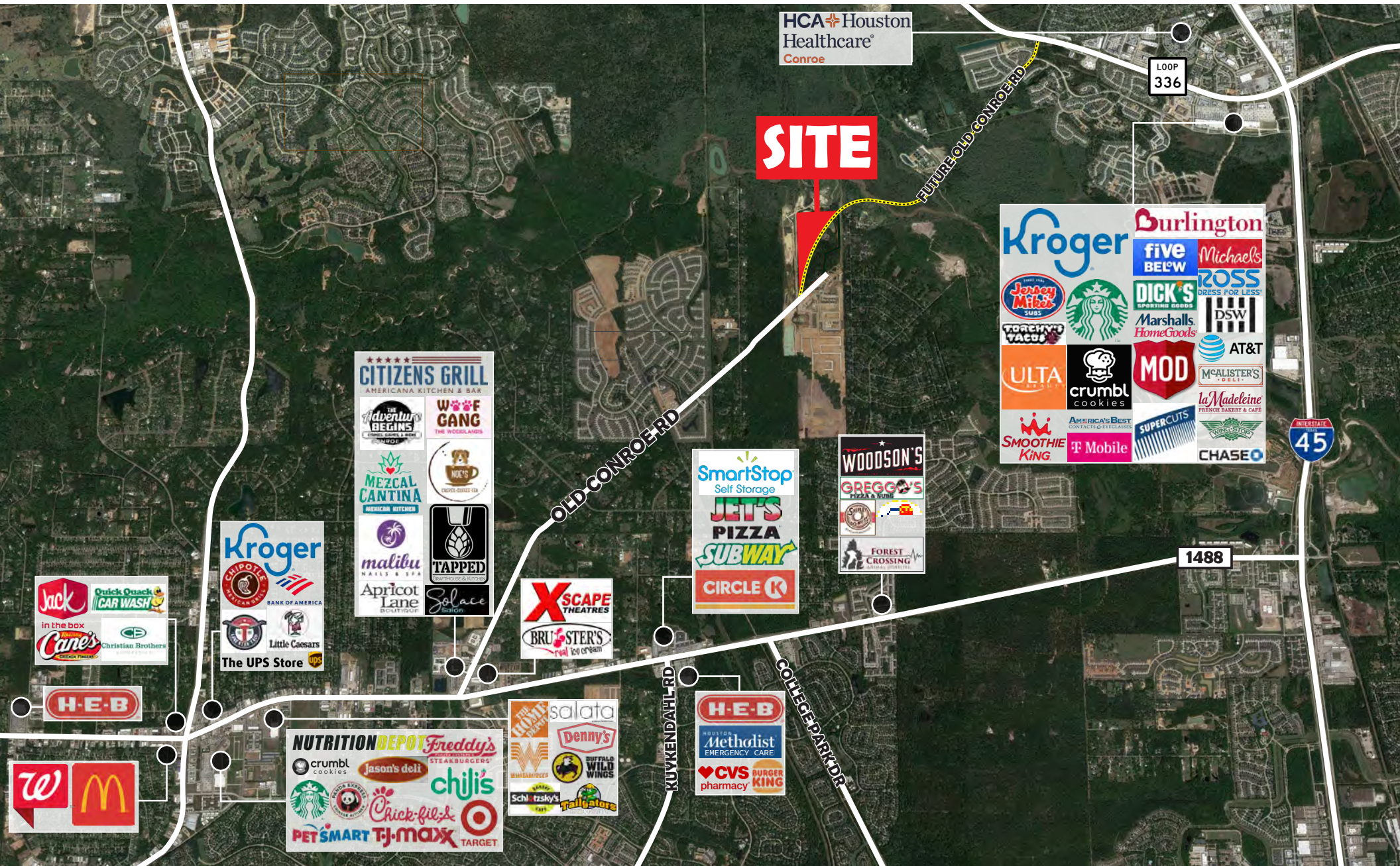


# PROPERTY IMAGE- FACING NORTHEAST





# RETAIL MAP





# RESIDENTIAL & BTR DEVELOPMENT MAP



## AREA BTR COMMUNITIES

### Amber Pines at Fosters Ridge

3bed/2bath  
\$2,000-\$2,166/mo

4bed/2-2.5bath  
\$2,270-2,621/mo

### The Cottage Green

1bed/1bath  
\$1,470/mo (644sf)  
\$1,785/mo (728sf)

