



Available Retail Buildings Greater Conroe Area October 2014





Greater**Conroe**Economic
Development**Council**

FOR LEASE

PREPARED BY:
GREATER CONROE ECONOMIC DEVELOPMENT COUNCIL
505 W DAVIS ST
CONROE TX 77301

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1111 League Line Rd	Conroe	Retail/Freestanding (Power Center)	280,000 SF	87,652 SF	\$12.00-\$15.60
2	2017 N Frazier St	Conroe	Retail/(Neighborhood Center)	113,000 SF	55,652 SF	\$7.80
3	1111 League Line Rd	Conroe	Retail/Storefront	137,224 SF	49,679 SF	\$12.00-\$15.60
4	1906-1908 N Frazier St	Conroe	Retail/Freestanding	60,399 SF	48,000 SF	Withheld
5	1111 League Line Rd	Conroe	Retail/Storefront	71,784 SF	38,008 SF	\$12.00-\$15.60
6	1306 W Davis St	Conroe	Retail/Freestanding	60,027 SF	36,425 SF	\$12.00
7	1712 N Frazier St	Conroe	Retail/Freestanding	60,000 SF	30,662 SF	\$10.20
8	1206-1214 S Frazier St	Conroe	Retail/(Neighborhood Center)	63,000 SF	13,200 SF	\$6.00-\$12.00
9	1409 I-45 Fwy	Conroe	Retail	20,000 SF	12,000 SF	\$18.00
10	701 E Davis St	Conroe	Class C Office/Medical	31,100 SF	11,667 SF	\$11.40-\$13.20
11	940 S Frazier St	Conroe	Retail/Freestanding	11,200 SF	11,200 SF	\$4.82
12	400-406 S Frazier St	Conroe	Retail	10,700 SF	10,700 SF	Withheld
13	1111 League Line Rd	Conroe	Retail/Freestanding	10,038 SF	10,038 SF	\$12.00-\$15.60
14	2105-2107 W Davis St	Conroe	Retail/(Neighborhood Center)	69,000 SF	9,250 SF	\$17.50-\$20.00
15	2000-2022 I-45 N	Conroe	Retail/(Community Center)	107,358 SF	9,010 SF	Withheld
16	2420 N Frazier St	Conroe	Retail/Freestanding	9,000 SF	9,000 SF	\$4.67
17	3401 W Davis St	Conroe	Retail	13,800 SF	8,889 SF	\$18.00-\$20.00
18	2017 Frazier St	Conroe	Retail/Freestanding	10,474 SF	7,701 SF	Withheld
19	1111 League Line Rd	Conroe	Retail/Freestanding	7,530 SF	7,530 SF	\$12.00-\$15.60
20	813-823 I-45 S	Conroe	Retail/(Strip Center)	15,955 SF	6,981 SF	\$8.80-\$10.58
21	13080 Tx-105	Conroe	Retail	29,513 SF	6,185 SF	\$15.50-\$27.50
22	700-733 W Davis St	Conroe	Retail/(Neighborhood Center)	74,807 SF	6,170 SF	\$11.40-\$12.00
23	3500 W Davis St	Conroe	Retail/(Neighborhood Center)	30,000 SF	6,100 SF	\$15.00
24	1400-1420 N Loop 336 W	Conroe	Retail/(Community Center)	315,340 SF	5,387 SF	Withheld
25	423 E Phillips St	Conroe	Retail/Freestanding	5,200 SF	5,200 SF	\$13.85
26	1304 Wilson Rd	Conroe	Retail/Bank	4,850 SF	4,850 SF	\$12.00
27	1103 W Dallas St	Conroe	Retail/Freestanding	3,500 SF	3,500 SF	\$13.03
28	3830-3836 W Davis St	Conroe	Retail/Freestanding (Neighborhood Center)	16,904 SF	3,450 SF	\$16.50
29	902-932 W Dallas St	Conroe	Retail/Freestanding	28,453 SF	3,375 SF	\$10.20
30	3708 W Davis St	Conroe	Retail	13,984 SF	3,330 SF	\$16.80
31	2259 N Loop 336	Conroe	Retail	15,000 SF	3,000 SF	Withheld
32	2257 N Loop 336 W	Conroe	Retail/Freestanding	10,000 SF	3,000 SF	\$17.00
33	13080 Tx-105	Conroe	Retail/Freestanding	5,718 SF	3,000 SF	\$16.00
34	604 N LOOP 336 W	Conroe	Retail	14,000 SF	2,800 SF	\$14.00
35	2104 N Frazier St	Conroe	Retail	13,277 SF	2,794 SF	\$23.00
36	96 Beachwalk Blvd	Conroe	Class C Office	30,026 SF	2,544 SF	\$12.00-\$16.00
37	129 S Frazier St	Conroe	Retail/Freestanding	4,126 SF	2,500 SF	Withheld

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
38	13095 Highway 105 W	Conroe	Retail/Storefront	2,372 SF	2,372 SF	\$9.08
39	1717 N Frazier St	Conroe	Retail	47,689 SF	2,330 SF	\$15.00-\$35.45
40	1211 Loop 336 Hwy	Conroe	Retail/Freestanding	20,000 SF	2,100 SF	\$13.00
41	2960 I-45 Fwy N	Conroe	Retail/Freestanding	9,307 SF	1,708 SF	Withheld
42	5620 Tx-105 Hwy	Conroe	Retail/Auto Repair	1,551 SF	1,551 SF	Withheld
43	2015-2017 Frazier St	Conroe	Retail/Freestanding	29,542 SF	1,500 SF	\$7.80
44	924 I-45	Conroe	Retail/Freestanding	1,500 SF	1,500 SF	\$39.96
45	14540 Highway 105 W	Conroe	Retail/Freestanding	1,450 SF	1,450 SF	\$41.38
46	2129 Tx-105	Conroe	Retail	12,977 SF	1,200 SF	\$20.00
47	2750 Fm-1488	Conroe	Retail/Convenience Store	5,202 SF	1,000 SF	\$14.40

1 1111 League Line Rd - Outlets at Conroe

AKA 1111 League Line Rd Building Type: **Retail/Freestanding (Power Ctr)** Space Avail: **87,652 SF**
Max Contig: **8,636 SF**
Conroe, TX 77303 Building Status: **Built 1992, Renov 1994** Smallest Space: **1,600 SF**
Building Size: **280,000 SF** Rent/SF/Yr: **\$12.00 - \$15.60/nnn**
Montgomery County Land Area: **37 AC** % Leased: **68.7%**
Stories: **1**
Expenses: **2012 Tax @ \$0.83/sf**
Parking: **3,000 free Surface Spaces are available; Ratio of 6.33/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Craig Realty Group / Sherry Koetting (949) 224-4100 -- 87,652 SF (1,600-8,636 SF)**

Building Notes:

Conroe Outlet Center is located at exit 91 off of Interstate 45 about 50 miles north of downtown Houston. Located near Six Flags AstroWorld, Minute Maid Park, Lake Conroe, and Houston Space Center. The outlet includes more than 60 specialty stores including Nike, Levi's, and Tommy Hilfiger Clearance.

Phase 1 was opened in January 1992 and Phase 2 & 3 were completed in June 1994.

The property Tax ID is R229654 and Tax ID 2 is 3449-02-00200.

