NewQuest

CONROE WATERFRONT CENTER

I-45 & Teas Nursery Road | Conroe, Texas

±60 Acres for Sale on a Natural Commerce Park



Neal Thomson

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Project Highlights

Sites Available for Sale within Conroe Waterfront Center

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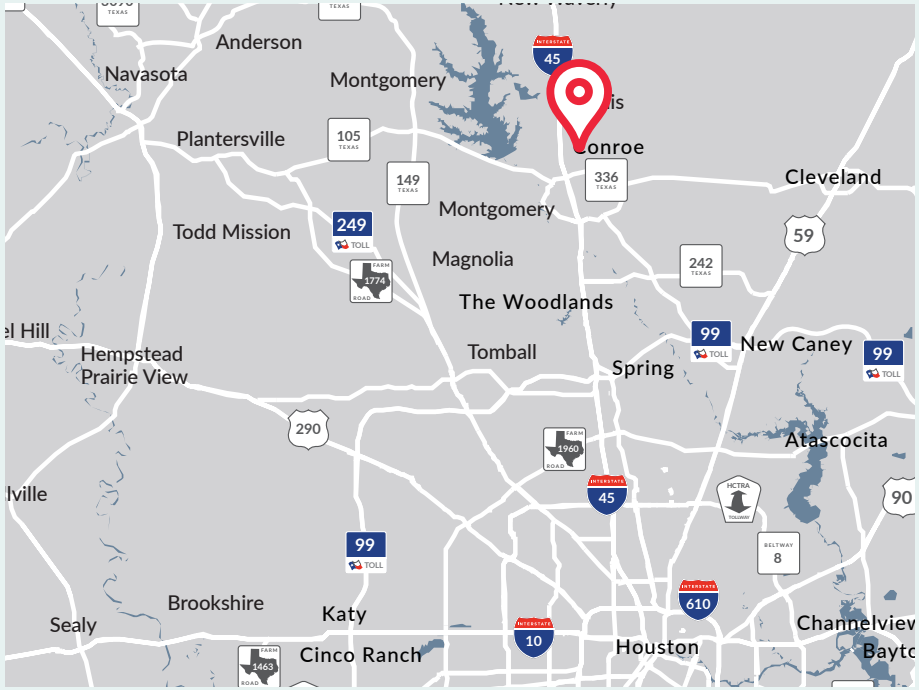
- 1-acre pad on hard corner of Drennen and I-45. Ideally suited for C-Store.
- Up to 3 acres behind I-45 frontage, pads ideally suited for hospitality, self storage and/or medical.
- 5 acres along Plantation Dr. for assisted living, office and/or medical.
- 6 acres along Drennan Rd. up to Plantation Dr.

Approximate Size:	±60 acres
Price:	Contact broker for pricing
School District:	Conroe ISD
Traffic Counts:	Approx. 109,893 VPD on I-45

