

Available Immediately

784 SF - 7,500 SF



Spirit of Texas Plaza

1824, 1835 & 1836 Spirit of Texas Way, Conroe, Texas 77301



Building Overview

PROPERTY OVERVIEW

3 Buildings located on same campus

Colonial style buildings

Easily accessible on W. Davis

Balcony

Ample parking

LOCATION

Major Hospitals

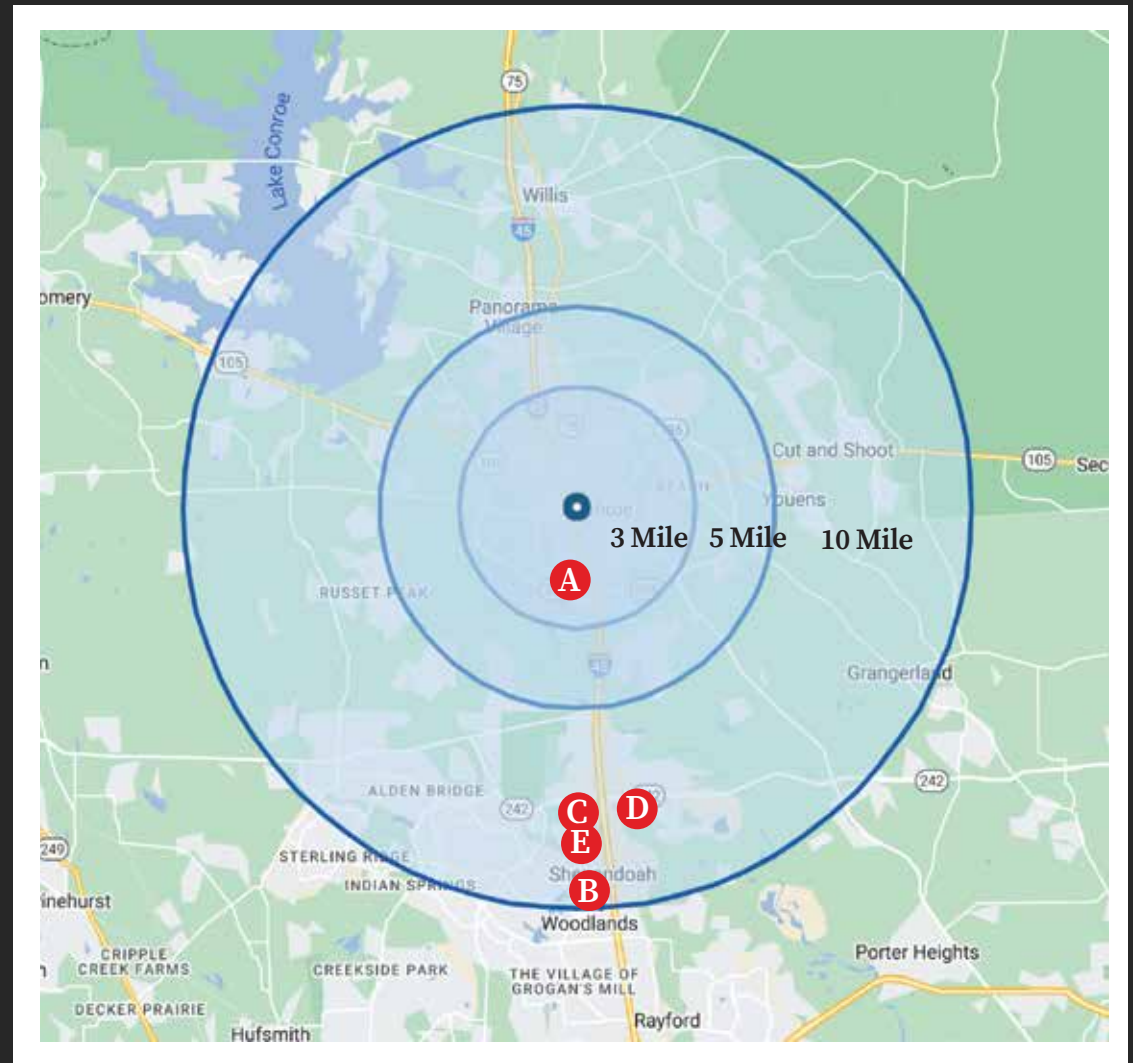
- A** HCA Houston Healthcare Conroe..... 4.1 miles
- B** Memorial Hermann-The Woodlands..... 10.8 miles
- C** CHI St. Luke's Hospital- The Woodlands... 8.2 miles
- D** Methodist Hospital- The Woodlands..... 8.3 miles
- E** Texas Children's- The Woodlands..... 8.8 miles

