



FM 3083 & BEASLEY ROAD

CONROE, TEXAS 77301

For More Information:



MICHAEL EVANS
C: 817.602.4303
O: 281.651.4898
mevans@mhwre.com



MITCHELL OXMAN
C: 281.910.6687
O: 281.651.4898
mitchell@mhwre.com



JODY CZAJKOSKI
C: 713.560.6069
O: 281.651.4898
jody@mhwre.com



FM 3083 & BEASLEY ROAD

CONROE, TEXAS 77301

MHW

PROPERTY SUMMARY

PROPERTY DESCRIPTION

This 4.66 acre tract is located on highly trafficked FM 3083, just north of Highway 105 East.

The parcel is situated 1,320 feet from three (3) schools; Charlie Patterson Elementary School, Bozman Intermediate School, and Stockton Junior High School and is strategically situated only two and a half (2.5) miles from downtown Conroe.

This site is perfect for retail, industrial, or townhome development.

PROPERTY HIGHLIGHTS

- Outside of the 100 & 500 year floodplain
- Water & sewer provided by the City of Conroe
- One (1) TXDOT approved driveway
- One (1) pending TXDOT curb-cut
- Over 610 feet of frontage on FM 3083 (Airport Beach Road)



OFFERING SUMMARY

Sale Price:	\$660,000.00 (\$3.25 PSF)
Lot Size:	4.662 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,023	4,265	11,508
Total Population	3,466	14,047	37,864
Average HH Income	\$109,736	\$89,452	\$78,016

For More Information:



MICHAEL EVANS
C: 817.602.4303
O: 281.651.4898
mevans@mhwre.com



MITCHELL OXMAN
C: 281.910.6687
O: 281.651.4898
mitchell@mhwre.com



JODY CZAJKOSKI
C: 713.560.6069
O: 281.651.4898
jody@mhwre.com

FM 3083 & BEASLEY ROAD

CONROE, TEXAS 77301

MHW

RETAILER MAP



For More Information:



MICHAEL EVANS
C: 817.602.4303
O: 281.651.4898
mevans@mhwre.com



MITCHELL OXMAN
C: 281.910.6687
O: 281.651.4898
mitchell@mhwre.com



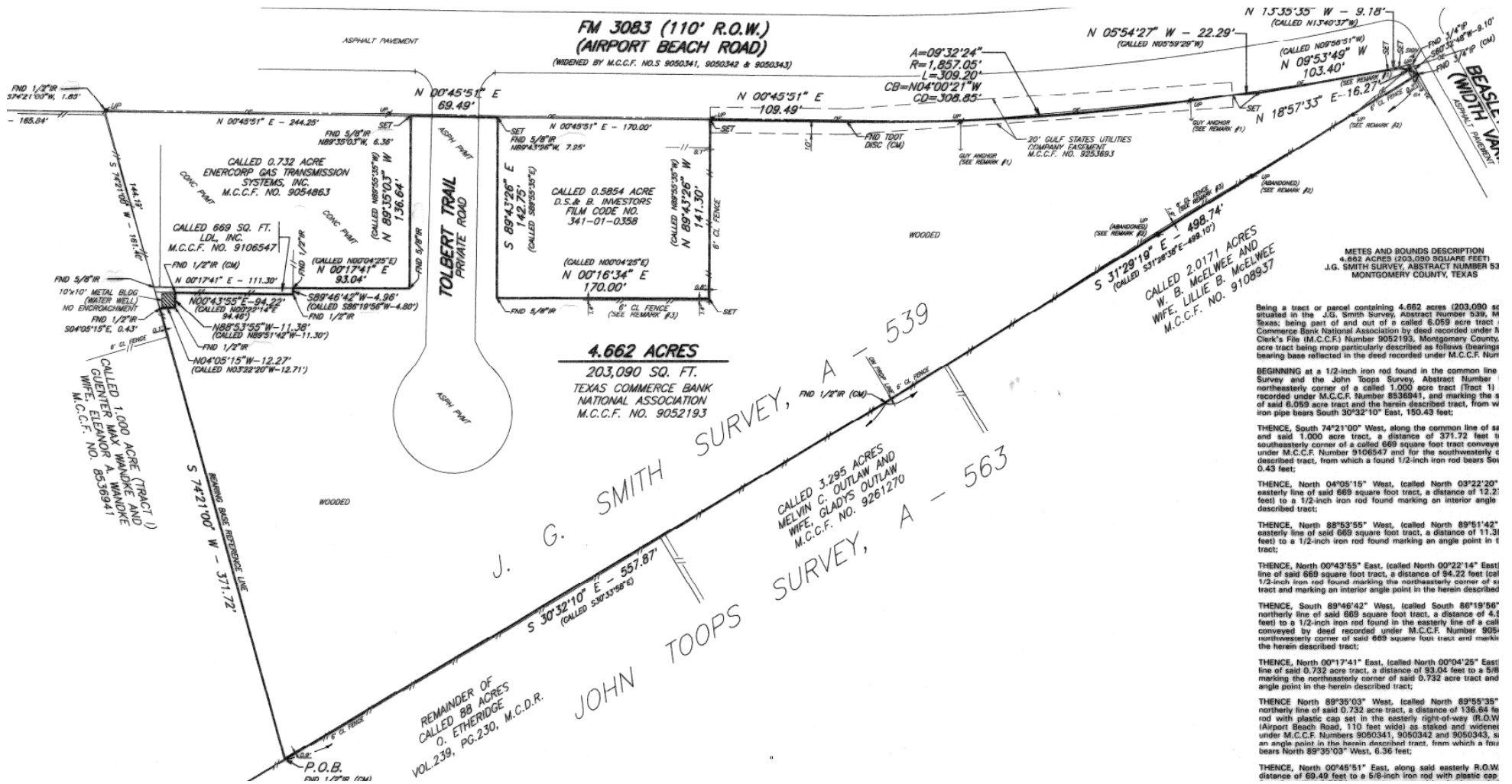
JODY CZAJKOSKI
C: 713.560.6069
O: 281.651.4898
jody@mhwre.com

FM 3083 & BEASLEY ROAD

CONROE, TEXAS 77301

MHW

ADDITIONAL PHOTOS



For More Information:



MICHAEL EVANS
C: 817.602.4303
O: 281.651.4898
mevans@mhwre.com



MITCHELL OXMAN
C: 281.910.6687
O: 281.651.4898
mitchell@mhwre.com



JODY CZAJKOSKI
C: 713.560.6069
O: 281.651.4898
jody@mhwre.com

Information About Brokerage Services

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.

Licensed Broker: MHW BROKERAGE SERVICES, LLC; License No. 9007674;
Email: mhwre.com; Phone: 281.651.4898

Designated Broker of Firm: MICHAEL EVANS; License No. 600350;
Email: mevans@mhwre.com; Phone: 281.651.4898

Licensed Supervisor of Sales Agent: MICHAEL EVANS; License No. 600350;
Email: mevans@mhwre.com; Phone: 281.651.4898

Sales Agent: MICHAEL EVANS; License No. 600350;
Email: mevans@mhwre.com; Phone: 281.651.4898