2bed/1bath  
\$1,850/mo

2bed/2bath  
\$2,050/mo (983 sf)  
\$2,250/mo (1,189 sf)

3bed/2bath  
\$2,500/mo

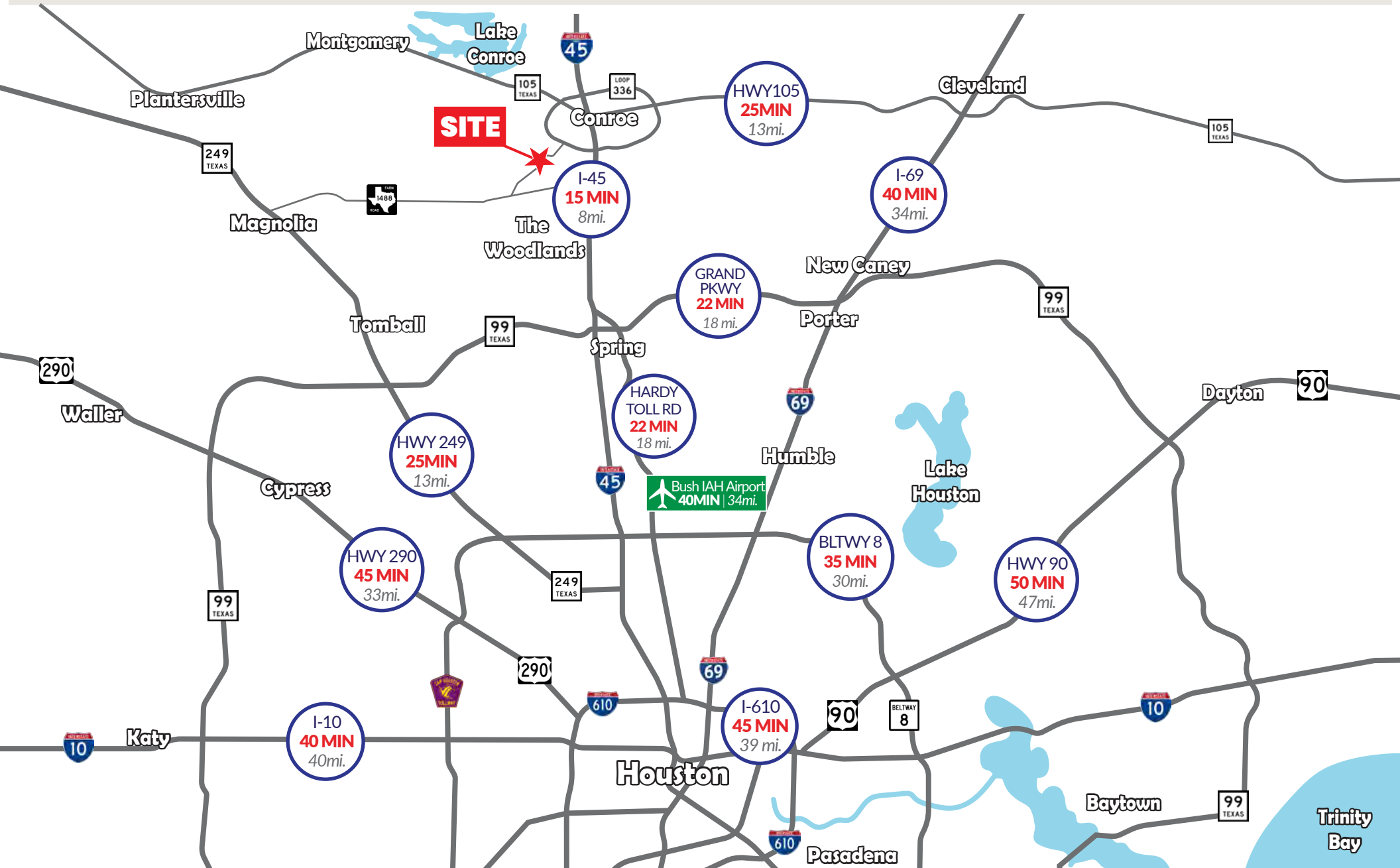
### The Cottages at Buckshot Landing

2bed/2bath  
\$2,050-\$2,350/mo