2 2017 N Frazier St - Woodcreek Shopping Center

Conroe, TX 77301 Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **55,652 SF**
Max Contig: **21,842 SF**
Montgomery County Building Status: **Built 1969, Renov 1994** Smallest Space: **2,160 SF**
Building Size: **113,000 SF** Rent/SF/Yr: **\$7.80/nnn**
Land Area: **11.28 AC** % Leased: **50.8%**
Stories: **1**
Expenses: **2012 Tax @ \$0.95/sf; 2012 Ops @ \$1.63/sf**
Parking: **250 free Surface Spaces are available; Ratio of 5.29/1,000 SF**
For Sale: **For Sale at \$9,200,000 as part of a portfolio of 4 properties - Active**



Sales Company: **Marcus & Millichap: Jerry Goldstein (713) 452-4255**

Landlord Rep: **George & Sonia Naddour / George Naddour (949) 291-4124 -- 55,652 SF (2,160-21,842 SF)**

3 1111 League Line Rd - Outlets at Conroe

Conroe, TX 77303 Building Type: **Retail/Storefront** Space Avail: **49,679 SF**
Max Contig: **9,830 SF**
Montgomery County Building Status: **Existing** Smallest Space: **1,071 SF**
Building Size: **137,224 SF** Rent/SF/Yr: **\$12.00 - \$15.60/nnn**
Land Area: **-** % Leased: **63.8%**
Stories: **1**
Parking: **148 free Surface Spaces are available; Ratio of 1.08/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Craig Realty Group / Sherry Koetting (949) 224-4100 -- 49,679 SF (1,071-9,830 SF)**

4 1906-1908 N Frazier St

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **48,000 SF**
Building Status: **Built 1970** Max Contig: **48,000 SF**
Building Size: **60,399 SF** Smallest Space: **10,000 SF**
Land Area: **8.21 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **20.5%**
Expenses: **2013 Tax @ \$0.69/sf**
Parking: **325 free Surface Spaces are available; Ratio of 5.89/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Tim Allen (512) 368-7179 -- 48,000 SF (10,000-48,000 SF)**

5 1111 League Line Rd - Outlets at Conroe

Conroe, TX 77303

Montgomery County

Building Type: **Retail/Storefront** Space Avail: **38,008 SF**
Building Status: **Existing** Max Contig: **13,074 SF**
Building Size: **71,784 SF** Smallest Space: **1,250 SF**
Land Area: **-** Rent/SF/Yr: **\$12.00 - \$15.60/nnn**
Stories: **1** % Leased: **47.1%**
Expenses: **2012 Tax @ \$1.42/sf**
Parking: **300 free Surface Spaces are available; Ratio of 4.18/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Craig Realty Group / Sherry Koetting (949) 224-4100 -- 38,008 SF (1,250-10,032 SF)**

6 1306 W Davis St - Towne Center

Conroe, TX 77304

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **36,425 SF**
Building Status: **Built 2002** Max Contig: **36,425 SF**
Building Size: **60,027 SF** Smallest Space: **36,425 SF**
Land Area: **6.90 AC** Rent/SF/Yr: **\$12.00/nnn**
Stories: **1** % Leased: **39.3%**
Expenses: **2013 Tax @ \$1.37/sf**
Parking: **300 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Randall Company / Will Randall (832) 725-6607 -- 36,425 SF (36,425 SF)**

7 1712 N Frazier St - Courtlyn Place

Conroe, TX 77301
Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **30,662 SF**
Building Status: **Built 1985** Max Contig: **4,125 SF**
Building Size: **60,000 SF** Smallest Space: **225 SF**
Land Area: **0.07 AC** Rent/SF/Yr: **\$10.20/nnn**
Stories: **2** % Leased: **48.9%**
Expenses: **2013 Tax @ \$0.02/sf**
Parking: **200 Surface Spaces are available; Ratio of 3.33/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Tommy Nichol Real Estate / Tommy Nichol (936) 756-6600 -- 30,662 SF (225-4,125 SF)**

8 1206-1214 S Frazier St - Tejas Center

AKA 1206-1214 S Frazier St
Conroe, TX 77301
Montgomery County

Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **13,200 SF**
Building Status: **Built 1982** Max Contig: **9,000 SF**
Building Size: **63,000 SF** Smallest Space: **1,200 SF**
Land Area: **5.21 AC** Rent/SF/Yr: **\$6.00 - \$12.00/fs**
Stories: **1** % Leased: **79.1%**
Expenses: **2012 Tax @ \$0.49/sf, 2011 Est Tax @ \$0.38/sf; 2011 Ops @ \$5.37/sf**
Parking: **150 free Surface Spaces are available; Ratio of 2.38/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Jack Ford Realty / Jack Ford (713) 248-0998 / Stephen Ford (936) 203-0700 -- 13,200 SF (1,200-9,000 SF)**

9 1409 I-45 Fwy - Classic Consignment Auction

Conroe, TX 77304
Montgomery County

Building Type: **Retail** Space Avail: **12,000 SF**
Building Status: **Built 1960** Max Contig: **12,000 SF**
Building Size: **20,000 SF** Smallest Space: **10,000 SF**
Land Area: **3 AC** Rent/SF/Yr: **\$18.00/nnn**
Stories: **1** % Leased: **100%**
Expenses: **2013 Tax @ \$0.66/sf; 2012 Ops @ \$6.60/sf**
Parking: **40 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Carl Howard / Carl Howard (832) 758-0055 -- 12,000 SF (10,000-12,000 SF)**

10 701 E Davis St - East Davis Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office/Medical** Space Avail: **11,667 SF**
 Building Status: **Built 1984** Max Contig: **11,667 SF**
 Building Size: **31,100 SF** Smallest Space: **2,000 SF**
 Typical Floor Size: **31,100 SF** Rent/SF/Yr: **\$11.40 - \$13.20/+util**
 Stories: **1** % Leased: **62.5%**
 Expenses: **2013 Tax @ \$0.34/sf, 2012 Est Tax @ \$0.34/sf; 2011 Ops @ \$1.80/sf, 2012 Est Ops @ \$1.81/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 3.22/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **WSL Corporation / Richard Lampton (281) 486-0669 -- 11,667 SF (2,000-11,667 SF)**

11 940 S Frazier St

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **11,200 SF**
 Building Status: **Built 1970** Max Contig: **11,200 SF**
 Building Size: **11,200 SF** Smallest Space: **11,200 SF**
 Land Area: **0.34 AC** Rent/SF/Yr: **\$4.82/nnn**
 Stories: **1** % Leased: **0%**
 Expenses: **2011 Tax @ \$1.70/sf, 2012 Est Tax @ \$1.86/sf; 2011 Ops @ \$2.80/sf, 2012 Est Ops @ \$2.64/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 1.78/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Evans Properties / Joe Evans (281) 955-5535 -- 11,200 SF (11,200 SF)**

Building Notes:

APN # is not available.

