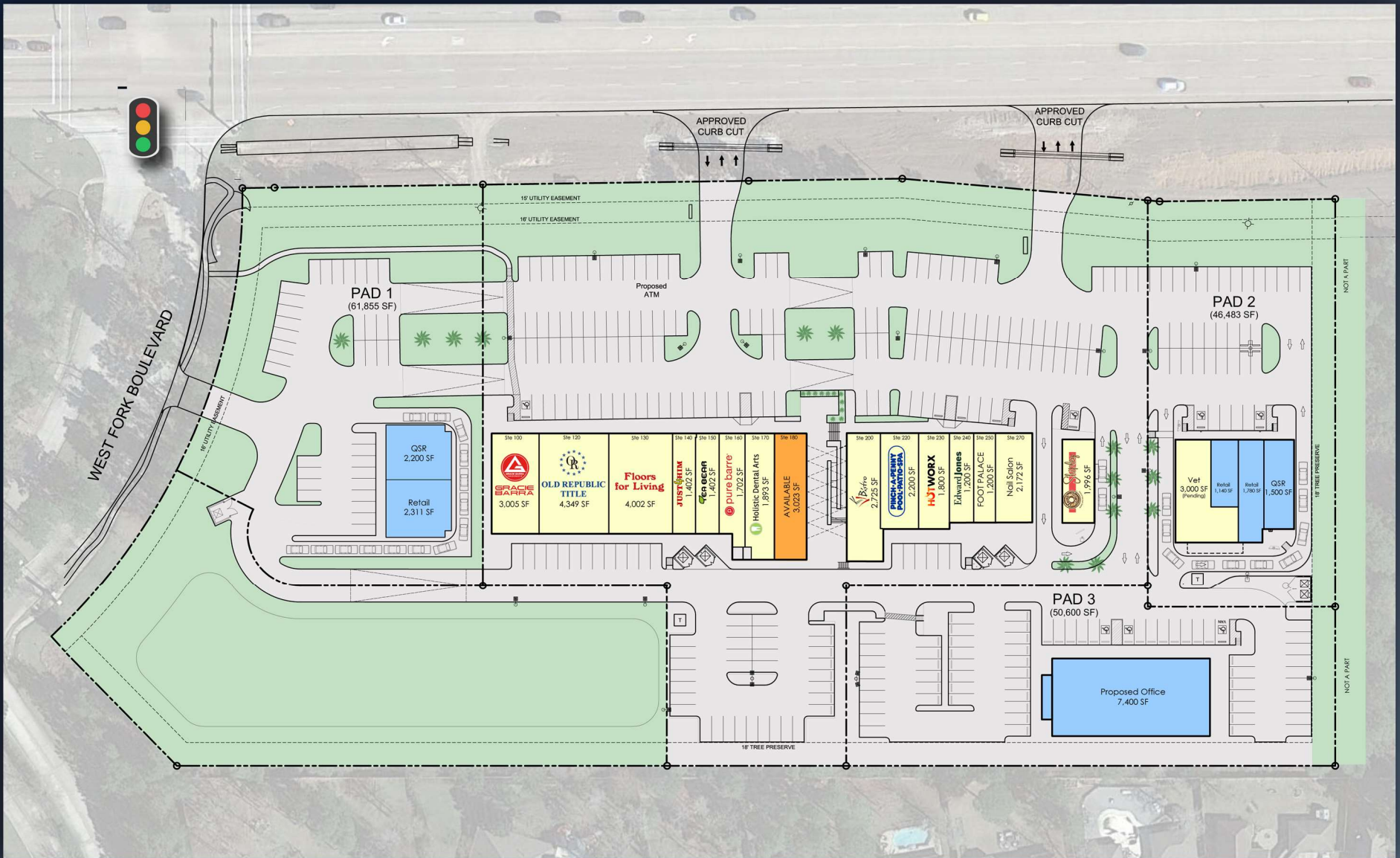


WEST FORK VILLAGE

4489 West Davis St. | Conroe, TX 77304



GORDONPARTNERS



Legend

- Leased
- Vacant
- Future

Suite	Tenant	SF
100	Gracie Barra	3,005
120	Old Republic Title Co.	4,360
130	Floors for Living	4,000
140	Just 4 Him Barber	1,402
150	Tea Bear Teahouse	1,400
160	Pure Barre	1,700

