



RIVERSTONE
COMMERCIAL REAL ESTATE

**LEASE AND PRE-LEASING AVAILABLE
FLEX WAREHOUSE/GROUND LEASE**
200 PORTER RD | CONROE, TX 77807



PROPERTY DESCRIPTION

New construction Flex Space - Conroe warehouse available in Q2 of 2025. Located in an industrial area on the east side of Conroe at the intersection of SH 105 and FM 1314 (Porter Rd.), this property is a great opportunity for your business, hobby or your expensive toys. The park will consist of 7 - 5,000 SF buildings divided into 5 individual units or can be customized to rent the whole building. Tenants will have the option to add A/C and/or custom office space for additional costs. Easy access to FM 1314 headed south to multiple residential developments with a lighted intersection adjacent to the property on SH 105 for easy access to multiple commercial and residential opportunities in downtown Conroe and the east side of the city.

PROPERTY HIGHLIGHTS

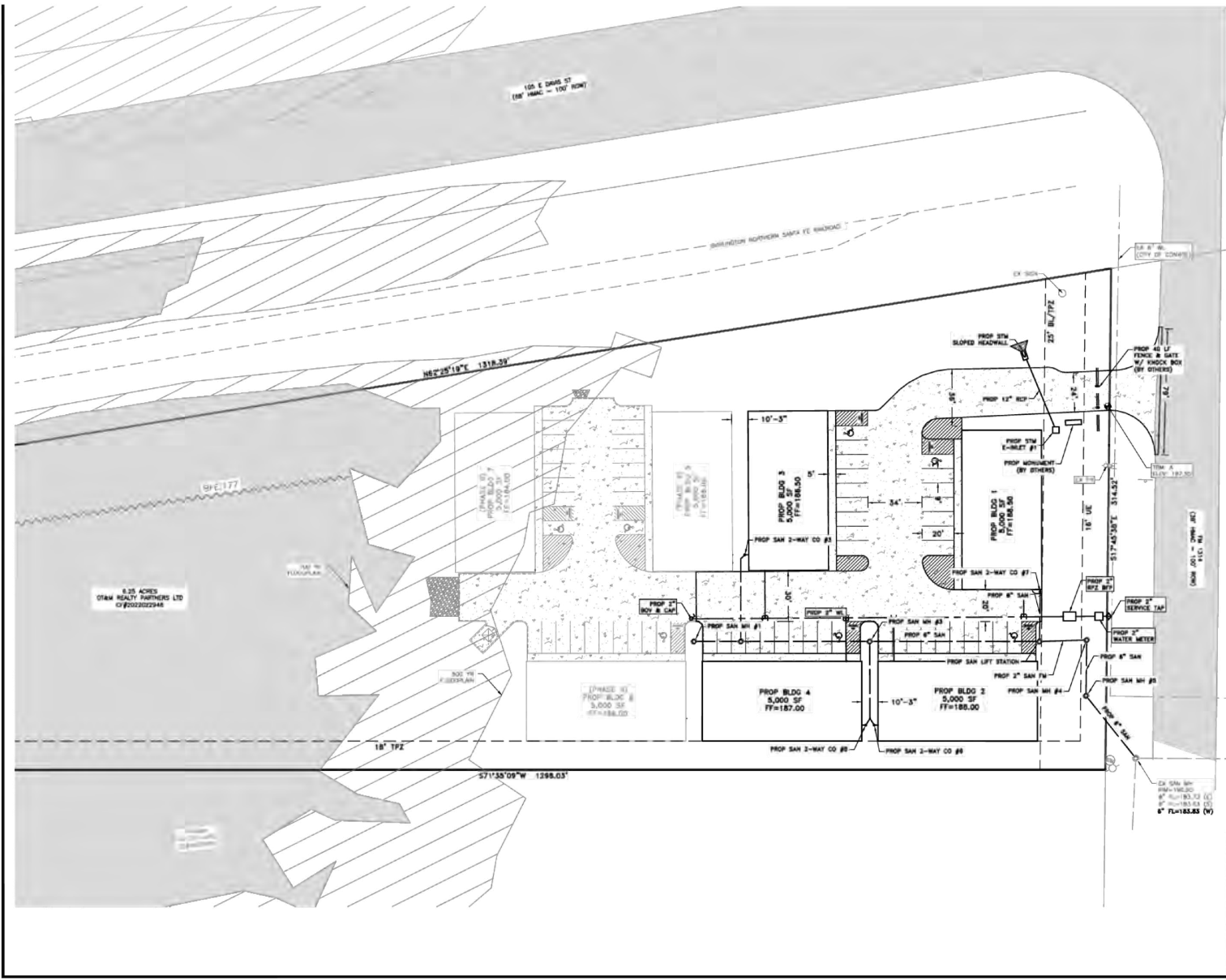
- Located at Corner of SH 105 & FM 1314 (Porter Rd)
- Individual Units of 1,000 SF up to entire 5,000 SF Building
- Buildout Options Available; All Utilities Available
- Flex Warehouse Available Q2 of 2025
- Short Term Ground Lease Available Immediately - 2 Acres of Stabilized and Secured Yard

