

HWY 105 & FM 3083

Conroe, Texas 77304

FOR SALE

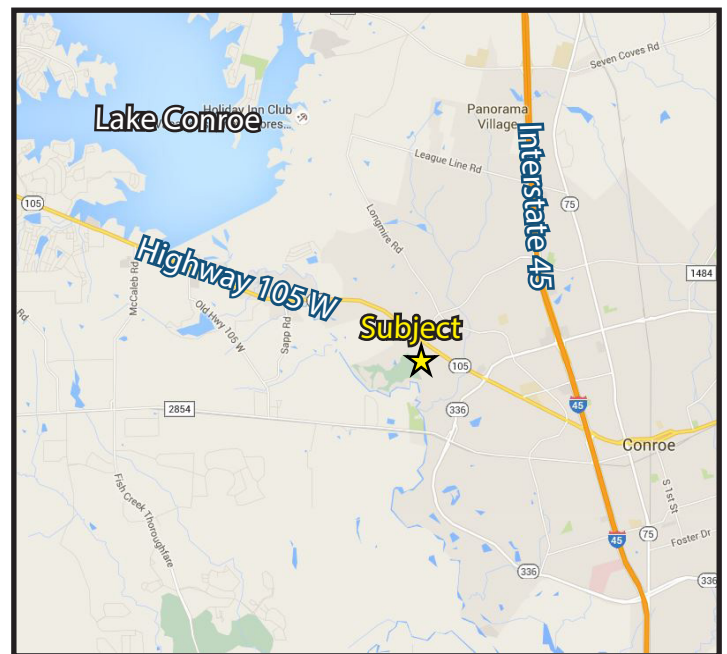
NELSON COMPANY
COMMERCIAL REAL ESTATE

**CLARK
ISENHOOR**
Real Estate Services, LLC



PROPERTY FEATURES

- 9.393 Acres located on the West side of Conroe
- Will subdivide - Pad sites available
- Explosive residential growth in the immediate area
- Located at the lighted Southeast corner of Hwy 105 & W Fork Blvd
- Approximately 850' of Hwy Frontage
- High traffic counts
- Land is cleared as much as possible
- All utilities to site



For more information, please contact:

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713.907.3482
wade@nelsoncompanyllc.com