12 400-406 S Frazier St

Conroe, TX 77301

Montgomery County

Building Type: **Retail** Space Avail: **10,700 SF**
 Building Status: **Built 1983** Max Contig: **4,000 SF**
 Building Size: **10,700 SF** Smallest Space: **1,200 SF**
 Land Area: **1.01 AC** Rent/SF/Yr: **Withheld**
 Stories: **1** % Leased: **88.8%**
 Expenses: **2013 Tax @ \$1.12/sf, 2012 Est Tax @ \$1.12/sf; 2012 Ops @ \$0.70/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 2.80/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **401-413 S San Jacinto St / Allahwala Ali (936) 760-4499 -- 10,700 SF (1,200-4,000 SF)**

13 1111 League Line Rd - Outlets at Conroe**Conroe, TX 77303****Montgomery County**

Building Type: **Retail/Freestanding** Space Avail: **10,038 SF**
 Building Status: **Built 1991** Max Contig: **10,038 SF**
 Building Size: **10,038 SF** Smallest Space: **10,038 SF**
 Land Area: **12.93 AC** Rent/SF/Yr: **\$12.00 - \$15.60/nnn**
 Stories: **1** % Leased: **0%**

Expenses: **2012 Tax @ \$6.66/sf**
 Parking: **200 free Surface Spaces are available**
 For Sale: **Not For Sale**

Landlord Rep: **Craig Realty Group / Sherry Koetting (949) 224-4100 -- 10,038 SF (10,038 SF)****14 2105-2107 W Davis St - Montgomery Crossing****Conroe, TX 77304****Montgomery County**

Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **9,250 SF**
 Building Status: **Built 2002** Max Contig: **6,975 SF**
 Building Size: **69,000 SF** Smallest Space: **775 SF**
 Land Area: **16 AC** Rent/SF/Yr: **\$17.50 - \$20.00/nnn**
 Stories: **1** % Leased: **86.6%**

Expenses: **2012 Est Tax @ \$1.66/sf; 2012 Est Ops @ \$4.54/sf**
 Parking: **204 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: **Peacock Properties / Randy Peacock (713) 621-2127 X304 -- 9,250 SF (775-6,975 SF)****Building Notes:**

Beautiful retail shopping center located on Highway 105, the gateway to Lake Conroe. Excellent high traffic area .

15 2000-2022 I-45 N - Pine Hollow Shopping Center**AKA 2000-2022 North Fwy****Conroe, TX 77301****Montgomery County**

Building Type: **Retail/(Community Ctr)** Space Avail: **9,010 SF**
 Building Status: **Built 1985** Max Contig: **7,042 SF**
 Building Size: **107,358 SF** Smallest Space: **1,968 SF**
 Land Area: **9.18 AC** Rent/SF/Yr: **Withheld**
 Stories: **1** % Leased: **91.6%**

Expenses: **2012 Tax @ \$0.88/sf; 2009 Ops @ \$1.16/sf, 2011 Est Ops @ \$1.28/sf**
 Parking: **500 free Surface Spaces are available; Ratio of 4.66/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: **The Weitzman Group, Inc. / Randy Hopper (713) 868-9961 X238 / Kyle Knight (713) 868-9961 / Ryan Clemons (713) 868-9961 -- 9,010 SF (1,968-7,042 SF)****Building Notes:**

DEMOGRAPHICS: 1-mile 3-mile 5-mile
 Population 4,749 29,821 45,828
 Avg. H.H. Income \$41,897 \$41,607 \$46,392
 Daytime Population 6,979 23,069 29,652

16 2420 N Frazier St

Conroe, TX 77303

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **9,000 SF**
Building Status: **Built 1970** Max Contig: **9,000 SF**
Building Size: **9,000 SF** Smallest Space: **9,000 SF**
Land Area: **0.45 AC** Rent/SF/Yr: **\$4.67/nnn**
Stories: **1** % Leased: **0%**
Expenses: **2013 Tax @ \$0.43/sf, 2012 Est Tax @ \$0.43/sf; 2012 Est Ops @ \$0.53/sf**
Parking: **16 free Surface Spaces are available; Ratio of 1.78/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Antonio Rodriquez / Antonio Rodriquez (832) 518-6865 -- 9,000 SF (9,000 SF)**

17 3401 W Davis St - Conroe Place Shopping Center - Park Place Center

Conroe, TX 77304

Montgomery County

Building Type: **Retail** Space Avail: **8,889 SF**
Building Status: **Built 1984** Max Contig: **4,704 SF**
Building Size: **13,800 SF** Smallest Space: **1,200 SF**
Land Area: **1.03 AC** Rent/SF/Yr: **\$18.00 - \$20.00/nnn**
Stories: **1** % Leased: **35.6%**
Expenses: **2013 Tax @ \$1.03/sf, 2011 Est Tax @ \$1.04/sf; 2012 Est Ops @ \$3.32/sf**
Parking: **80 free Surface Spaces are available; Ratio of 5.80/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **SRA Strategic Realty Advisors, LLC / J.Robert J. Young (979) 324-1717 -- 8,889 SF (1,200-4,704 SF)**

18 2017 Frazier St - Building A - Woodcreek Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **7,701 SF**
Building Status: **Existing** Max Contig: **3,437 SF**
Building Size: **10,474 SF** Smallest Space: **934 SF**
Land Area: **-** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **91.1%**
Parking: **100 free Surface Spaces are available; Ratio of 9.55/1,000 SF**
For Sale: **For Sale at \$9,200,000 as part of a portfolio of 4 properties - Active**



Sales Company: **Marcus & Millichap: Jerry Goldstein (713) 452-4255**

Landlord Rep: **George & Sonia Naddour / George Naddour (949) 291-4124 -- 7,701 SF (934-3,437 SF)**

19 1111 League Line Rd - Outlets at Conroe

Conroe, TX 77303

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **7,530 SF**
 Building Status: **Built 1991** Max Contig: **7,530 SF**
 Building Size: **7,530 SF** Smallest Space: **7,530 SF**
 Land Area: **12.93 AC** Rent/SF/Yr: **\$12.00 - \$15.60/nnn**
 Stories: **1** % Leased: **0%**
 Expenses: **2012 Tax @ \$8.87/sf**
 Parking: **120 free Surface Spaces are available**
 For Sale: **Not For Sale**



Landlord Rep: **Craig Realty Group / Sherry Koetting (949) 224-4100 -- 7,530 SF (7,530 SF)**

20 813-823 I-45 S - Bellshire Plaza

AKA 813-823 N I-45

Conroe, TX 77301

Montgomery County

Building Type: **Retail/(Strip Ctr)** Space Avail: **6,981 SF**
 Building Status: **Built 1980** Max Contig: **4,500 SF**
 Building Size: **15,955 SF** Smallest Space: **1,230 SF**
 Land Area: **0.87 AC** Rent/SF/Yr: **\$8.80 - \$10.58/nnn**
 Stories: **1** % Leased: **56.3%**
 Expenses: **2012 Tax @ \$0.83/sf**
 Parking: **25 free Surface Spaces are available; Ratio of 1.57/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Turk Investments, LTD / Sylvia Rivas (713) 772-3727 -- 6,981 SF (1,230-4,500 SF)**

Building Notes:

The tax ID # of this property is R36773 and the key map # is 187H.

21 13080 Tx-105 - Main Building (Bldg 1) - South Lake Center

Conroe, TX 77304

Montgomery County

Building Type: **Retail** Space Avail: **6,185 SF**
 Building Status: **Built 1979** Max Contig: **3,665 SF**
 Building Size: **29,513 SF** Smallest Space: **1,250 SF**
 Land Area: **2.90 AC** Rent/SF/Yr: **\$15.50 - \$27.50/nnn**
 Stories: **1** % Leased: **79.0%**
 Expenses: **2011 Tax @ \$1.50/sf, 2012 Est Tax @ \$1.74/sf; 2010 Ops @ \$3.72/sf, 2012 Est Ops @ \$3.12/sf**
 Parking: **120 free Surface Spaces are available; Ratio of 4.70/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Allstar Commercial Properties / Tully Dunlap (936) 756-8598 -- 6,185 SF (1,250-3,665 SF)**

Building Notes:

A 39,250 s.f. shopping center built in 2006. Other tenants include First Community Bank, Ruth Stultz Real Estate, Debbys Fine Dining, Lynn Marie's Day Spa and All Floors & More.