OFFERING SUMMARY

Warehouse Lease Rate:	\$15/SF
Ground Lease Rate:	\$1/SF
Total Available SF:	35,000 SF
Building 1 - 7 Available SF:	1,000 SF - 5,000 SF Per Building



L:\SHARED\2 ENGINEERING PROJECTS\1097-PORTER RD OFFICE WAREHOUSE\03 CAD\DESIGN SET\04 OVERALL SITE PLAN\DWG Aug. 16, 2024-1:46 PM BRWN.STRONA



NOTES:
1. BUILDINGS 5-7 WILL BE CONSTRUCTED IN PHASE II.

L SQUARED ENGINEERING
WWW.LENSENGINEERING.COM
18704 DASH POINT RD
CONROE, TEXAS 77384
OFFICE: 281.642.0425

CLIENT INFORMATION
CH2 Features LLC
8222 Hill Parkway
Houston, TX 77036
PROJECT ADDRESS
200 Porter Rd
Conroe, TX 77384

**PORTER RD OFFICE WAREHOUSES
PHASE I
OVERALL SITE PLAN**

DRAWING ISSUE			
#	DATE	BY	COMMENT
0	08/16/24	JTV	FOR PERMIT

DRAWING INFORMATION			
PROJECT	1097	TO: DR	**
DRAWN	BS	REVIEWED BY	JTV
SCALE	SHEET		04
1" = 30' (24x36)			
1" = 60' (11x17)			

CITY OF CONROE
Engineering Desk

These plans have been reviewed for general conformity with the City of Conroe design requirements and construction specifications. Constructability and sound engineering practices remain the responsibility of the engineer sealing the plans. Construction of this project is required to meet all City of Conroe guidelines prior to the issuance of initial certification. Errors and omissions in the plans may cause significant increases in construction costs and time delays.

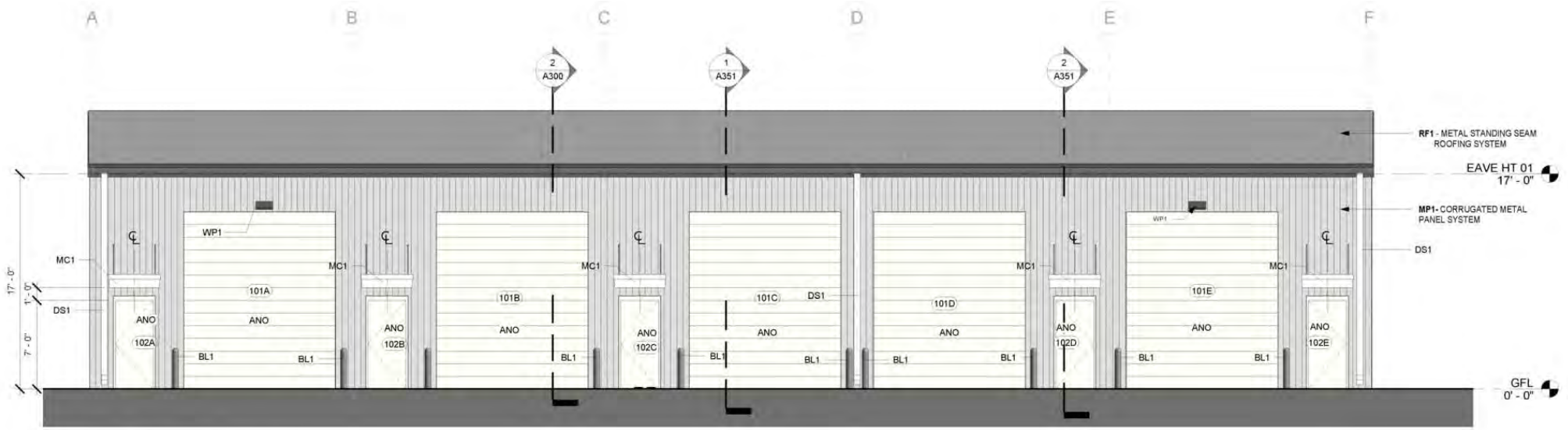
Initial: _____ Date: _____

08/16/2024



RIVERSTONE
COMMERCIAL REAL ESTATE

TREY KIRBY
Senior Advisor
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1 FRONT ELEVATION
3/16" = 1'-0"





Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

35.3

Median Age



33,502

Households

\$62,464

Median Disposable Income



93,726

2023 Total Population

EDUCATION

14%

No High School Diploma



28%

High School Graduate



26%

Some College



32%

College Graduate

INCOME



\$108,040

Average Household Income



\$38,566

Per Capita Income



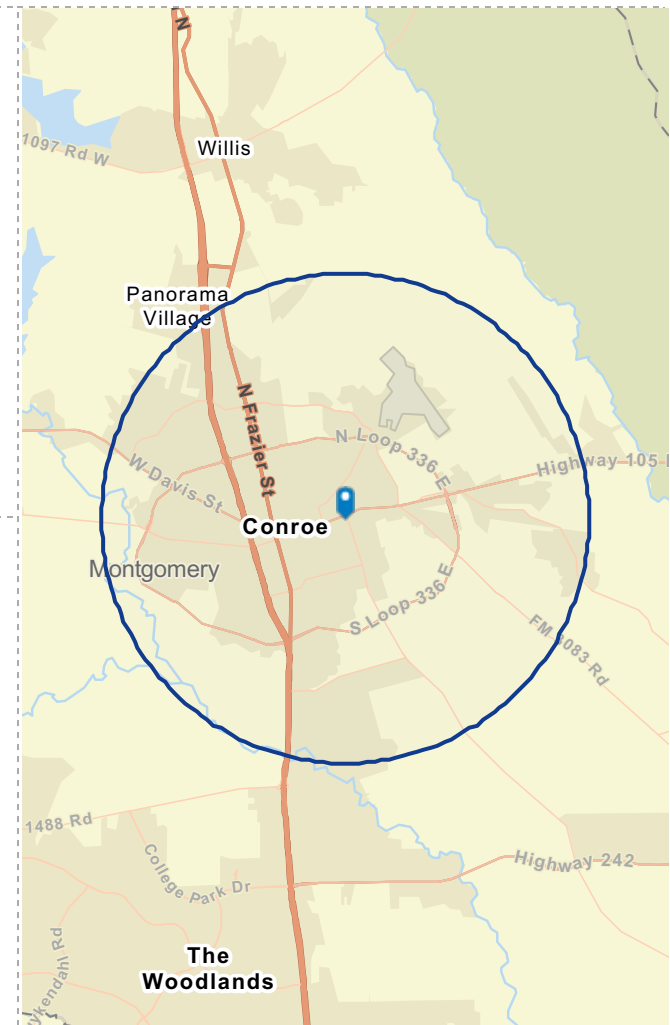
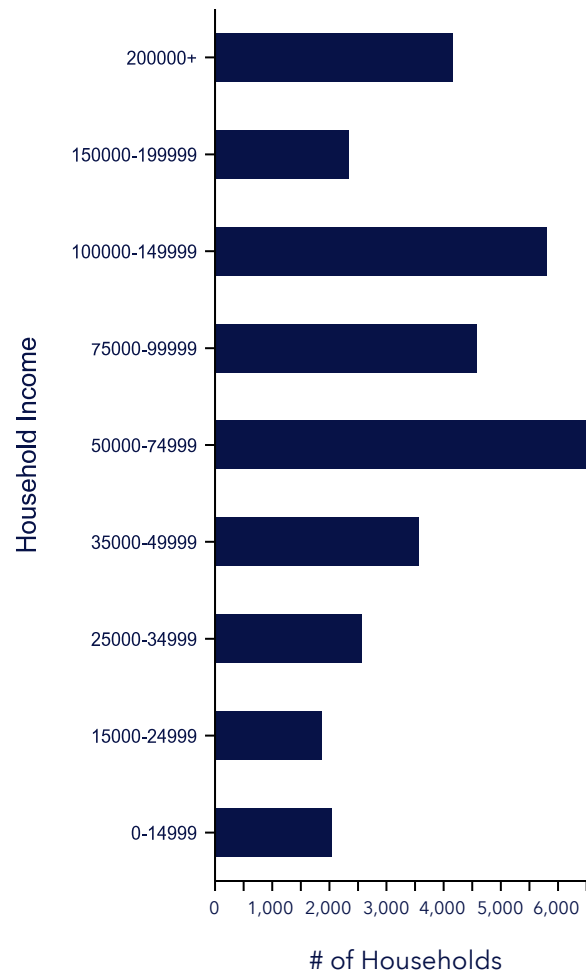
\$1,152,399

Average Net Worth



\$369,277

Average Home Value



EMPLOYMENT



55%

White Collar



26%

Blue Collar



Services

19%

Unemployment Rate

2.1%

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.

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.

Riverstone Companies, LLC _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9008522 _____ License No.	info@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
James Jones _____ Designated Broker of Firm	545598 _____ License No.	jim@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Trey Kirby _____ Sales Agent/Associate's Name	723365 _____ License No.	Trey.Kirby@riverstonecos.com _____ Email	(832) 524-5676 _____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date