38% POPULATION GROWTH
within 5 miles from 2020 to 2026

$111K AVERAGE HOUSEHOLD INCOME
within 5 miles

108K POPULATION
within 5 miles



Property Insights

Conroe Waterfront Center

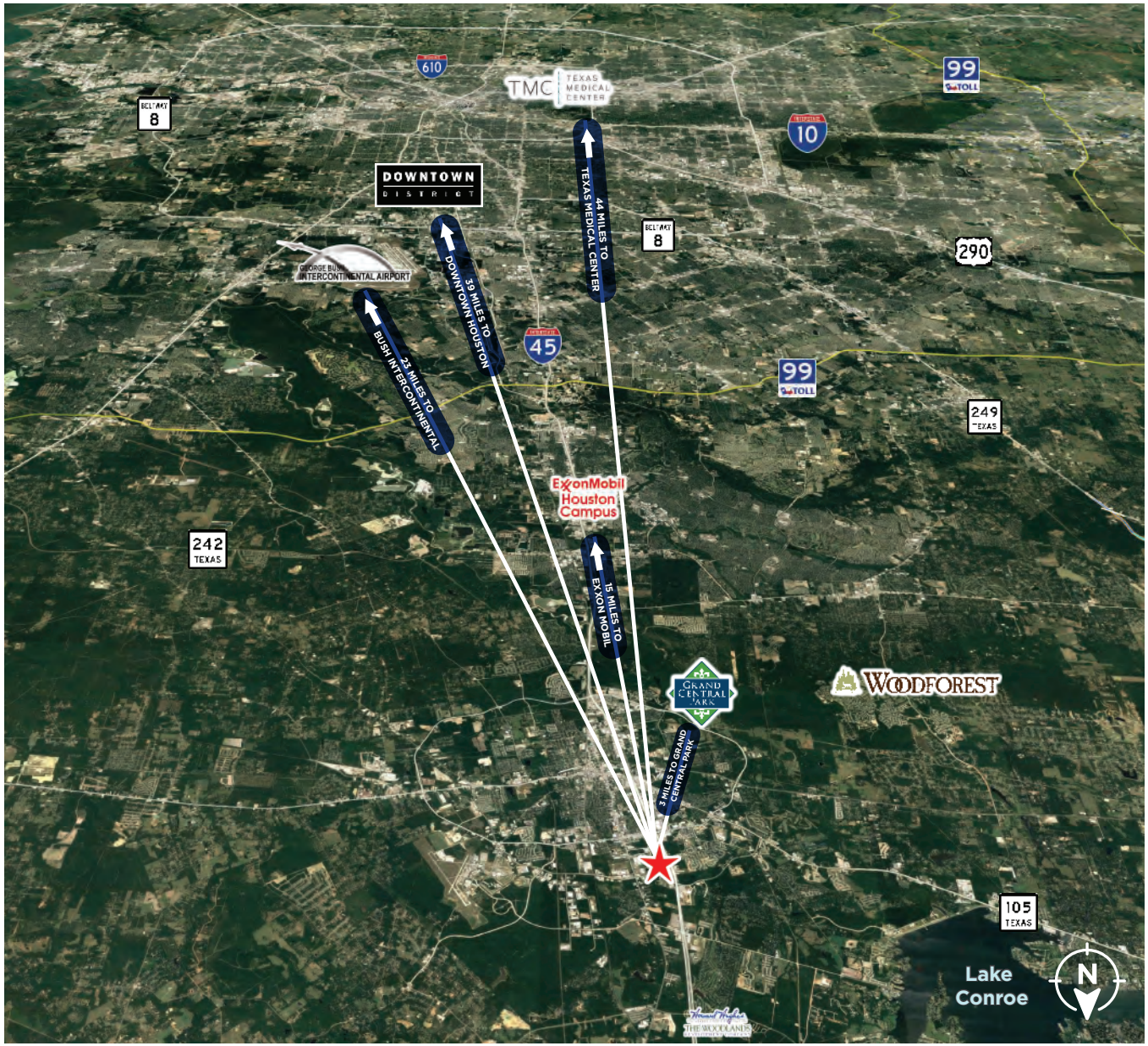
A Natural Commerce Park is a 115 acre master planned mixed use development in the north Houston submarket of Conroe, TX. Conroe Waterfront Center "CWC" has frontage on I-45 and Teas Nursery Road in addition to several recently completed and ongoing road construction projects throughout the development. Set against a beautiful natural landscape, CWC has utilities available with excellent visibility & access to major thoroughfares. Prime sites are available for office professional, medical, restaurant, hospitality, and retail. Immediately abutting CWC is a retail power center known as Conroe Market Place with tenants such as Kohl's, Ashley Furniture, Old Navy, PetSmart and many other national retailers.

Development Growth

Conroe area has experienced a huge surge in growth spurred by "Exxon Impact". Exxon Mobil Campus is now open at their 385 acre corporate campus 15 miles south of CWC. The new campus is the global headquarters for their Upstream & Chemical divisions. The initial 10,000 employees have transitioned & economic impact on the region is projected by some in the $5+ billion dollar range.