3bed/2bath  
\$2,350-\$2,500/mo

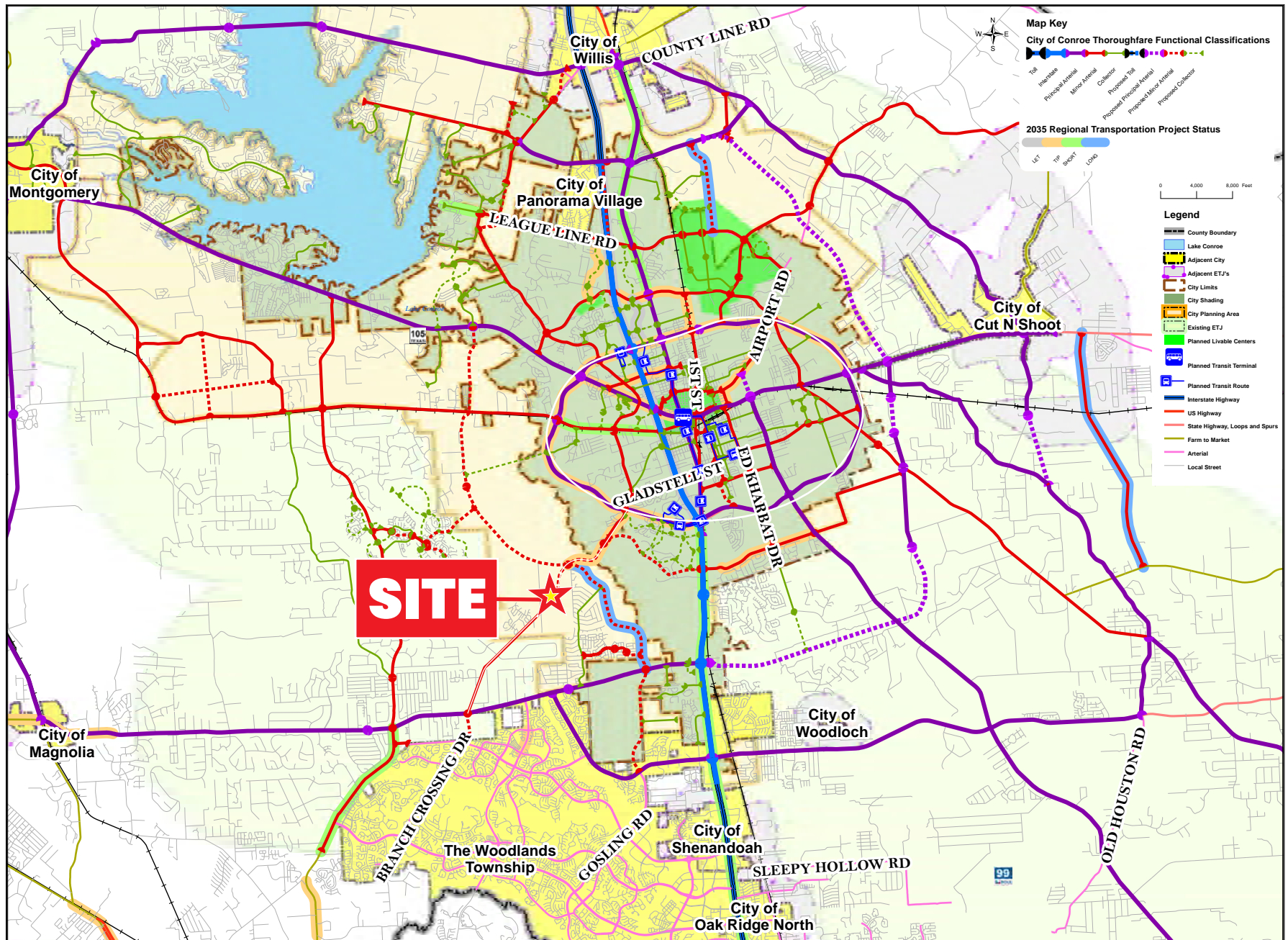


# CITY MAP



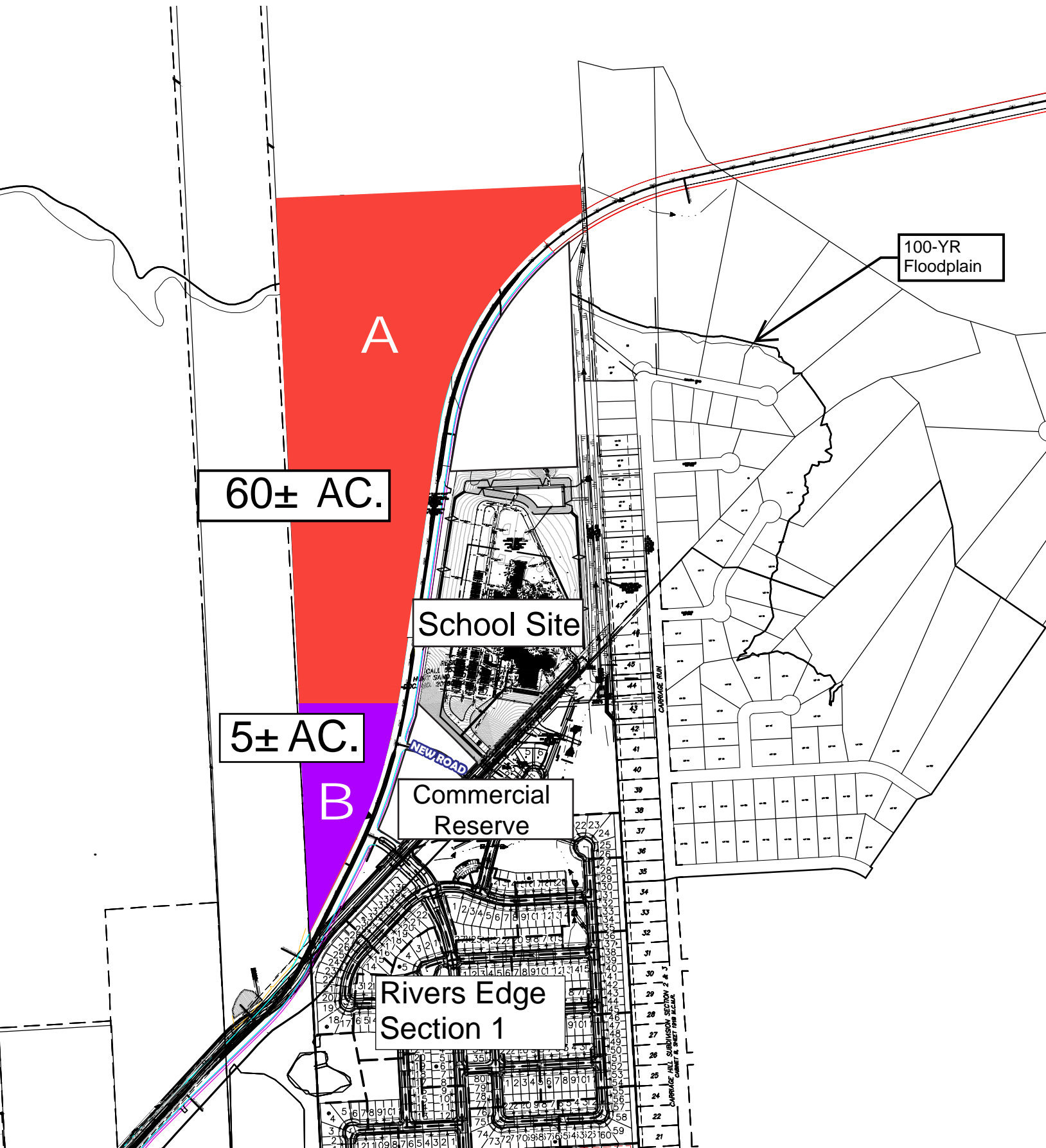


# CONROE THOROUGHFARE PLAN





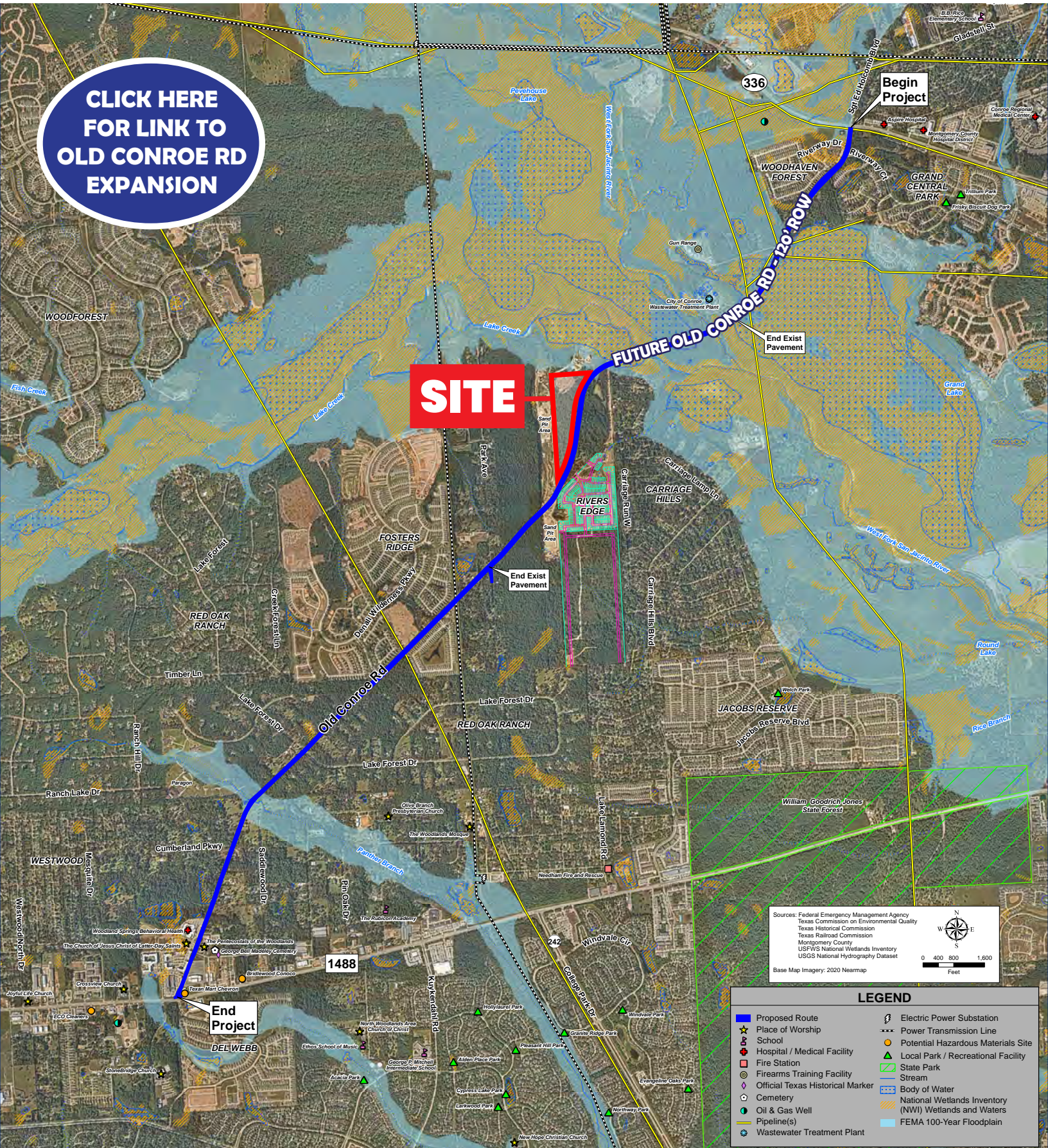
# PROPERTY EXHIBIT





# OLD CONROE RD PROPOSED EXPANSION

**CLICK HERE  
FOR LINK TO  
OLD CONROE RD  
EXPANSION**



**SITE**

**FUTURE OLD CONROE RD - 120' ROW**

**Begin Project**

**End Project**

Sources: Federal Emergency Management Agency  
Texas Commission on Environmental Quality  
Texas Historical Commission  
Texas Railroad Commission  
Montgomery County  
USFWS National Wetlands Inventory  
USGS National Hydrography Dataset  
Base Map Imagery: 2020 Nearmap