22 700-733 W Davis St - Conroe Center

Conroe Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **6,170 SF**
Conroe, TX 77301 Building Status: **Built 1968** Max Contig: **5,000 SF**
Montgomery County Building Size: **74,807 SF** Smallest Space: **1,170 SF**
Land Area: **5.95 AC** Rent/SF/Yr: **\$11.40 - \$12.00/nnn**
Stories: **1** % Leased: **91.8%**
Expenses: **2013 Tax @ \$1.03/sf; 2011 Ops @ \$1.38/sf**
Parking: **300 free Surface Spaces are available; Ratio of 4.01/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Hunington Properties, Inc. / Rafael Melara (713) 623-6944 X326 -- 6,170 SF (1,170-5,000 SF)**

Building Notes:**Description**

This dynamic location with high visibility on Highway 105, a major traffic artery, is just west of downtown Conroe and 1/2 mile from 1-45 North. This well established retail center, with a diverse tenant mix, is anchored by Dollar General.

The center is located in an active and established area of Montgomery County, one of the fastest growing counties in Texas.

23 3500 W Davis St - Resource Place

Conroe, TX 77304 Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **6,100 SF**
Montgomery County Building Status: **Built 1984** Max Contig: **4,500 SF**
Building Size: **30,000 SF** Smallest Space: **1,600 SF**
Land Area: **7.41 AC** Rent/SF/Yr: **\$15.00/+elec**
Stories: **1** % Leased: **79.7%**
Expenses: **2013 Tax @ \$1.43/sf**
Parking: **225 free Surface Spaces are available; Ratio of 7.50/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Craig Resources Corp / Stanley Craig (936) 525-3288 -- 6,100 SF (1,600-4,500 SF)**

24 1400-1420 N Loop 336 W - Montgomery Plaza

AKA 1400 N Loop 336 W Building Type: **Retail/(Community Ctr)** Space Avail: **5,387 SF**
NWC of N Loop 336 W & I-45 Building Status: **Built 1981, Renov 1993** Max Contig: **2,337 SF**
Conroe, TX 77304 Building Size: **315,340 SF** Smallest Space: **1,250 SF**
Land Area: **27.07 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **98.3%**
Montgomery County Expenses: **2012 Tax @ \$0.84/sf**
Parking: **1,182 free Surface Spaces are available; Ratio of 4.50/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Realm Realty / Jarrett Adame (713) 465-0001 -- 5,387 SF (1,250-2,337 SF)**

Building Notes:

Conveniently located on heavily-traveled Loop 336 North, this center is positioned in the heart of the greatest retail concentration in Conroe and northern Montgomery County. This intersection generates the trade area's top retail sales and the center is surrounded by Conroe's most prosperous neighborhoods.

25 423 E Phillips St

Conroe, TX 77301
Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **5,200 SF**
Building Status: **Built 1994** Max Contig: **5,200 SF**
Building Size: **5,200 SF** Smallest Space: **5,200 SF**
Land Area: **0.44 AC** Rent/SF/Yr: **\$13.85/mg**
Stories: **1** % Leased: **100%**
Expenses: **2013 Tax @ \$0.56/sf**
Parking: **15 free Surface Spaces are available; Ratio of 2.88/1,000 SF**
For Sale: **For Sale at \$479,000 (\$92.12/SF) - Active**



Sales Company: **Coldwell Banker Commercial Ingram Group: Bill Ingram (281) 364-8000 X104, James Stubbs (281) 382-7924**
Landlord Rep: **Coldwell Banker Commercial Ingram Group / Bill Ingram (281) 364-8000 X104 / James Stubbs (281) 382-7924 -- 5,200 SF (5,200 SF)**

26 1304 Wilson Rd

Conroe, TX 77304
Montgomery County

Building Type: **Retail/Bank** Space Avail: **4,850 SF**
Building Status: **Built 1983** Max Contig: **4,850 SF**
Building Size: **4,850 SF** Smallest Space: **4,850 SF**
Land Area: **0.91 AC** Rent/SF/Yr: **\$12.00/nnn**
Stories: **1** % Leased: **0%**
Expenses: **2013 Tax @ \$1.22/sf**
Parking: **18 free Surface Spaces are available; Ratio of 3.27/1,000 SF**
For Sale: **For Sale at \$675,000 (\$139.18/SF) - Under Contract**



Sales Company: **1st Group: Mario Arriaga (281) 353-1479**
Landlord Rep: **1st Group / John Eckstrum (281) 353-1479 X13 / Mario Arriaga (281) 353-1479 -- 4,850 SF (4,850 SF)**

Building Notes:

Land which includes 5000 sf office building currently occupied by Teachers Credit Union. Company is waiting for a new office to be build currently under lease.

27 1103 W Dallas St

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **3,500 SF**
 Building Status: **Built 1980** Max Contig: **3,500 SF**
 Building Size: **3,500 SF** Smallest Space: **3,500 SF**
 Land Area: **0.51 AC** Rent/SF/Yr: **\$13.03/nnn**
 Stories: **1** % Leased: **0%**
 Expenses: **2013 Tax @ \$1.69/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 9.09/1,000 SF**
 For Sale: **For Sale at \$489,000 (\$139.71/SF) - Active**



Sales Company: **Lawson TX Realty: Lawrence Lo (832) 788-8278**
 Landlord Rep: **Lawson TX Realty / Lawrence Lo (832) 788-8278 -- 3,500 SF (3,500 SF)**

28 3830-3836 W Davis St - Conroe Plaza

AKA 3832 Highway 105

NWC of Hwy 105 & Loop 336

Conroe, TX 77304

Montgomery County

Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **3,450 SF**
 Building Status: **Built 1996** Max Contig: **2,050 SF**
 Building Size: **16,904 SF** Smallest Space: **1,400 SF**
 Land Area: **-** Rent/SF/Yr: **\$16.50/nnn**
 Stories: **1** % Leased: **79.6%**
 Expenses: **2012 Tax @ \$4.15/sf; 2014 Combined Est Tax/Ops @ \$5.20/sf**
 Parking: **450 free Surface Spaces are available**
 For Sale: **Not For Sale**



Landlord Rep: **The Retail Properties Group Ben Brown (713) 784-6404 -- 3,450 SF (1,400-2,050 SF)**

29 902-932 W Dallas St - Crossroads II Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **3,375 SF**
 Building Status: **Built 1984** Max Contig: **1,875 SF**
 Building Size: **28,453 SF** Smallest Space: **1,500 SF**
 Land Area: **2.01 AC** Rent/SF/Yr: **\$10.20/nnn**
 Stories: **2** % Leased: **88.1%**
 Expenses: **2011 Tax @ \$1.16/sf, 2013 Est Tax @ \$1.01/sf; 2013 Ops @ \$2.56/sf, 2012 Est Ops @ \$2.08/sf**
 Parking: **65 free Surface Spaces are available; Ratio of 2.28/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Investar Real Estate Services, Inc. / Gary Warner (713) 464-1001 -- 3,375 SF (1,500-1,875 SF)**

Building Notes:

Shopping Center is located approximately 2 blocks east of Interstate 45 North on West Dallas Street in Conroe.