OR

Josh Isenhour
979.268.6840
josh@clarkisenhour.com

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PROPERTY PHOTOS



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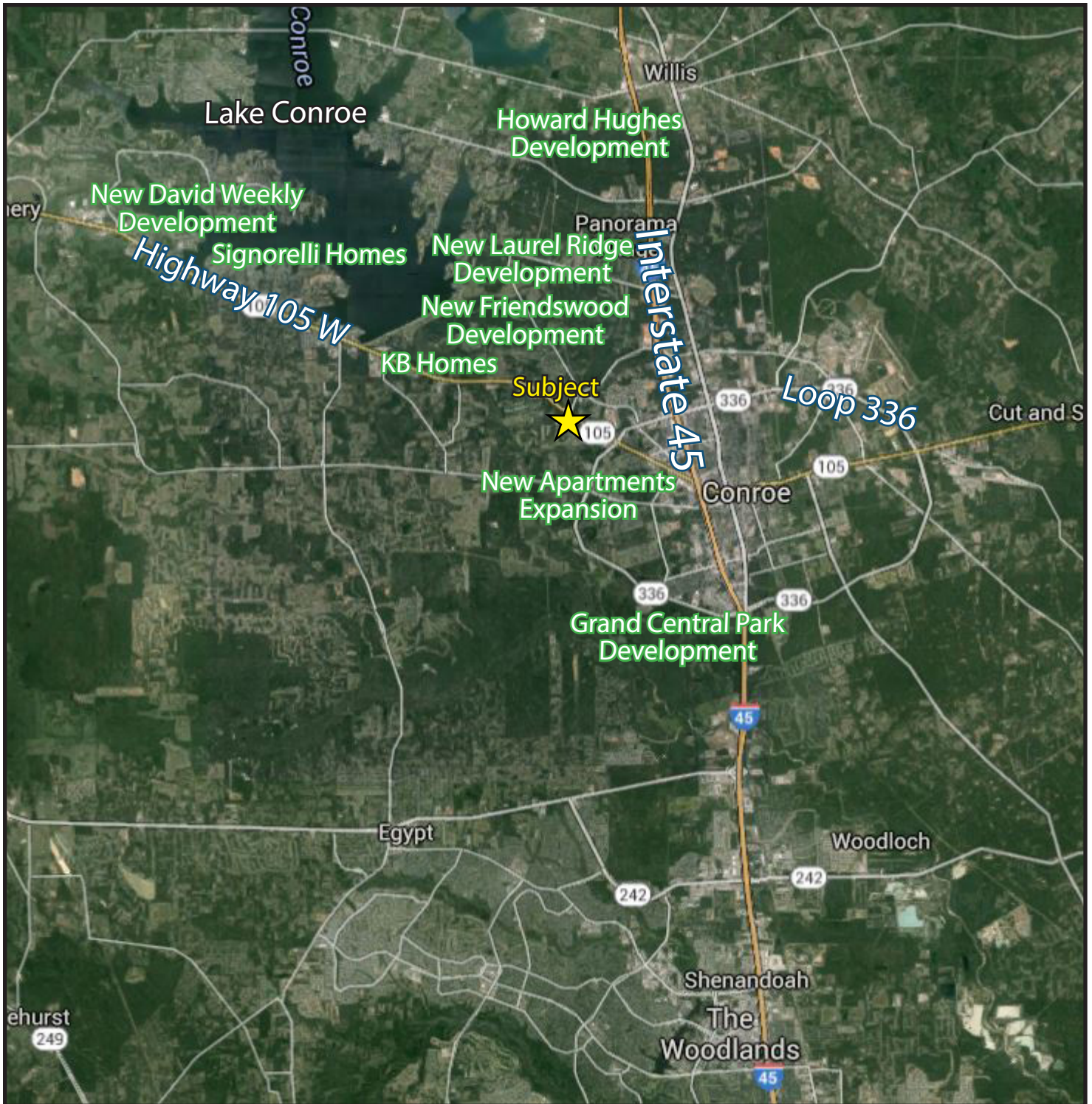