Suite	Tenant	SF
170	Holistic Dental Arts	1,893
180	Available	3,023
200	V. Bistro	2,725
220	Pinch A Penny Pools	2,220
230	Hotworx Yoga	1,800
240	Edward Jones	1,200

Suite	Tenant	SF
250	7 Day Spa	1,200
4477	ShIPLEY Donuts	1,996
Pad 1	Available	up to 4,500
Pad 2	Available	up to 9,300
Pad 3	Available	up to 7,400

34,000 SF | 15 Tenants | Key neighborhood intersection | 60,000 cars per day | Pads Available



Population (2023)

1 mile	5,295
3 mile	29,141
5 mile	88,542

Avg. HH Income (2023)

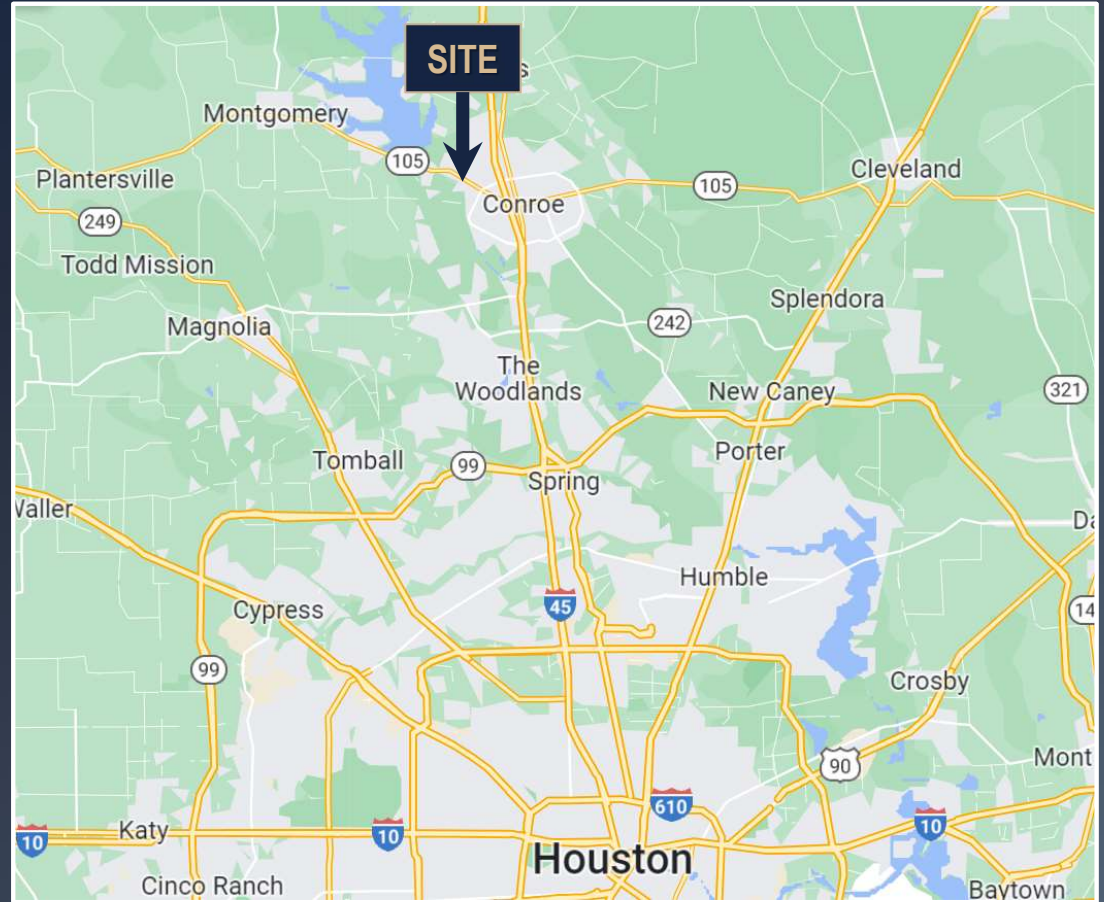
1 mile	\$128,329
3 mile	\$112,232
5 mile	\$105,587

Employees

1 mile	1,950
3 mile	12,436
5 mile	35,640

Traffic Counts (daily)

