
For Sale
CROCKETT BEND DR
CROCKETT TRACE ESTATES/
LAKES AT CROCKETT MARTIN
TOTAL UNITS: 192
OCCUPIED: 152
UNDER CONSTRUCTION: 27
CROCKETT XING
TORRES TRACT
TOTAL UNITS: 104
OCCUPIED: 83
UNDER CONSTRUCTION: 21
WICHO AUTO PARTS
INSPECTIONS PLUG &
AUTOMOTIVE REPAIR
105
TEXAS
11, 909 VPD
JACK'S BBQ
SITE
RE/MAX
105
TEXAS
EMERSON CIR
BRITTANY WAY
ORION LN
OLD HIGHWAY 105
SHERWOOD GLEN
TOTAL UNITS: 142
OCCUPIED: 81
UNDER CONSTRCUTION: 4
RENO RD
RENO RD
TRUCKEE TRAIL LN
BEN BLVD
NewQuest
CONROE COMMERCIAL RESERVE
SWC of Highway 105 & Sherwood Glen Road | Conroe, Texas
±2 Acre Commercial Reserve For Sale
Rick Ragan
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Project Highlights

±2 Acre Commercial Reserve Available For Sale in Conroe, Texas

- ±2 acre commercial reserve located at the corner of Highway 105 & Sherwood Glen Road
- Population has grown by 10% annually over the past four years, with steady growth anticipated for the next four years as well
- Over 3,000 homes within 2 miles
- Best use for the site would be for fast food, car wash or casual dining

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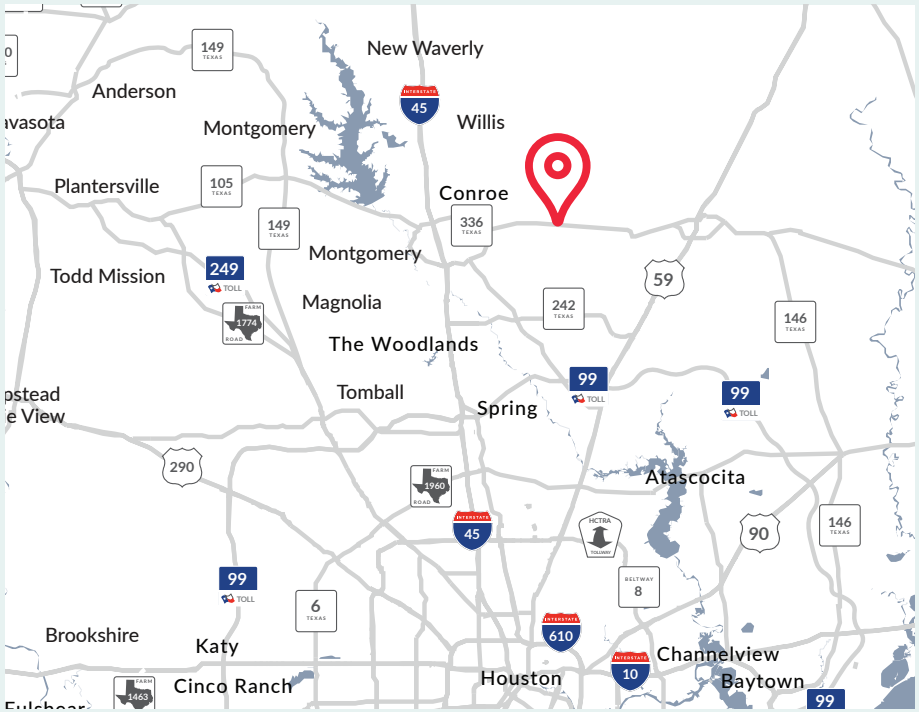
Approximate Size:	±2 acres
Price:	$16.00/SF
Utilities:	Utilities are to the site
Frontage:	Approx. +250 ft on Highway 105

57% POPULATION GROWTH
within 5 miles from 2020 to 2025

$90K AVERAGE HOUSEHOLD INCOME
within 5 miles

31,765 POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26



Aerial



TxDot Traffic Counts as of 2024

05.26 | 12.25

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	999	5,368	10,207
Current Population	3,640	17,420	31,765
2020 Census Average Persons per Household	3.65	3.25	3.11
2020 Census Population	2,486	11,596	20,178
Population Growth 2020 to 2025	46.42%	50.22%	57.42%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.68%	12.72%	12.07%
2 Person Households	25.09%	28.80%	32.41%
3+ Person Households	59.24%	58.48%	55.52%
Owner-Occupied Housing Units	69.90%	76.23%	77.47%
Renter-Occupied Housing Units	30.10%	23.77%	22.53%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	54.84%	57.16%	60.43%
Black or African American	4.54%	3.68%	4.01%
Asian or Pacific Islander	1.37%	2.23%	1.87%
Other Races	37.34%	35.06%	31.93%
Hispanic	49.14%	45.26%	41.29%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$85,692	$87,467	$90,020
Median Household Income	$66,723	$66,114	$68,235
Per Capita Income	$25,650	$27,170	$28,741

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	28.25%	33.23%	31.21%
Estimated Bachelor's Degree	7.79%	9.36%	9.80%
Estimated Graduate Degree	8.77%	7.22%	6.53%

AGE	1 MILE	3 MILES	5 MILES
Median Age	31.1	32.3	33.6

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.

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
Rick Ragan	**740330**	**rragan@newquest.com**	**281.477.4309**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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