30 3708 W Davis St

Conroe, TX 77304
Montgomery County

Building Type: **Retail**
Building Status: **Built 1980**
Building Size: **13,984 SF**
Land Area: **1.05 AC**
Stories: **1**
Expenses: **2012 Tax @ \$1.50/sf, 2011 Est Tax @ \$1.34/sf; 2011 Est Ops @ \$0.96/sf**
Parking: **65 free Surface Spaces are available; Ratio of 4.65/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,330 SF**
Max Contig: **1,248 SF**
Smallest Space: **1,040 SF**
Rent/SF/Yr: **\$16.80/mg**
% Leased: **85.1%**



Landlord Rep: **1st Group / John Eckstrum (281) 353-1479 X13 / Mario Arriaga (281) 353-1479 -- 3,330 SF (1,040-1,248 SF)**

31 2259 N Loop 336 - Highland's Plaza

Conroe, TX 77304
Montgomery County

Building Type: **Retail**
Building Status: **Built 2008**
Building Size: **15,000 SF**
Land Area: **0.75 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.91/sf**
For Sale: **Not For Sale**

Space Avail: **3,000 SF**
Max Contig: **3,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,000 SF (3,000 SF)**

32 2257 N Loop 336 W - Highlands Plaza-Phase II - Highlands Plaza

Conroe, TX 77304
Montgomery County

Building Type: **Retail/Freestanding**
Building Status: **Built Oct 2008**
Building Size: **10,000 SF**
Land Area: **6 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.00/sf**
Parking: **70 free Surface Spaces are available; Ratio of 7.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,000 SF**
Max Contig: **3,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/Yr: **\$17.00/nnn**
% Leased: **70.0%**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,000 SF (3,000 SF)**

Building Notes:

The Highlands Retail Plaza is a proposed shopping center with spaces ranging from 1500 to 9000 square feet.

33 13080 Tx-105 - Bldg 3 - South Lake Center

Conroe, TX 77304
Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **3,000 SF**
Building Status: **Built 1979** Max Contig: **3,000 SF**
Building Size: **5,718 SF** Smallest Space: **1,200 SF**
Land Area: **4 AC** Rent/SF/Yr: **\$16.00/nnn**
Stories: **1** % Leased: **47.5%**
Expenses: **2011 Tax @ \$1.56/sf, 2012 Est Tax @ \$8.96/sf; 2011**
 Ops @ \$2.52/sf, 2012 Est Ops @ \$3.12/sf
Parking: **20 free Surface Spaces are available; Ratio of**
 3.50/1,000 SF
For Sale: **Not For Sale**



Landlord Rep: **The Retail Properties Group / D.Brad D. Sondock (713) 784-6404 X101 -- 3,000 SF (1,200-3,000 SF)**

34 604 N LOOP 336 W - Creekside Plaza

Conroe, TX 77301
Montgomery County

Building Type: **Retail** Space Avail: **2,800 SF**
Building Status: **Built 1993** Max Contig: **1,400 SF**
Building Size: **14,000 SF** Smallest Space: **1,400 SF**
Land Area: **1.90 AC** Rent/SF/Yr: **\$14.00/nnn**
Stories: **1** % Leased: **80.0%**
Expenses: **2013 Tax @ \$1.48/sf, 2011 Est Tax @ \$1.31/sf; 2013**
 Est Ops @ \$2.12/sf
Parking: **35 free Surface Spaces are available; Ratio of**
 2.50/1,000 SF
For Sale: **Not For Sale**



Landlord Rep: **Orange Commercial LLC. / Bill Wong (713) 961-9097 -- 2,800 SF (1,400 SF)**

35 2104 N Frazier St - Conroe Shopping Center

Conroe, TX 77301
Montgomery County

Building Type: **Retail** Space Avail: **2,794 SF**
Building Status: **Built 1993** Max Contig: **2,794 SF**
Building Size: **13,277 SF** Smallest Space: **1,397 SF**
Land Area: **17.30 AC** Rent/SF/Yr: **\$23.00/nnn**
Stories: **1** % Leased: **100%**
Expenses: **2009 Tax @ \$9.00/sf, 2014 Est Tax @ \$2.50/sf; 2014**
 Est Ops @ \$2.00/sf
Parking: **100 free Surface Spaces are available; Ratio of**
 7.53/1,000 SF
For Sale: **Not For Sale**



Landlord Rep: **H-E-B / S.Debbie S. Knox (713) 329-3939 -- 2,794 SF (1,397 SF)**

36 96 Beachwalk Blvd - Stroman Campus Bldg 2

Conroe, TX 77304

Montgomery County

Building Type: **Class C Office**
Building Status: **Built 1994**
Building Size: **30,026 SF**
Typical Floor Size: **2,367 SF**
Stories: **2**

Space Avail: **2,544 SF**
Max Contig: **1,200 SF**
Smallest Space: **320 SF**
Rent/SF/Yr: **\$12.00 - \$16.00/nnn**
% Leased: **91.5%**

Expenses: **2012 Tax @ \$0.45/sf**
Parking: **30 free Surface Spaces are available**
For Sale: **Not For Sale**



Landlord Rep: **Stroman Realty, Inc. / Wayne Stroman (936) 588-4444 -- 2,544 SF (320-1,200 SF)**

Building Notes:

There is a new two-story building of 14,400 sq. ft. in the Stroman Realty office complex located on Highway 105 W in Conroe, Texas.

Office and retail space will be available.

Lakeview Center Specifications:

Status: Ground floor 2400' end cap available – Second floor 3000' can be subdivided
Total Size: 14,400 Sq. Feet

View: Water view – What a great place to have an office.

Stories: 2, Elevator in lobby.

Location: Next to Stroman Realty at 14500 Hwy. 105 West Conroe, TX 77304

37 129 S Frazier St

AKA 127-129 S Frazier St

Conroe, TX

Montgomery County

Building Type: **Retail/Freestanding**
Building Status: **Built 1977**
Building Size: **4,126 SF**
Land Area: **0.21 AC**
Stories: **1**

Space Avail: **2,500 SF**
Max Contig: **2,500 SF**
Smallest Space: **2,500 SF**
Rent/SF/Yr: **Withheld**
% Leased: **39.4%**

Expenses: **2013 Tax @ \$0.57/sf**
Parking: **15 free Surface Spaces are available; Ratio of 3.63/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Padilla Family Limited Partnership / O.Miguel O. Quintero (936) 539-8874 -- 2,500 SF (2,500 SF)**

38 13095 Highway 105 W

Conroe, TX 77304

Montgomery County

Building Type: **Retail/Storefront**
Building Status: **Existing**
Building Size: **2,372 SF**
Land Area: **0.51 AC**
Stories: **1**
For Sale: **For Sale - Active**

Space Avail: **2,372 SF**
Max Contig: **2,372 SF**
Smallest Space: **2,372 SF**
Rent/SF/Yr: **\$9.08/nnn**
% Leased: **0%**



Sales Company: **Allstar Commercial Properties: Bryan Anthony (936) 537-5460, Tully Dunlap (936) 756-8598**

Landlord Rep: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598 -- 2,372 SF (2,372 SF)**

39 1717 N Frazier St - Wilson Road Plaza

Conroe, TX 77301

Montgomery County

Building Type: **Retail**
Building Status: **Built 1969**
Building Size: **47,689 SF**
Land Area: **8.39 AC**
Stories: **1**