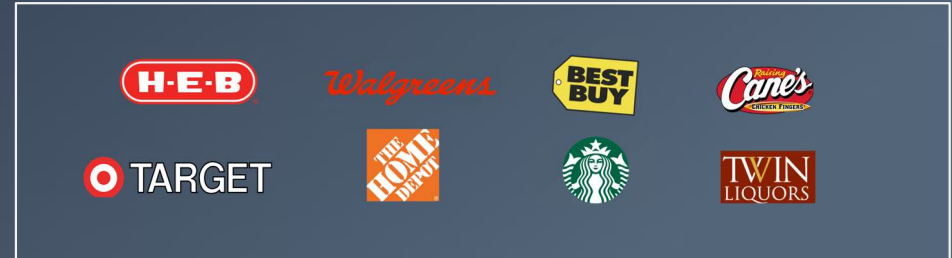
Hwy 105	38,389
FM 3083	23,522



TENANTS INCLUDE:



AREA RETAILERS







➔ Signalized intersection

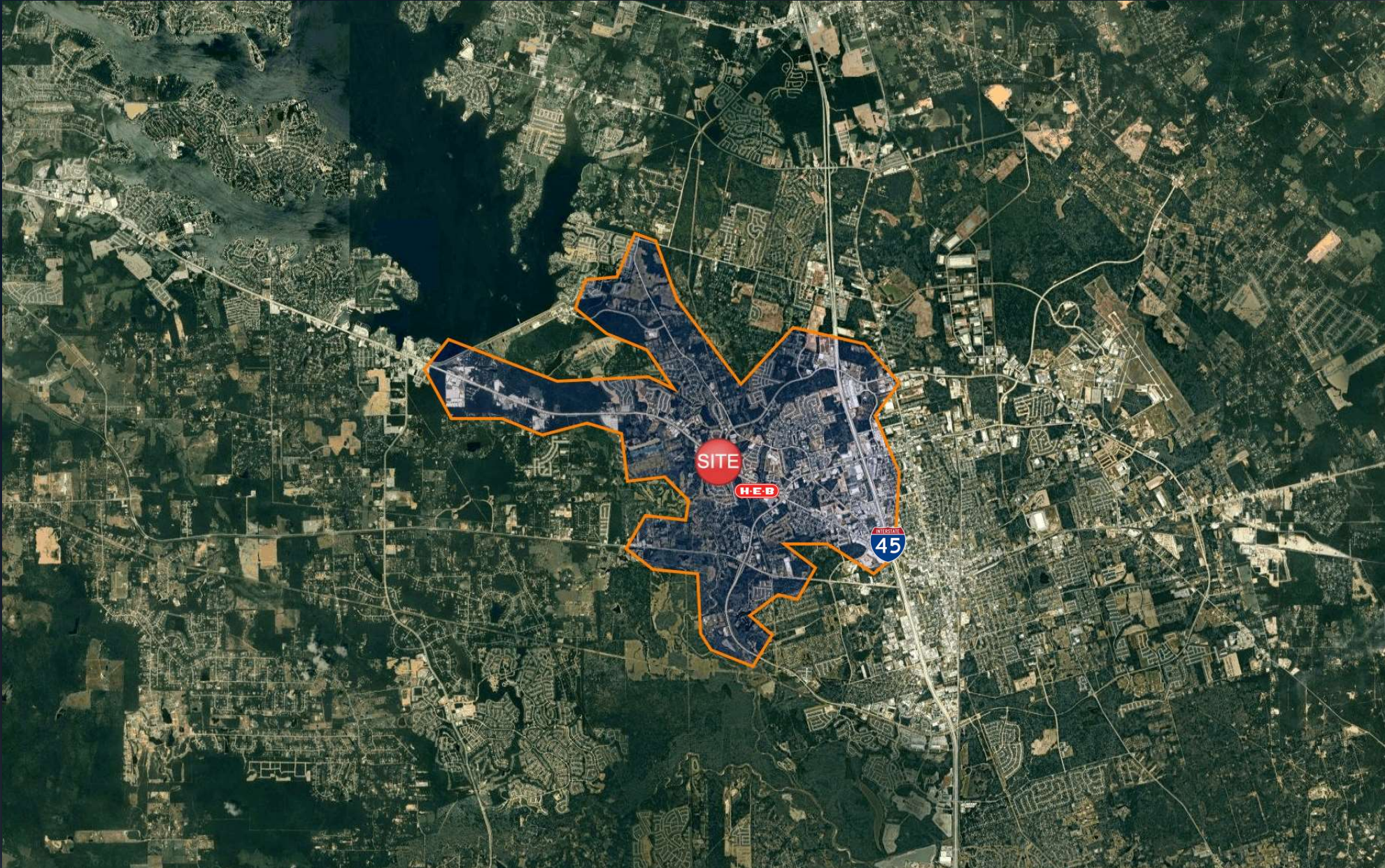
➔ Excellent Visibility

➔ Six Access Points

➔ Service Retail & Pad Sites



- ➔ 16,430 people
- ➔ 20,000 people (2028 projected)
- ➔ 7,454 Households
- ➔ \$114K Avg. HH Income
- ➔ 9,000 Employees