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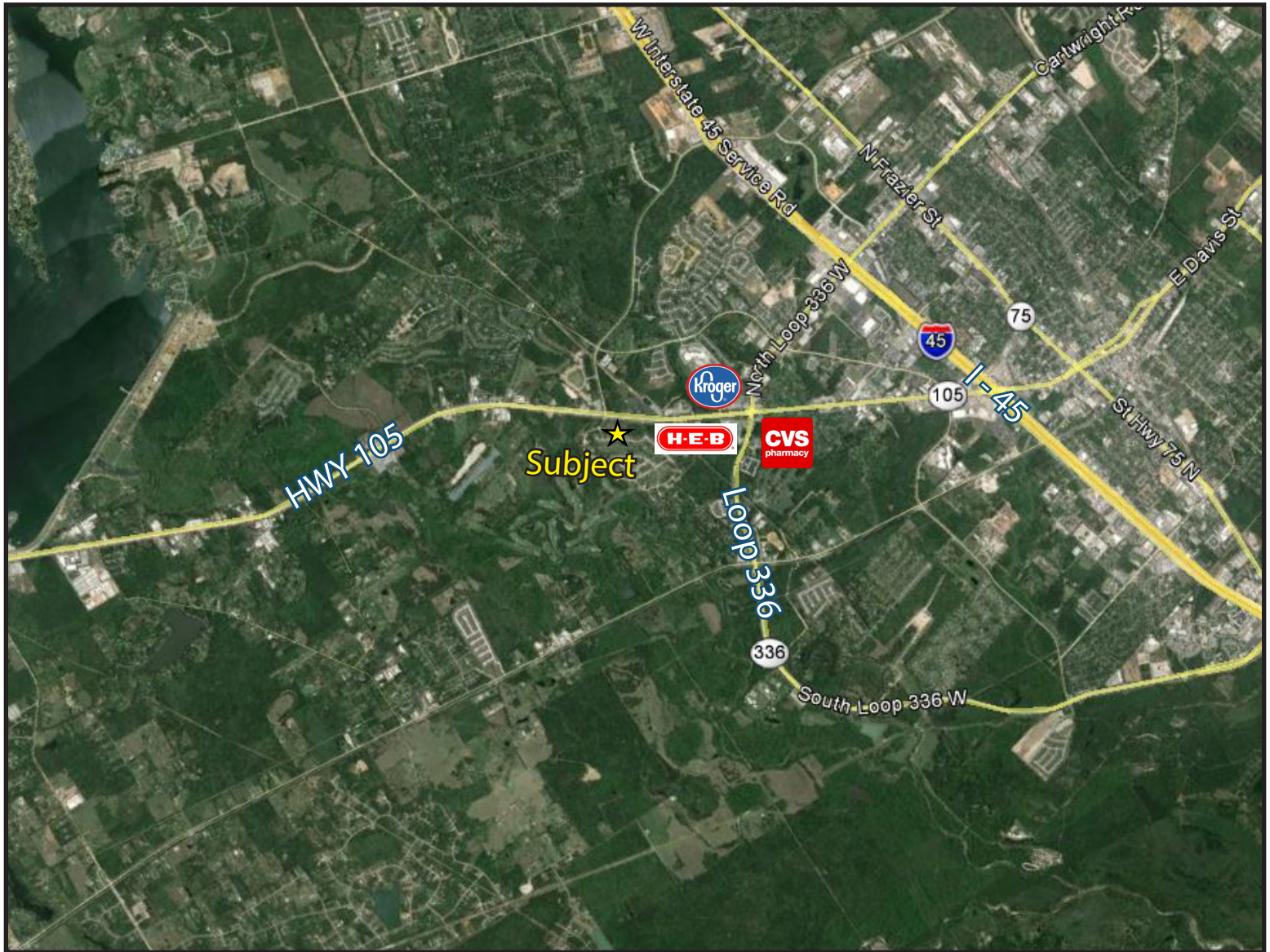
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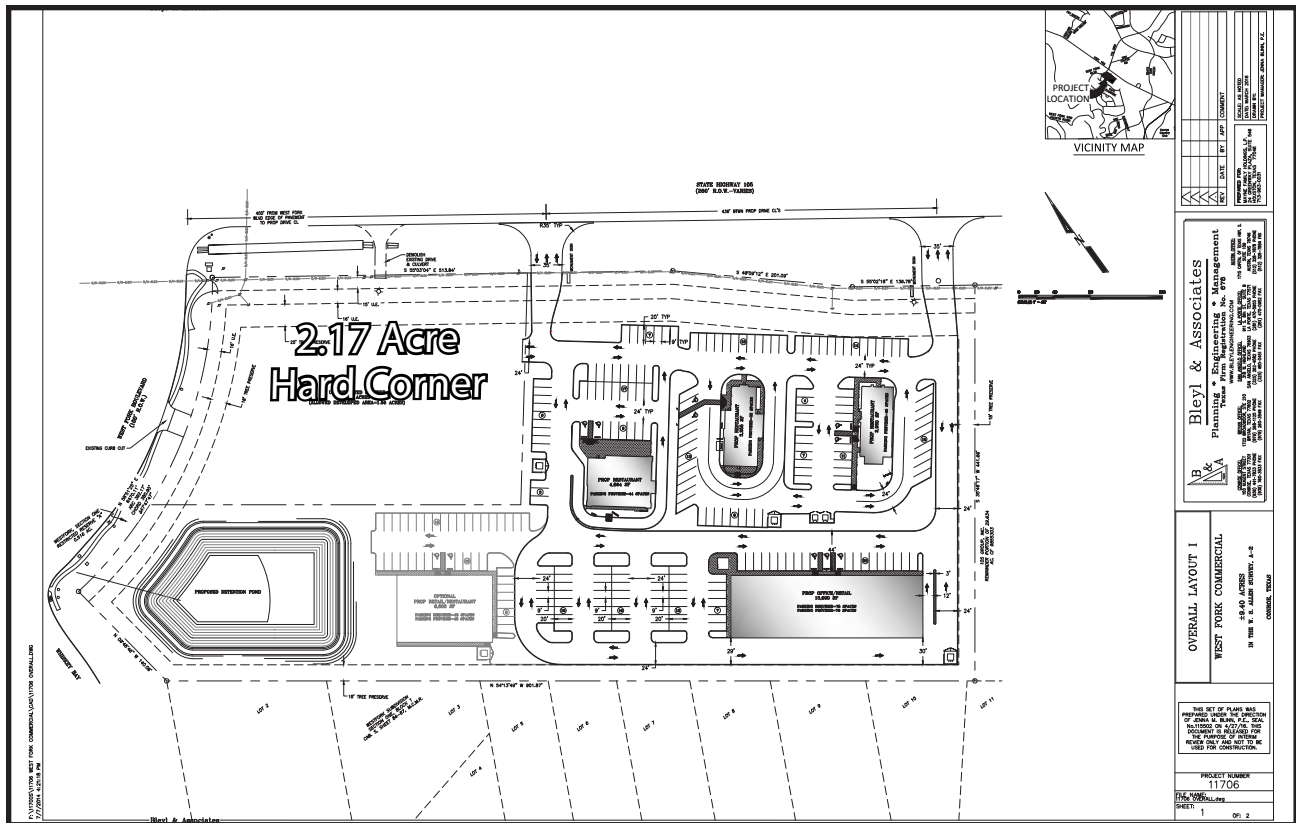
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SAMPLE SITE PLAN