Space Avail: **2,330 SF**
Max Contig: **2,000 SF**
Smallest Space: **110 SF**
Rent/SF/Yr: **\$15.00 - \$35.45/nnn**
% Leased: **95.1%**

Expenses: **2013 Tax @ \$1.26/sf**
Parking: **130 free Surface Spaces are available; Ratio of 2.73/1,000 SF**
For Sale: **For Sale at \$4,800,000 (\$100.65/SF) - Active**



Sales Company: **MHW Real Estate, Inc.: Jody Czajkoski (713) 560-6069, Todd Graff (832) 647-7617**

Landlord Rep: **EHD Salon & Day Spa / Markisha Lynch (936) 494-4247 -- 2,330 SF (110-2,000 SF)**

40 1211 Loop 336 Hwy

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding**
Building Status: **Built 1984**
Building Size: **20,000 SF**
Land Area: **0.77 AC**
Stories: **1**

Space Avail: **2,100 SF**
Max Contig: **1,100 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$13.00/fs**
% Leased: **89.5%**

Expenses: **2013 Tax @ \$0.57/sf**
Parking: **32 free Surface Spaces are available; Ratio of 1.60/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **1st Group / John Eckstrum (281) 353-1479 X13 -- 2,100 SF (1,000-1,100 SF)**

41 2960 I-45 Fwy N - The Men's Wearhouse - Conroe Marketplace

**I-45 & Teas Nursery
Conroe, TX 77304
Montgomery County**

Building Type: **Retail/Freestanding** Space Avail: **1,708 SF**
Building Status: **Built 2006** Max Contig: **1,708 SF**
Building Size: **9,307 SF** Smallest Space: **1,708 SF**
Land Area: **21.48 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **81.7%**
Expenses: **2012 Tax @ \$50.01/sf**
Parking: **25 free Surface Spaces are available; Ratio of
2.68/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4 -- 1,708 SF (1,708 SF)**

42 5620 Tx-105 Hwy

**Conroe, TX 77304
Montgomery County**

Building Type: **Retail/Auto Repair** Space Avail: **1,551 SF**
Building Status: **Built 1995** Max Contig: **1,551 SF**
Building Size: **1,551 SF** Smallest Space: **1,551 SF**
Land Area: **0.44 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2013 Tax @ \$2.00/sf**
Parking: **10 free Surface Spaces are available; Ratio of
6.45/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*
Sublet Contact: **Lube Time Inc / -- 1,551 SF (1,551 SF)**

43 2015-2017 Frazier St - Building B - Woodcreek Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **1,500 SF**
Building Status: **Existing** Max Contig: **1,500 SF**
Building Size: **29,542 SF** Smallest Space: **500 SF**
Land Area: - Rent/SF/Yr: **\$7.80/nnn**
Stories: **1** % Leased: **94.9%**
Parking: **200 free Surface Spaces are available; Ratio of 6.20/1,000 SF**
For Sale: **For Sale at \$9,200,000 as part of a portfolio of 4 properties - Active**



Sales Company: **Marcus & Millichap: Jerry Goldstein (713) 452-4255**
Landlord Rep: **George & Sonia Naddour / George Naddour (949) 291-4124 -- 1,500 SF (500 SF)**

44 924 I-45

Conroe, TX 77304

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **1,500 SF**
Building Status: **Built 1993** Max Contig: **1,500 SF**
Building Size: **1,500 SF** Smallest Space: **1,500 SF**
Land Area: **2.30 AC** Rent/SF/Yr: **\$39.96/nnn**
Stories: **1** % Leased: **0%**
Parking: **25 free Surface Spaces are available**
For Sale: **For Sale at \$1,500,000 (\$1,000.00/SF) - Active**



Sales Company: **ICA: Jim Girard (214) 733-4063**
Landlord Rep: **ICA / Jim Girard (214) 733-4063 -- 1,500 SF (1,500 SF)**

45 14540 Highway 105 W

Conroe, TX 77304

Montgomery County

Building Type: **Retail/Freestanding** Space Avail: **1,450 SF**
Building Status: **Built 1992** Max Contig: **1,450 SF**
Building Size: **1,450 SF** Smallest Space: **1,450 SF**
Land Area: **1.06 AC** Rent/SF/Yr: **\$41.38/nnn**
Stories: **1** % Leased: **0%**
Parking: **20 free Surface Spaces are available**
For Sale: **Not For Sale**



Landlord Rep: **Kyle Weir Commercial Real Estate / Weir Kyle (713) 626-8940 -- 1,450 SF (1,450 SF)**

46 2129 Tx-105 - Montgomery Crossing

Conroe, TX 77304
Montgomery County

Building Type: **Retail**
Building Status: **Built 2004**
Building Size: **12,977 SF**
Land Area: **1.85 AC**
Stories: **1**
Expenses: **2012 Tax @ \$2.42/sf**
Parking: **70 free Surface Spaces are available; Ratio of 5.39/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,200 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **\$20.00/nnn**
% Leased: **90.8%**



Landlord Rep: **Peacock Properties / Randy Peacock (713) 621-2127 X304 -- 1,200 SF (1,200 SF)**