Residential Growth

Single Family development projects have recently come to an unprecedented pace of growth. Four miles south of CWC Johnson Development has purchased the 2,000+ acre "Camp Strake' site now known as Grand Central Park. Initial plans for Grand Central Park call for ±2,600 housing units. Three miles north of CWC Howard Hughes Corporation has purchased ±2,000 acres. Bordered by 2 of the largest residential projects in the greater Houston area and minutes from the Exxon Mobil Campus, Conroe Waterfront Center is ideally positioned for long term sustainability and growth.



Site Plan

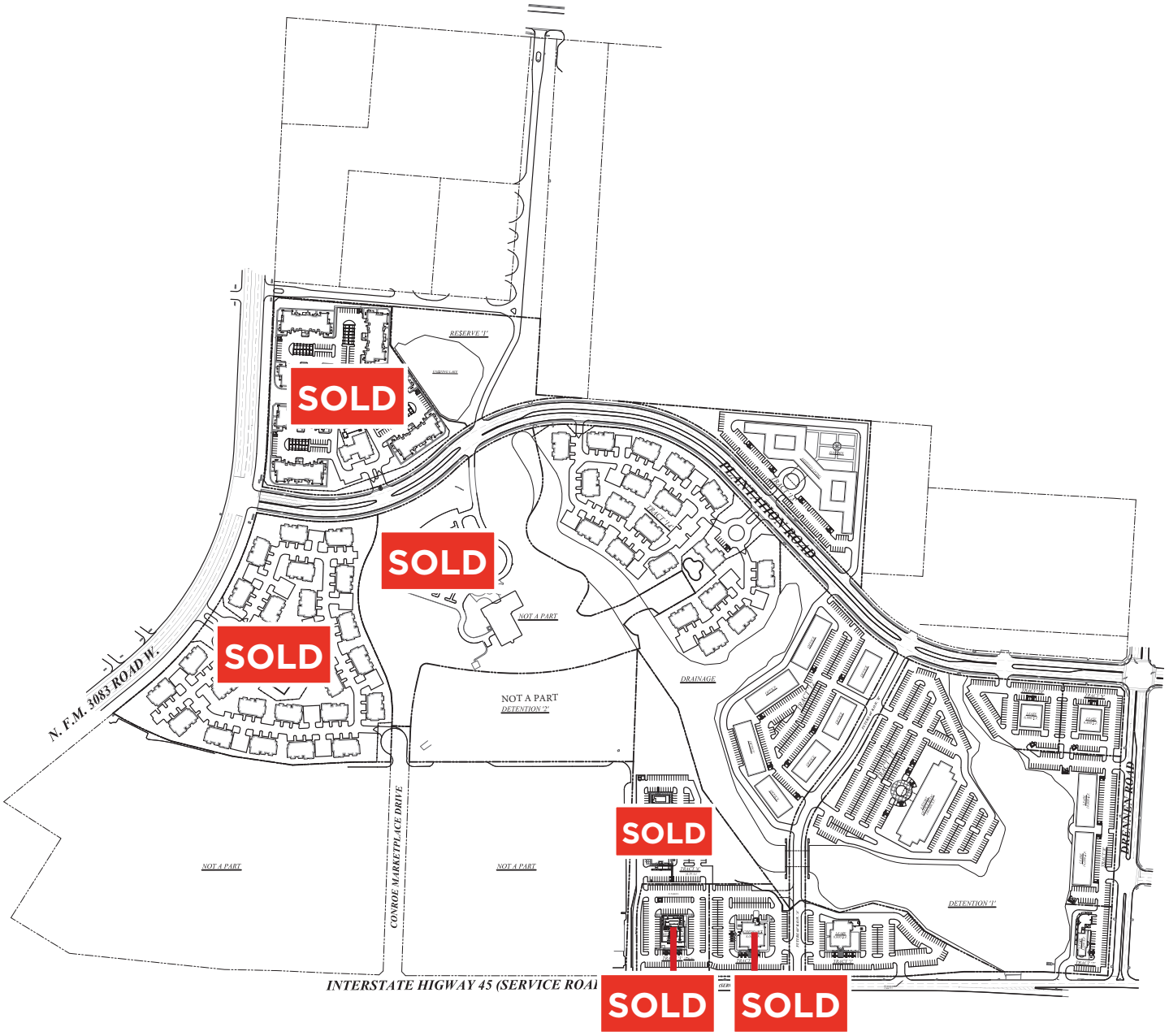

RESERVE '1'
EXISTING LAKE
TRACT '16'
TRACT '17'
PLANTATION DRIVE
TRACT '14'
TRACT '15'
NOT A PART
DRAINAGE
DETENTION '2'
TRACT '12'
TRACT '11'
DETENTION '1'
DRENNEN ROAD
E MARKETPLACE DRIVE
NOT A PART
INTERSTATE HIGHWAY 45 (SERVICE ROAD)
N

Site Plan

DEVELOPMENT SYNOPSIS MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	LAND AREA (ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
TRACT '1'	135,723	3.12	8,000	170	21.25	5.89
TRACT '2'	102,113	2.34	8,030	167	20.80	7.86
TRACT '3'	93,892	2.16	8,000	150	18.75	8.52
TRACT '4'	238,562	5.48	56,651	147	2.59	23.75
TRACT '7'	44,463	1.02	3,189	48	15.05	7.17
TRACT '8'	116,054	2.66	28,000	148	5.29	24.13
TRACT '9'	60,648	1.39	6,800	111	16.32	11.21
TRACT '10'	84,490	1.94	6,800	143	21.03	8.05
SUBTOTAL	740,221	16.99	117,470	914	7.78	15.87
TRACT '11'	342,692	7.87				
TRACT '12'	342,209	7.86				
TRACT '13'	224,445	5.15				
TRACT '14'	472,035	10.84				
TRACT '15'	625,350	14.36				
TRACT '16'	394,645	9.06				
R.O.W. 'A'	16,448	0.38				
R.O.W. 'B'	62,587	1.44				