Major Highways

- Hwy 45..... 33 mile
- Hwy 249..... 26 miles
- Hwy 65..... 21 miles
- Toll Road 99..... 15 miles

Commute Destinations

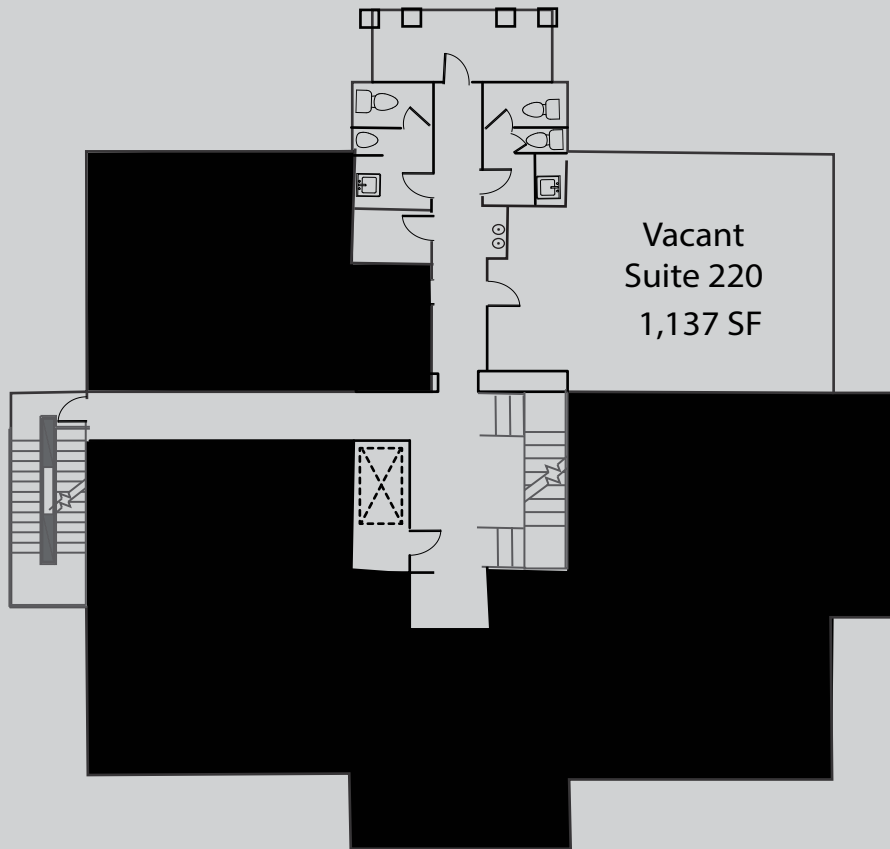
- George Bush International Airport..... 33 miles
- Downtown Houston..... 41 miles
- Hobby Airport..... 50 miles
- The Woodlands..... 11 miles



DEMOGRAPHICS & FLOOR PLANS

Availability

1824 Spirit of Texas Way
Suite 220 - 1,137 SF



Vacant
Suite 220
1,137 SF

	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Estimate	10,227	74,356	100,186
2028 Projection	11,084	81,650	110,185
Growth 2023-2028	8.38%	9.81%	9.98%
HOUSEHOLDS			
2023 Estimate	3,674	25,859	35,334
2028 Projection	3,979	28,450	38,915
2023 Average Household Income			
	\$66,066	\$85,488	\$95,086