47 2750 Fm-1488 - Amato's

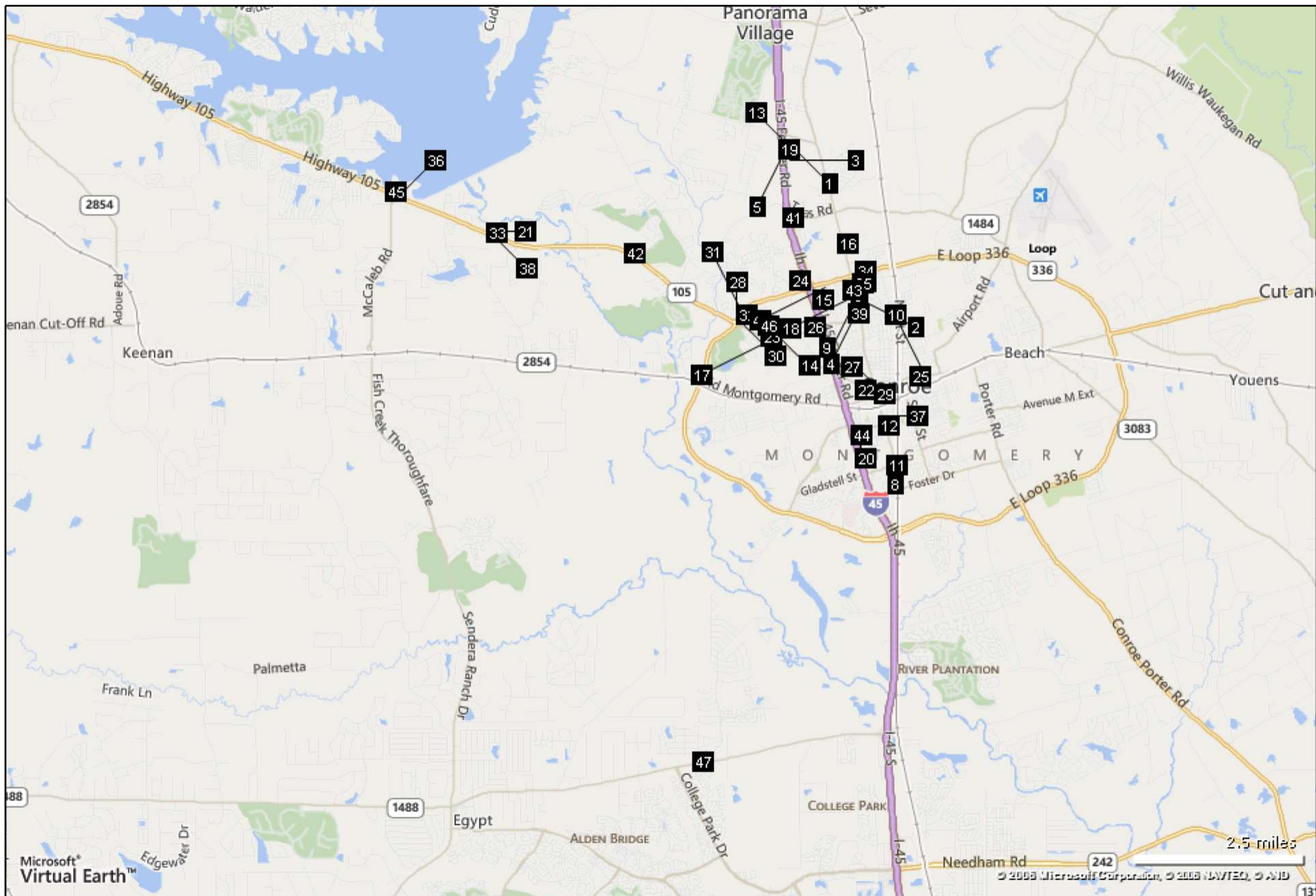
Conroe, TX 77384
Montgomery County

Building Type: **Retail/Convenience Store**
Building Status: **Built 1973**
Building Size: **5,202 SF**
Land Area: **0.41 AC**
Stories: **1**
Expenses: **2013 Tax @ \$0.73/sf**
Parking: **16 free Surface Spaces are available; Ratio of 3.08/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$14.40/nnn**
% Leased: **100%**



Landlord Rep: **The Marion Franke Team / Robert Graham (936) 647-4373 -- 1,000 SF (1,000 SF)**





Greater **Conroe** Economic
Development Council

FOR SALE

PREPARED BY:
GREATER CONROE ECONOMIC DEVELOPMENT COUNCIL
505 W DAVIS ST
CONROE TX 77301

1 13095 Highway 105 W

Conroe, TX 77304	Sale Price: For Sale	Center Size: 2,372 SF
	Price/SF: -	% Leased: 0.0%
	Cap Rate: -	Land Area: 0.51 AC
	Center Type: Storefront	Year Built: -
	Sale Status: Active	Zoning: -
Days on Market: 56		Stories: 1
Sale Conditions: -		
Sale Type: Investment OR Owner/User		



Sales Contacts: Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598

Investment Notes:

\$795k

2 12993 Hwy 105

Conroe, TX 77306	Sale Price: \$250,000	Center Size: 530 SF
	Price/SF: \$471.70	% Leased: 100.0%
	Cap Rate: -	Land Area: 1 AC
	Center Type: Freestanding	Year Built: 1998
	Sale Status: Active	Zoning: 1
Days on Market: 749		Stories: 1
Sale Conditions: -		
Sale Type: Owner/User		



Sales Contacts: Certified Business Brokers / Marcia Bowron (713) 826-5783

Investment Notes:

You have to look at this beautiful one-acre lot with 236 ft frontage situated on a busy highway in Conroe, TX. A quaint 530 sq ft building with a wrap around porch sits on the lot along with 2 storage sheds and a double wide. It is currently used as a beauty shop run by the owner. On the lot are 7 fig, nut and fruit trees. It has city water, 2 septics, ramp for handicapped, large 4" thick asphalt paved parking lot. Business could remain a beauty shop (equipment included) or become the home for any other business as there is easy access to and from heavily traveled highway. Owner is only employee and hiring additional hairstylists to use the 3 stations could increase business. The 3/2 double wide trailer, also included in sale, is in process of being remodeled. Please be discreet, customers do not know the business is for sale.

The business is on Highway 105 in Conroe, TX. This heavily traveled highway is just minutes from I-45. This business has great visibility and easy access to and from the highway. Plans for 105 to become 4 lane are in the near future.

3 906 Wilson Rd - Fit Gym

Conroe, TX 77301	Sale Price: \$440,000	Center Size: 14,000 SF
Fit Gym	Price/SF: \$31.43	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.87 AC
	Center Type: Health Club	Year Built: 1980
	Sale Status: Under Contract	Zoning: 1
Days on Market: 286		Stories: 2
Sale Conditions: -		
Sale Type: Investment		



Sales Contacts: MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069

Investment Notes:

18,000 sq ft building for sale or lease in Conroe. Ideal for a gym, office or industrial. Currently being used as a fitness gym. All equipment will be included with the sale or lease. Easy access from I-45. Located at 906 Wilson Road, Conroe, Texas

4 423 E Phillips St

Conroe, TX 77301	Sale Price: \$479,000	Center Size: 5,200 SF
	Price/SF: \$92.12	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.44 AC
	Center Type: Freestanding	Year Built: 1994
	Sale Status: Active	Zoning: 1
	Days on Market: 1,540	Stories: 1
	Sale Conditions: -	
	Sale Type: Investment	



Sales Contacts: Coldwell Banker Commercial Ingram Group / Bill Ingram (281) 364-8000 X104 / James Stubbs (281) 382-7924

Investment Notes:

Retail/ Office - Multi Use Building. Large open showroom, 2 private offices, 12' 40' storage room and a 30' x 30' workshop with 3 overhead doors. Presently occupied by Today's Rental and Sales.

5 1103 W Dallas St

Conroe, TX 77301	Sale Price: \$489,000	Center Size: 3,500 SF
	Price/SF: \$139.71	% Leased: 0.0%
	Cap Rate: -	Land Area: 0.51 AC
	Center Type: Freestanding	Year Built: 1980
	Sale Status: Active	Zoning: 1
	Days on Market: 147	Stories: 1
	Sale Conditions: -	
	Sale Type: Investment OR Owner/User	



Sales Contacts: Lawson TX Realty / Lawrence Lo (832) 788-8278

6 1304 Wilson Rd

Conroe, TX 77304	Sale Price: \$675,000	Center Size: 4,850 SF
	Price/SF: \$139.18	% Leased: 0.0%
	Cap Rate: -	Land Area: 0.91 AC
	Center Type: Bank	Year Built: 1983
	Sale Status: Under Contract	Zoning: 1
	Days on Market: 1,559	Stories: 1
	Sale Conditions: -	
	Sale Type: Owner/User	



Sales Contacts: 1st Group / Mario Arriaga (281) 353-1479

7 924 I-45

Conroe, TX 77304	Sale Price: \$1,500,000	Center Size: 1,500 SF
	Price/SF: \$1,000.00	% Leased: 0.0%
	Cap Rate: -	Land Area: 2.30 AC
	Center Type: Freestanding	Year Built: 1993
	Sale Status: Active	Zoning: 1
	Days on Market: 1,462	Stories: 1
	Sale Conditions: -	
	Sale Type: Investment OR Owner/User	



Sales Contacts: ICA / Jim Girard (214) 733-4063

8 4900 W Davis St - Conroe West Shopping Center

Conroe, TX 77304
Conroe West Shopping
Center

Sale Price: \$2,200,000
Price/SF: \$133.35
Cap Rate: -

Center Size: 16,498 SF
% Leased: 100.0%
Land Area: 1.72 AC

Center Type: (Strip Center)
Sale Status: Active
Days on Market: 42
Sale Conditions: -
Sale Type: Investment

Year Built: 2001
Zoning: None
Stories: 1

Sales Contacts: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292



9

Retail Portfolio Portfolio of 2 Retail properties in Conroe, TX, having total size of 5,082 SF, and for sale at \$2,500,000 (\$491.93/SF)

Sale Price: \$2,500,000
Price/SF: \$491.93
Cap Rate: -
Sale Conditions: -
Sale Type: Investment

Total Size: 5,082 SF
Days On Market: 414
Sale Status: Active

Sales Contacts: The Marion Franke Team / Robert Graham (936) 647-4373
Portfolio Properties: 1209 N Frazier St (not for sale individually)
1209 N Frazier St (not for sale individually)



Investment Notes:

2 GAS STATIONS ONE HAS CONVENIENCE STORE FACILITY THE OTHER SITE IS A FUEL ONLY STATION. CALL ROBERT GRAHAM FOR DETAIL PACKAGE.

