

# CARTER BUILDING

336 N. MAIN STREET, CONROE, TEXAS 77301

MHW

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,800,000
Building Size:	10,400 SF
Lot Size:	0.16 Acres
Price / SF:	\$269.23
Year Built:	1913
Renovated:	2020
Zoning:	Commercial
Traffic Count:	25,000

### PROPERTY OVERVIEW

Income producing, mixed-use retail and executive office building located in downtown Conroe at the corner of Main Street and Highway 105 (West Davis Street). Historic Carter Building with street Retail and 2nd floor offices. Great Tenant mix with winery, law offices, financial, counselor, real estate, and marketing companies.

### PROPERTY HIGHLIGHTS

- Located at "Main & Main" in Downtown Conroe
- Across from Montgomery County Courthouse
- Historic Carter Building Newly remodeled in 2020
- Great Tenant mix with Retail and Office
- Over 22K VPD on Hwy 105 (W. Davis St.)

For More Information:



**MITCHELL OXMAN**

C: 281.910.6687

O: 281.651.4898

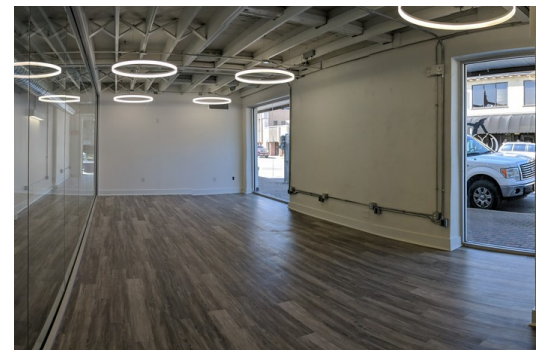
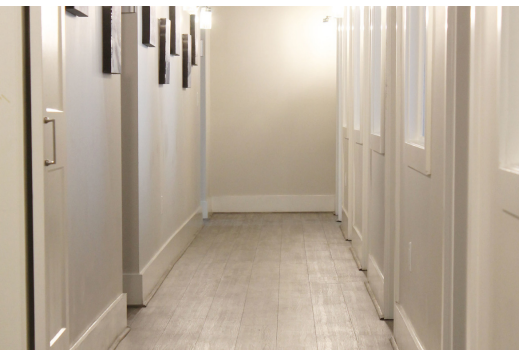
mitchell@mhwre.com

# CARTER BUILDING

336 N. MAIN STREET, CONROE, TEXAS 77301

MHW

## ADDITIONAL PHOTOS



For More Information:



**MITCHELL OXMAN**

C: 281.910.6687

O: 281.651.4898

mitchell@mhwre.com

# CARTER BUILDING

336 N. MAIN STREET, CONROE, TEXAS 77301

MHW

## LOCATION MAP



### LOCATION OVERVIEW

Historic Carter Building in Downtown Conroe directly across the street from the Montgomery County Courthouse on the corner of Main Street & Hwy 105 (W. Davis St.)

For More Information:



**MITCHELL OXMAN**

C: 281.910.6687

O: 281.651.4898

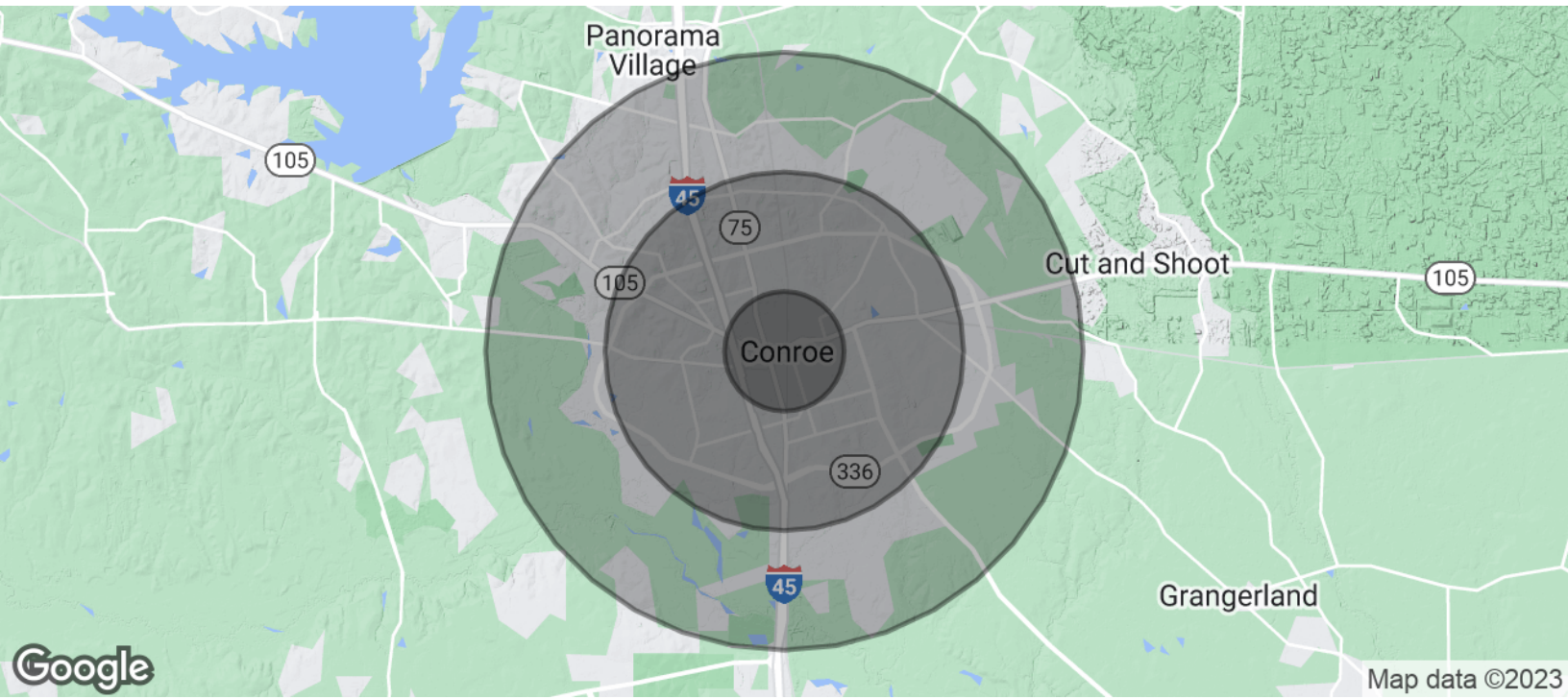
mitchell@mhwre.com

# CARTER BUILDING

336 N. MAIN STREET, CONROE, TEXAS 77301

MHW

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,280	35,975	62,371
Average Age	29.6	31.2	32.1
Average Age (Male)	29.5	30.9	31.6
Average Age (Female)	29.8	31.7	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,258	12,521	21,348
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$40,219	\$52,553	\$61,663
Average House Value	\$106,057	\$113,275	\$126,277

\* Demographic data derived from 2020 ACS - US Census

For More Information:



**MITCHELL OXMAN**

C: 281.910.6687

O: 281.651.4898

mitchell@mhwre.com



# 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.

<b>MHW BROKERAGE SERVICES, LLC</b>	<b>9007674</b>	<b>mhwre.com</b>	<b>281.651.4898</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>MICHAEL EVANS</b>	<b>600350</b>	<b>mevans@mhwre.com</b>	<b>281.651.4898</b>
Designated Broker of Firm	License No.	Email	Phone
<b>MICHAEL EVANS</b>	<b>600350</b>	<b>mevans@mhwre.com</b>	<b>281.651.4898</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>MITCHELL OXMAN</b>	<b>610268</b>	<b>mitchell@mhwre.com</b>	<b>281.651.4898</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date