


NewQuest

# ±5 ACRES – CONROE, TX

10075 I-45 North | Conroe, Texas

±5 Acres Available For Sale

**Randy Nerren**
281.477.4376 | rnerren@newquest.com

# Project Highlights

## ±5 Acres Available For Sale in Conroe

**Randy Nerren**
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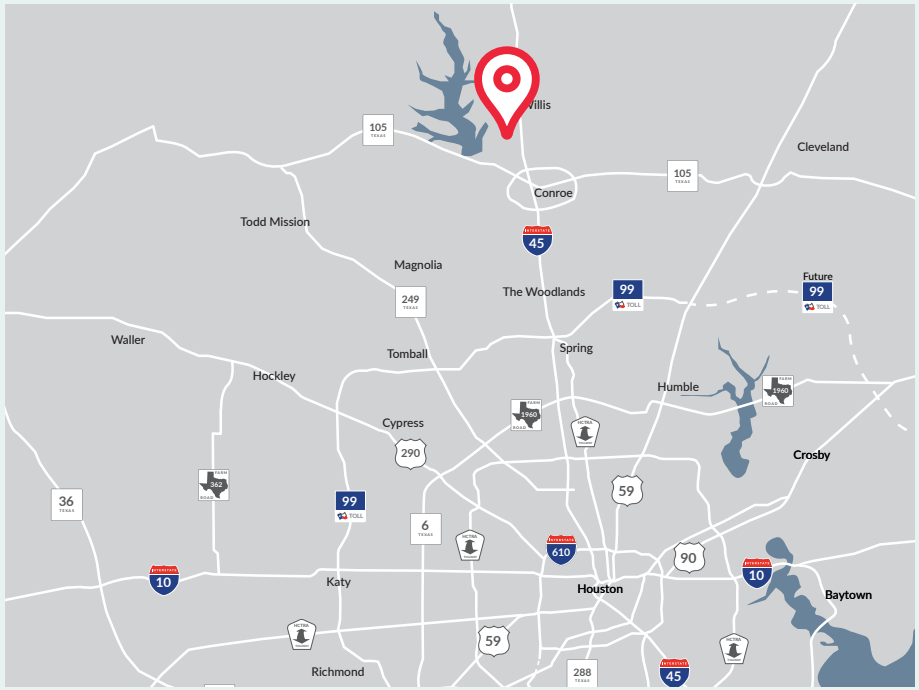
- Property is ideally situated with ±774 ft. frontage on I-45 North
- Backs up to the 18th hole of Panorama Country Club with possible golf course access
- High visibility
- Ideally suited for medical, office or multi-family
- Potential Senior Living Development site
- Vibrant growing area

| | |
|---|---|
| **Approximate Size:** | ±5 acres |
| **Price:** | Contact Broker for Pricing |
| **School District:** | Willis ISD |
| **Frontage:** | Approx. 774 ft. on I-45 |
| **Utilities:** | All city services. Water, sewer and gas provided to the property |
| **Restrictions:** | No known restrictions |
| **Traffic Counts:** | Approx. 111,660 vpd on I-45 |

**65% POPULATION GROWTH**
within 1 mile from 2020 to 2026

**$140K AVERAGE HOUSEHOLD INCOME**
within 1 mile

**83,581 POPULATION**
within 5 miles



# Aerial


MORGAN RANCH
TOTAL UNITS: 1,052
OCCUPIED: 359
UNDER CONSTRUCTION: 123
FUTURE: 570
WOODLAND HILLS
TOTAL UNITS: 4,642
OCCUPIED: 1,554
UNDER CONSTRUCTION: 646
FUTURE: 2,613
PINES AT SEVEN COVES
TOTAL UNITS: 481
OCCUPIED: 261
UNDER CONSTRUCTION: 23
FUTURE: 197
SEVEN COVES RD
SITE
PANORAMA GOLF CLUB
75 TEXAS
111,660 VPD
INTERSTATE 45
LEAGUE LINE RD
TEAS CROSSING
jcpenney
Olive Garden
FIREHOUSE SUBS
SAS
CHI St. Luke's Health
verizon
CONROE MARKETPLACE
ROSS
KOHL'S
BED BATH & BEYOND
T.J.maxx
OLD NAVY
PETSMART
Red Lobster
Applebee's
CONROE PARK NORTH
1,655 Acres
Industrial Park
E WALLY WILKERSON PKWY
830
2432
N

# Demographics

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Current Households | 2,330 | 10,066 | 31,530 |
| Current Population | 6,148 | 28,449 | 83,581 |
| 2020 Census Average Persons per Household | 2.64 | 2.83 | 2.65 |
| 2020 Census Population | 3,727 | 17,731 | 59,845 |
| Population Growth 2020 to 2026 | 64.94% | 60.45% | 39.66% |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 32.31% | 21.93% | 26.30% |
| 2 Person Households | 29.16% | 33.92% | 33.36% |
| 3+ Person Households | 38.53% | 44.15% | 40.34% |
| Owner-Occupied Housing Units | 81.31% | 69.59% | 59.03% |
| Renter-Occupied Housing Units | 18.69% | 30.41% | 40.97% |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 69.92% | 64.50% | 62.50% |
| Black or African American | 7.61% | 9.85% | 10.58% |
| Asian or Pacific Islander | 3.11% | 2.64% | 3.04% |
| Other Races | 18.75% | 22.33% | 23.08% |
| Hispanic | 24.08% | 28.04% | 29.65% |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $140,146 | $118,624 | $110,982 |
| Median Household Income | $108,618 | $92,054 | $83,511 |
| Per Capita Income | $54,343 | $42,841 | $41,136 |

| EDUCATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Estimated High School Graduate | 26.84% | 25.59% | 26.96% |
| Estimated Bachelor's Degree | 26.05% | 19.76% | 21.09% |
| Estimated Graduate Degree | 15.24% | 13.79% | 11.85% |

| AGE | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Median Age | 40.7 | 37.3 | 35.6 |

# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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|---|---|---|---|
| **Home Asset, Inc., dba NewQuest** | **420076** | **-** | **281.477.4300** |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Designated Broker of Firm | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| **Randy Nerren** | **316096** | **rnerren@newquest.com** | **281.477.4376** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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