10 5459 W Davis St

Conroe, TX 77304

Sale Price: \$2,875,000
Price/SF: \$153.66
Cap Rate: -

Center Size: 18,710 SF
% Leased: 100.0%
Land Area: 1.18 AC

Center Type: Freestanding
Sale Status: Active
Days on Market: 1,014
Sale Conditions: -
Sale Type: Investment

Year Built: 2005
Zoning: -
Stories: 1

Sales Contacts: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102

Investment Notes:

This retail showroom with 29,500 sf sits on 1.5 acres and has 56 paved parking spaces. There is 21,000 sf of air conditioned showroom and 8,500 sf of warehouse with a dock high loading area. The property has a stucco exterior and metal roof with glass windows on the front of the building. Signalized entry and exit to Hwy 105 provides easy access.



11 3711 W Davis St

Conroe, TX 77304 Sale Price: \$2,900,000 Center Size: 15,105 SF
 Price/SF: \$191.99 % Leased: 100.0%
 Cap Rate: - Land Area: 2.10 AC
 Center Type: Service Station (Strip Center)

Sale Status: Active Year Built: 2000
 Days on Market: 1,345 Zoning: 1
 Sale Conditions: -
 Sale Type: Investment



Sales Contacts: The Marion Franke Team / Marion Franke (936) 647-4400

Investment Notes:

Sale Price \$2,900,000

12 2127 W Davis St - Raising Cane's, Montgomery Crossing

Conroe, TX 77304 Sale Price: \$3,649,000 Center Size: 3,737 SF
 Raising Cane's, Montgomery Price/SF: \$976.45 % Leased: 100.0%
 Crossing Cap Rate: 6.50% Land Area: 0.88 AC
 Center Type: Fast Food (Neighborhood Center)

Sale Status: Pending Year Built: 2004
 Days on Market: 103 Zoning: -
 Sale Conditions: Investment Triple Net
 Sale Type: Investment



Sales Contacts: EXP Realty Advisors / Joseph Caputo (214) 522-7200 / Bob Moorhead (214) 522-7200 / Russell Smith (214) 915-8890

Investment Notes:

Brand new construction, scheduled to open in June 2014. Building size is 3,737+ square feet on .88+ acres Brand new, 15-year, Absolute NNN Lease, with rent increases every 5-years during initial term and at the beginning of each option period. Along W Davis St (30,923 Cars / Day) | .5-Miles W of Interstate 45 (120,526 Cars / Day) Near Target, Home Depot, Best Buy, Sherwin Williams, Gold's Gym, Subway, Panda Express, & Chase 1-Mile Pop. is projected to grow 17.32% 2013- 2018 | 5-Mile Avg. HH Income: \$63,661 Conroe is Located 40-Miles North of Houston | 11.5-Miles North of The Woodlands

13 1717 N Frazier St - Wilson Road Plaza, Wilson Road Plaza

Conroe, TX 77301 Sale Price: \$4,800,000 Center Size: 47,689 SF
 Wilson Road Plaza, Wilson Price/SF: \$100.65 % Leased: 95.1%
 Road Plaza Cap Rate: 7.50% Land Area: 8.39 AC

Center Type: (Neighborhood Center) Year Built: 1969
 Sale Status: Active Zoning: 1
 Days on Market: 692 Stories: 1
 Sale Conditions: Investment Triple Net
 Sale Type: Investment



Sales Contacts: MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069 / Todd Graff (832) 647-7617

Investment Notes:

Newly Repositioned Retail Center sitting on 5.381 acres. Traffic count for Frazier St is 27,000 ADT. Frazier St, 1 block north of Wilson Rd in Conroe, TX

Retail Portfolio Portfolio of 2 Retail properties in Montgomery County, TX, having total size of 8,291 SF, and for sale at \$5,000,000 (\$603.06/SF)

Sale Price: \$5,000,000	Total Size: 8,291 SF
Price/SF: \$603.06	Days On Market: 77
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: Colliers International / Jason Tangen (713) 830-4006
 Portfolio Properties: 8800 Six Pines Dr (not for sale individually)
 1426 N Loop 336 W (not for sale individually)

Retail Portfolio Portfolio of 4 Retail properties in Conroe, TX, having total size of 156,337 SF, and for sale at \$9,200,000 (\$58.85/SF)

Sale Price: \$9,200,000	Total Size: 156,337 SF
Price/SF: \$58.85	Days On Market: 27
Cap Rate: 8.50%	Sale Status: Active
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: Marcus & Millichap / Jerry Goldstein (713) 452-4255
 Portfolio Properties: 2017 N Frazier St (not for sale individually)
 2001 Frazier St (not for sale individually)
 2017 Frazier St (not for sale individually)
 2015-2017 Frazier St (not for sale individually)

Investment Notes:

The land area is over 11 acres and the property has a sizeable parking lot. It has been the location for the Texas Department of Family Protective Services since 1995, RadioShack since 1981, Dollar General #2713 and Western Shamrock since 2006. Texas Protective Services (26,852 square feet), Johnny B. Dalton's (11,500 square feet), Dollar General (12,280 square feet) and Whiskey River (10,000 square feet) are the center's largest tenants. They account for 60,732 square feet or 47% of the GLA. The property consists of four multi-tenant buildings. Current occupancy is 80 percent. There are 32 tenant spaces ranging in size from 500 square feet to 25,357 square feet with the majority being 1,200 square feet or smaller. Twenty five spaces are occupied leaving seven vacancies. Among these vacancies is a 12,000 square foot former theater space which could become an entertainment concept. Each is second generation but not all are in move-in condition. Signage is not uniform but there are many that are logoed and there is a large pylon that enhances tenant visibility. Woodcreek Shopping Center is located on North Frazier (Highway 75) south of Loop 336 and east of Interstate 45 (North Freeway) in Conroe, Texas. North Frazier is the predecessor to Interstate 45 and runs parallel to it. Conroe is a northern suburb of Houston and is 15 miles north of the 28,000 acre Woodlands master planned community which itself is just north of Springwood, another master planned community that has the new 358 acre Exxon campus which will have 12,000 employees soon. With a population of more than 60,000, Conroe is the largest city and county seat of Montgomery County that has a population over 491,000. Conroe falls within the Houston, The Woodlands, Sugarland, Metropolitan Statistical Area. It is 40 miles north of Houston and 200 miles south of Dallas.

