

17160 Hwy 105

Conroe, Tx



EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY



Property Highlights

- New Construction
- High Growth Area
- +\~ VPD 30,896
- Hard Corner
- Outside Flood Zone
- Ste 400- 1,700 Sq. Ft
- 4,000 Sqft available on retail bldg 2
- 3 new master planned communities are coming to the area, with
+/- 2522 homes





Crocket Trace
+/- 700 Homes

SUBJECT
PROPERTY

CONROE

WOODHAVEN VILLAGE
A GRACE MOUNT COMMUNITY

±2046 ACRES
MIXED-USE
DEVELOPMENT

HCA Houston
Healthcare
Conroe



336



17160 HIGHWAY 105

CONROE, TX 77356

SUBJECT PROPERTY



17160 HIGHWAY 105

CONROE, TX 77356

SUBJECT PROPERTY



**VILLAGE AT
CANEY MILLS**

**1,250
HOMES**

Newer community
with lake and trails



CEDAR CROSSING

**1,600
HOMES**

Growing residential
community



CRYSTAL FOREST

**3,200
HOMES**

Established community
with schools, shopping,
and local amenities



DEERWOOD

**4,400
HOMES**

Large master-planned
community



Crockett Reserve

Close single-family
home community



EXCELLENT ACCESS

Direct frontage on Hwy 105
with convenient regional access



GROWING AREA

Surrounded by established
and upcoming residential
communities



STRONG DEMOGRAPHICS

Robust population growth
and household income
within 5 miles



Total Homes
within each community



PRIME LOCATION

Highway 105 Frontage
Conroe, TX 77356



ACCESS & VISIBILITY

Excellent visibility and
easy access along
Highway 105



DEMOGRAPHICS (5-MILE RADIUS)

Population	20,542
Avg. HH Income	\$132,981



AREA HIGHLIGHTS

Close to master-planned
communities, retail,
and outdoor recreation

IDEAL FOR

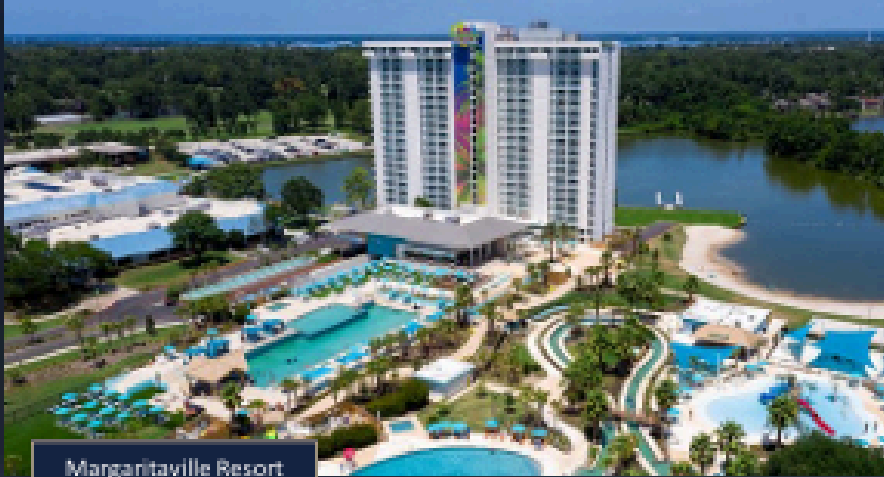
Retail • Office • Medical
Service • Restaurant
And More

The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either expressed or implied, is made with respect to such information. Terms and availability are subject to change or withdrawal without notice.

Area Economic Drivers



Lake Conroe (21,000 acres)



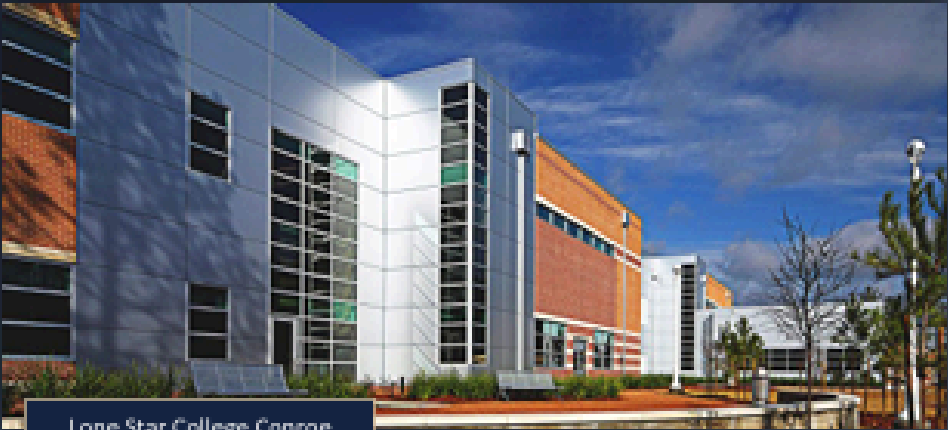
Margaritaville Resort



ExxonMobil (10,000+ employees)



The Woodlands



Lone Star College Conroe



Conroe Regional Medical Center



Information About Brokerage Services

Texas law requires all real estate licensees 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>Evermark Commercial Group Powered by JLA Realty</u>	<u>9000562</u>	<u>houston@evermarkcommercial.com</u>	<u>(281)636-1256</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>John Altic</u>	<u>572287</u>	<u>jaltic@jlarealestate.com</u>	<u>(281)744-5611</u>
Designated Broker of Firm	License No.	Email	Phone
<u>J. Wes Pratkan</u>	<u>648815</u>	<u>wpratkan@evermarkcommercial.com</u>	<u>(936)402-5779</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Heather Kelly</u>	<u>525681</u>	<u>HKelly@evermarkcommercial.com</u>	<u>(713)557-7834</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date