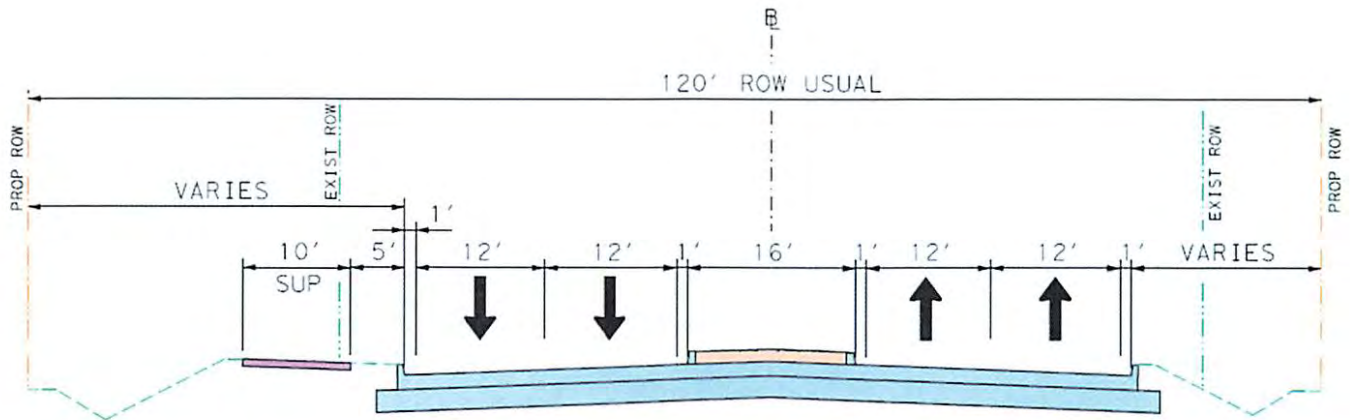
**LEGEND**

- Proposed Route
- ★ Place of Worship
- ✎ School
- ⚕ Hospital / Medical Facility
- 🚒 Fire Station
- 🚒 Firearms Training Facility
- ◆ Official Texas Historical Marker
- ⊙ Cemetery
- Oil & Gas Well
- Pipeline(s)
- ⚙ Wastewater Treatment Plant
- ⚡ Electric Power Substation
- Power Transmission Line
- Potential Hazardous Materials Site
- ▭ Local Park / Recreational Facility
- ▭ State Park / Recreational Facility
- Stream
- Body of Water
- ▨ National Wetlands Inventory (NWI) Wetlands and Waters
- ▨ FEMA 100-Year Floodplain



# OLD CONROE RD 120' ROW EXPANSION

OLD CONROE ROAD  
45 MPH DESIGN SPEED  
URBAN MINOR ARTERIAL



LJA Engineering, Inc. 

OLD CONROE ROAD  
LOOP 336 TO FM 1488

1. TYPICAL SECTIONS SHOW MINIMUM REQUIREMENTS. ADDITIONAL ROADWAY WIDTHS AND RIGHT OF WAY MAY BE REQUIRED TO ACCOMMODATE TRAFFIC, OR CONSTRUCTION AND DEVELOPMENT NEEDS, SUCH AS TURN LANES, ACCEL/DECEL LANES, EXTRA LANES, PEDESTRIAN OR BICYCLE FACILITIES, LANDSCAPING, AND UTILITIES.
2. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF STREET, RECOMMENDED 4' FROM BACK OF CURB.

 **CITY OF CONROE**  
ENGINEERING  
400 W. DAVIS, SUITE 3000  
CONROE, TEXAS 77385 (281) 523-2100

OLD CONROE ROAD  
MINOR ARTERIAL  
CONCRETE STREET SECTIONS  
6,001 - 20,000 VEHICLES / DAY

Revision Date  
06 / 13 / 2017

Path: H:\Drawings\PROJECTS\2017\2017-03-29\Old Conroe Engineering Standards\END\_Sheet Creation to 1 Scale Standards.dwg, Sheet: 1 of 1





# 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:
  - 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.

<b>SENDERO REAL ESTATE</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9010551</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Designated Broker of Firm	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0