DETENTION '1'	417,467	9.58				
DETENTION '2'	298,273	6.85				
DRAINAGE	286,845	6.59				
RESERVE '1'	188,995	4.34				
SUBTOTAL	3,671,991	84.30				
TOTAL	4,412,213	101.29				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP25	DATE: 02.14.20



Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,229	22,264	39,807
Current Population	7,065	57,321	107,674
2020 Census Average Persons per Household	2.19	2.57	2.70
2020 Census Population	5,983	41,759	77,785
Population Growth 2020 to 2026	18.08%	37.27%	38.42%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	34.67%	30.95%	26.75%
2 Person Households	35.43%	32.07%	32.78%
3+ Person Households	29.90%	36.98%	40.47%
Owner-Occupied Housing Units	19.57%	48.21%	55.60%
Renter-Occupied Housing Units	80.43%	51.79%	44.40%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	57.79%	57.79%	57.56%
Black or African American	17.77%	12.98%	12.09%
Asian or Pacific Islander	4.04%	3.56%	3.62%
Other Races	19.91%	24.78%	25.77%
Hispanic	27.03%	32.69%	32.84%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$71,889	$96,869	$110,576
Median Household Income	$44,619	$73,230	$85,437
Per Capita Income	$31,851	$37,091	$41,145

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	29.72%	26.45%	25.31%
Estimated Bachelor's Degree	22.54%	20.20%	21.78%
Estimated Graduate Degree	10.30%	11.93%	12.23%

AGE	1 MILE	3 MILES	5 MILES
Median Age	30.8	33.6	33.8

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.

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
Neal Thomson	**600513**	**nthomson@newquest.com**	**713.438.9513**
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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