RATES

BASE RENT: TBD
OPEX: TBD

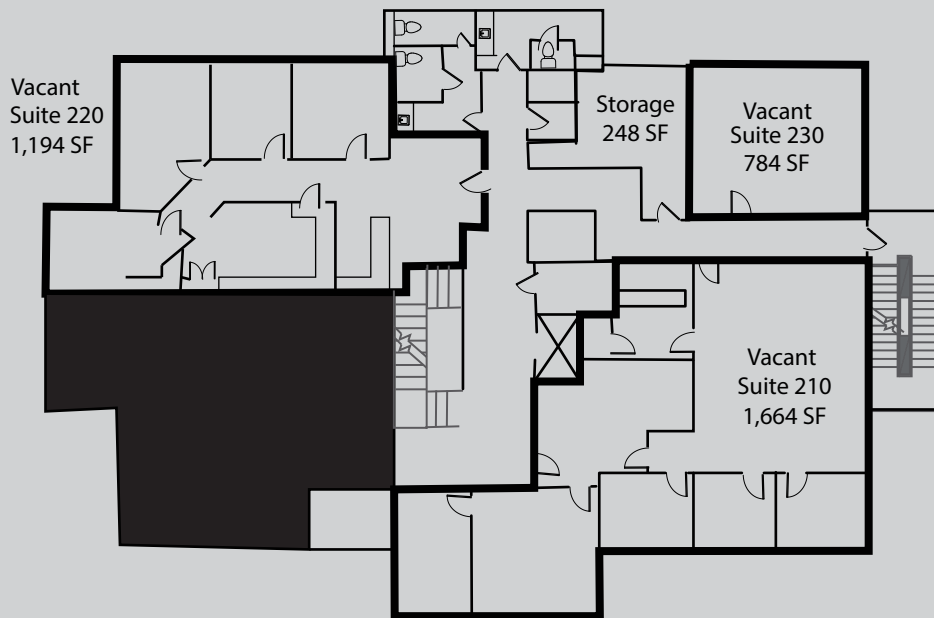
Available

Not Available

FLOOR PLANS

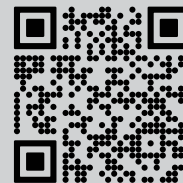
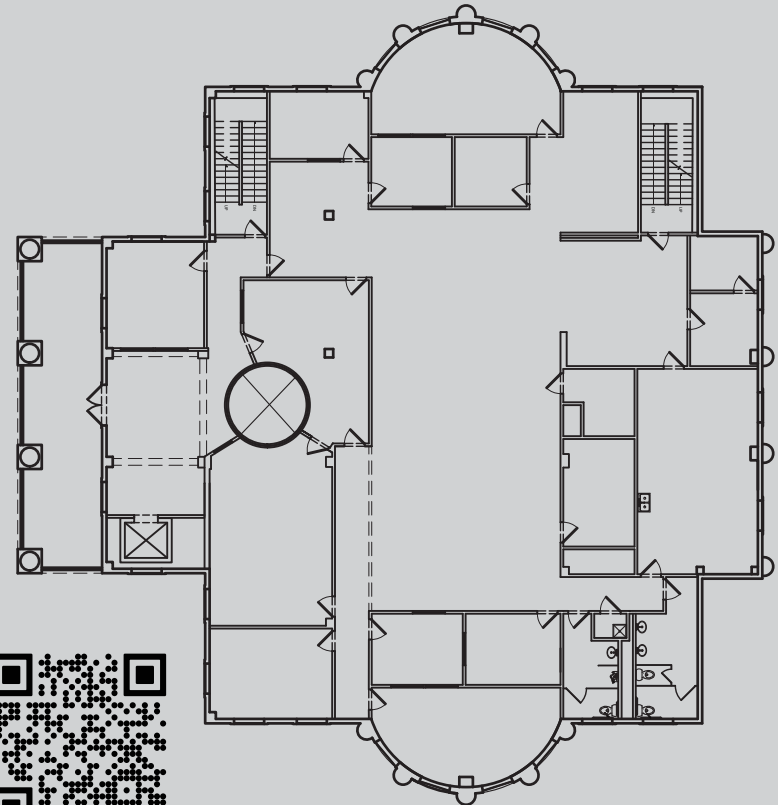
Availability

1835 Spirit of Texas Way
Suite 210 - 1,664 SF
Suite 220 - 1,194 SF
Suite 230 - 784 SF



Availability

1836 Spirit of Texas Way
Suite 200 - 7,500 SF



Click or Scan to
take a Virtual Tour

Spirit of Texas Plaza

1824, 1835 & 1836 Spirit of Texas Way, Conroe, Texas 77301



For More Information

TJ Fry

Director of Leasing

Phone: 832.721.6501

Email: tj.fry@pinecroftrealty.com

PINECROFT
REALTY





Information About Brokerage Services

11-2-2015

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.

<u>Pineroft Realty, LLC</u>	<u>569190</u>	<u>tjpisula@gmail.com</u>	<u>713-502-8438</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>David Mathew Teague</u>	<u>595732</u>	<u>david.teague@pineroftrealty.com</u>	<u>832-266-7674</u>
Designated Broker of Firm	License No.	Email	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