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DEMOGRAPHICS



Executive Summary

Hwy 105 & FM 3083, Conroe, TX
4308 W Davis St, Conroe, Texas, 77304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.33211
Longitude: -95.51035

	1 mile	3 miles	5 miles
Population			
2000 Population	944	13,597	43,496
2010 Population	1,795	19,277	56,865
2015 Population	2,446	22,439	65,169
2020 Population	2,777	26,280	74,338
2000-2010 Annual Rate	6.64%	3.55%	2.72%
2010-2015 Annual Rate	6.07%	2.94%	2.63%
2015-2020 Annual Rate	2.57%	3.21%	2.67%
2015 Male Population	47.8%	48.2%	50.6%
2015 Female Population	52.2%	51.8%	49.4%
2015 Median Age	42.5	36.5	33.4

In the identified area, the current year population is 65,169. In 2010, the Census count in the area was 56,865. The rate of change since 2010 was 2.63% annually. The five-year projection for the population in the area is 74,338 representing a change of 2.67% annually from 2015 to 2020. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	83.8%	77.1%	70.3%
2015 Black Alone	5.6%	9.7%	10.1%
2015 American Indian/Alaska Native Alone	0.9%	0.7%	1.0%
2015 Asian Alone	4.0%	2.6%	1.9%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	3.6%	7.4%	13.4%
2015 Two or More Races	2.0%	2.5%	3.2%
2015 Hispanic Origin (Any Race)	12.8%	21.4%	37.0%

Persons of Hispanic origin represent 37.0% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	359	5,825	15,725
2010 Households	816	8,091	19,941
2015 Total Households	1,121	9,480	23,148
2020 Total Households	1,281	11,141	26,687
2000-2010 Annual Rate	8.56%	3.34%	2.40%
2010-2015 Annual Rate	6.24%	3.06%	2.88%
2015-2020 Annual Rate	2.70%	3.28%	2.89%
2015 Average Household Size	2.17	2.34	2.71

The household count in this area has changed from 19,941 in 2010 to 23,148 in the current year, a change of 2.88% annually. The five-year projection of households is 26,687, a change of 2.89% annually from the current year total. Average household size is currently 2.71, compared to 2.74 in the year 2010. The number of families in the current year is 15,653 in the specified area.

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Median Household Income			
2015 Median Household Income	\$76,029	\$53,267	\$49,149
2020 Median Household Income	\$87,688	\$63,531	\$56,728
2015-2020 Annual Rate	2.89%	3.59%	2.91%
Average Household Income			
2015 Average Household Income	\$110,794	\$75,175	\$67,614
2020 Average Household Income	\$123,666	\$84,336	\$77,148
2015-2020 Annual Rate	2.22%	2.33%	2.67%
Per Capita Income			
2015 Per Capita Income	\$47,493	\$31,975	\$24,639
2020 Per Capita Income	\$53,374	\$35,973	\$28,227
2015-2020 Annual Rate	2.36%	2.38%	2.76%
Households by Income			
Current median household income is \$49,149 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$56,728 in five years, compared to \$60,683 for all U.S. households			
Current average household income is \$67,614 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$77,148 in five years, compared to \$84,910 for all U.S. households			
Current per capita income is \$24,639 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,227 in five years, compared to \$32,501 for all U.S. households			
Housing			
2000 Total Housing Units	395	6,320	17,118
2000 Owner Occupied Housing Units	213	2,998	8,560
2000 Renter Occupied Housing Units	147	2,827	7,165
2000 Vacant Housing Units	35	495	1,393
2010 Total Housing Units	993	9,299	22,250
2010 Owner Occupied Housing Units	563	4,147	10,831
2010 Renter Occupied Housing Units	253	3,944	9,110
2010 Vacant Housing Units	177	1,208	2,309
2015 Total Housing Units	1,305	10,949	25,897
2015 Owner Occupied Housing Units	692	4,560	12,168
2015 Renter Occupied Housing Units	429	4,920	10,980
2015 Vacant Housing Units	184	1,469	2,749
2020 Total Housing Units	1,490	12,868	29,863
2020 Owner Occupied Housing Units	780	5,270	13,973
2020 Renter Occupied Housing Units	501	5,871	12,714
2020 Vacant Housing Units	209	1,727	3,176

Currently, 47.0% of the 25,897 housing units in the area are owner occupied; 42.4%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 22,250 housing units in the area - 48.7% owner occupied, 40.9% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 6.98%. Median home value in the area is \$189,161, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.52% annually to \$235,960.

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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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Information about

Josh Isenhour

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