Lake Conroe (21,000 acres)



Margaritaville Resort



ExxonMobil (10,000+ employees)



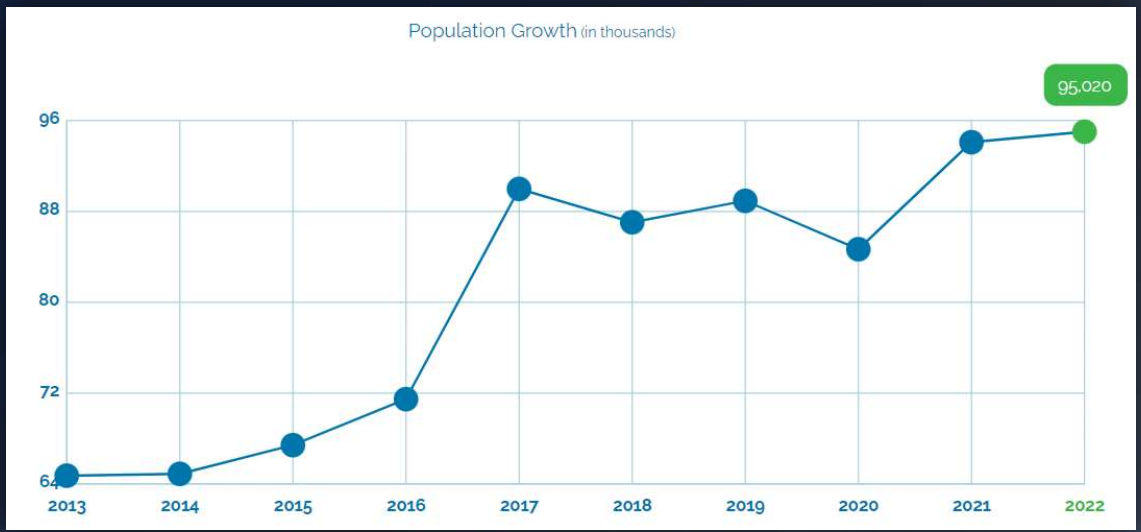
The Woodlands



Lone Star College Conroe



Conroe Regional Medical Center



Recent News



- 7/21/2023 Oxland Group purchased 1,860 acres for their "flagship" 4,000 home master planned community in Montgomery County near Woodforest (HBJ)
- 2/3/2023 Conroe ISD prepares for more than 53,000 new homes by 2032, driving student enrollment to 100,000 students (*Community Impact*)
- 1/5/2023 Conroe places near the top of new national growth ranking in U-Haul's growth index (*Houston Chronicle*)
- 1/3/2023 Conroe ranks #6 among top 100 cities in population and economic growth for 2022 (*Yahoo News*)
- 12/6/2022 Fein Interest to develop a 241- unit multi family project at Lake Conroe (*Realty News*)
- 10/5/2022 Shea Homes acquired 300 acres to build 700 homes (*Houston Chronicle*)
- 10/27/2022 Signorelli Company to develop Chapel Run community, a 600 single family home development just south of Lake Conroe (*Houston Chronicle*)
- 8/29/2022 Tripoint Homes announces plan to building 335 single family homes on 95 acres just south of Lake Conroe (*Houston Chronicle*)
- 6/29/2021 Arizona based Meritage Homes to develop Pine Lake Cove, a 865 home community on 255 acres at Lake Conroe (*Houston Business Journal*)





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. 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.

Scott A. Gordon Licensed Broker /Broker Firm Name or Primary Assumed Business Name	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Scott A. Gordon Designated Broker of Firm	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
_____ Licensed Supervisor of Sales Agent/Assoc.	_____ License No.	_____ Email	_____ Phone
Phillip Carameros Sales Agent/Associate's Name	655718 License No.	phillip@gordonpartners.com Email	713-781-3003 Phone

Buyer/Tenant/Seller/Landlord Initials

Date