

**OWNER FINANCING
AVAILABLE**

**ENTITLEMENTS
IN PLACE**


*see page 2




11.7 ACRES FOR SALE

0 FM 3083, Conroe, TX 77303

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SENDERO
REAL ESTATE

PROPERTY INFO

11.7 Acres
FM 3083
Conroe, TX



PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY SITUATED ON FM 3083 WHICH IS A FOUR-LANE MAJOR THOROUGHFARE
- ⊕ LOCATED 3.5 MI NORTH OF I-45 N AND 1/4 MILE FROM LOOP 336
- ⊕ OWNER FINANCING AVAILABLE
- ⊕ BOOMING INDUSTRIAL CORRIDOR
- ⊕ NO FLOOD PLAIN
- ⊕ UTILITIES TO THE SITE
ENGINEERING & ENTITLEMENTS
HAVE BEEN PERFORMED & WILL
CONVEY
- ⊕ LOTS OF RETAIL & RESTAURANTS
WITHIN A SHORT DRIVE
- ⊕ ACROSS THE STREET FROM CONROE
INDUSTRIAL PARK NORTH

PROPERTY DETAILS

Located in the booming Conroe market across the street from Conroe Park North Industrial Park, which is a 1,656 acre development owned by the City of Conroe EDC that is home to international, national, and regional users including AirGas, Bauer Pileco, FedEx Freight, Five Below, NOV, and McKesson. The Landing at 3083 is an 11.7 acre tract of land that has had entitlements performed which include survey, topo, TXdot driveway permit, full civil construction drawings, and preliminary plat approval for a 100,000 sqft industrial park. Located on FM 3083 which was recently expanded to four-lane road and only 3 miles to I-45 and 1/4 mile to Loop 336. Please call for any additional questions relating to approved plans and owner financing.

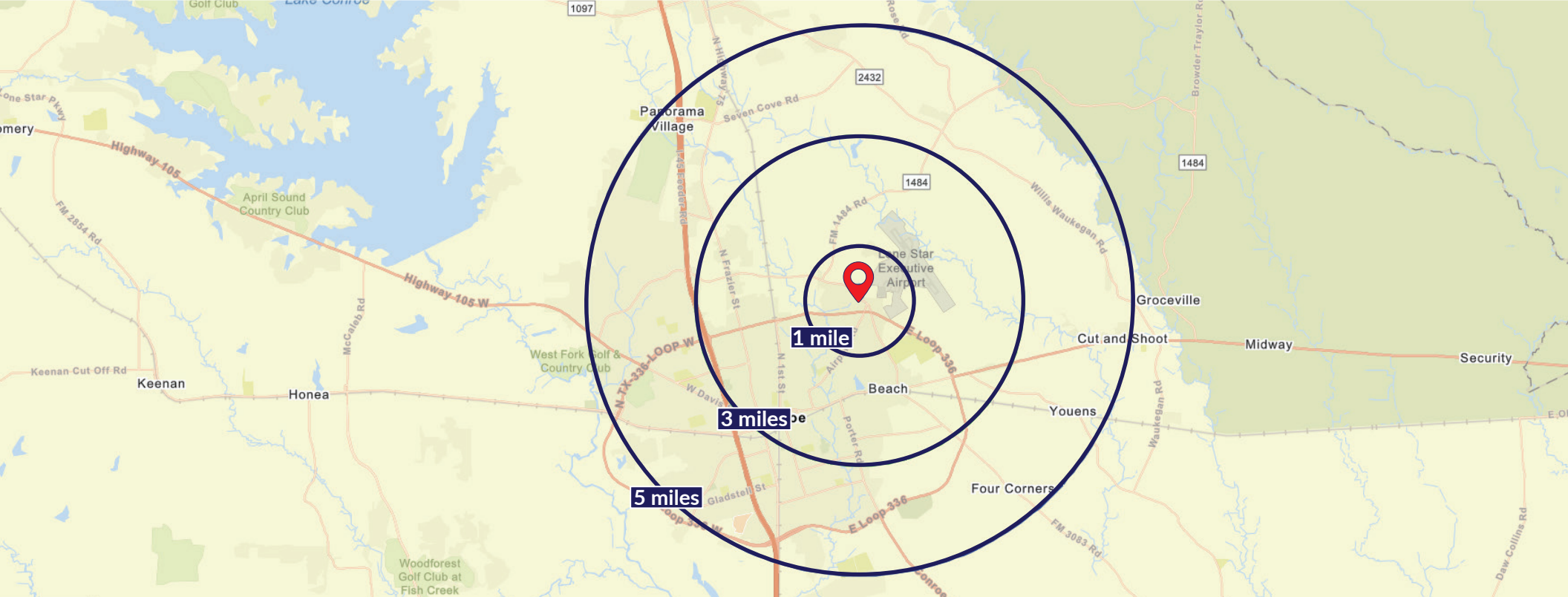
LOCATION INFORMATION

LOCATION	FM 3083, North of Loop 336 and Hwy 105, East of I-45
SUBMARKET	Conroe
SIZE	11.71 acres
PRICE	\$5/SF or \$2,550,438
UTILITIES	City of Conroe
FLOOD PLAIN	Not in flood plain
APN	0002-01-00330 & 0002-01-00147
LEGAL	TR 1A ABST 1339 M L JONES

TRAFFIC COUNTS PER 2022 TRAFFIC COUNTS

N Loop 336 E @ Airport Rd	14,330VPD
Carwright Rd @ Airport Rd E	12,773 VPD
Airport Rd @ N FM 3083 E	10,227 VPD

DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,632	32,724	86,218
Employees	1,615	23,671	48,350
Businesses	67	1,912	3,988
Households	851	10,595	30,359
Median Home Value	\$356,722	\$321,624	\$259,768
Average Household Size	2.71	2.85	2.75
Owner Occupied Housing Units	544	6,112	18,077
Renter Occupied Housing Units	307	4,483	12,282
Median Age	34.2	33.4	34.9
Average Household Income	\$88,519	\$81,913	\$91,387



86,218
POPULATION



34.2 MEDIAN AGE



2.85 AVERAGE HH SIZE

\$91,387
AVG HH INCOME



3,988
TOTAL BUSINESSES



48,350
TOTAL EMPLOYEE

AERIAL IMAGE - LOOKING SOUTH

11.7 Acres
FM 3083
Conroe, TX



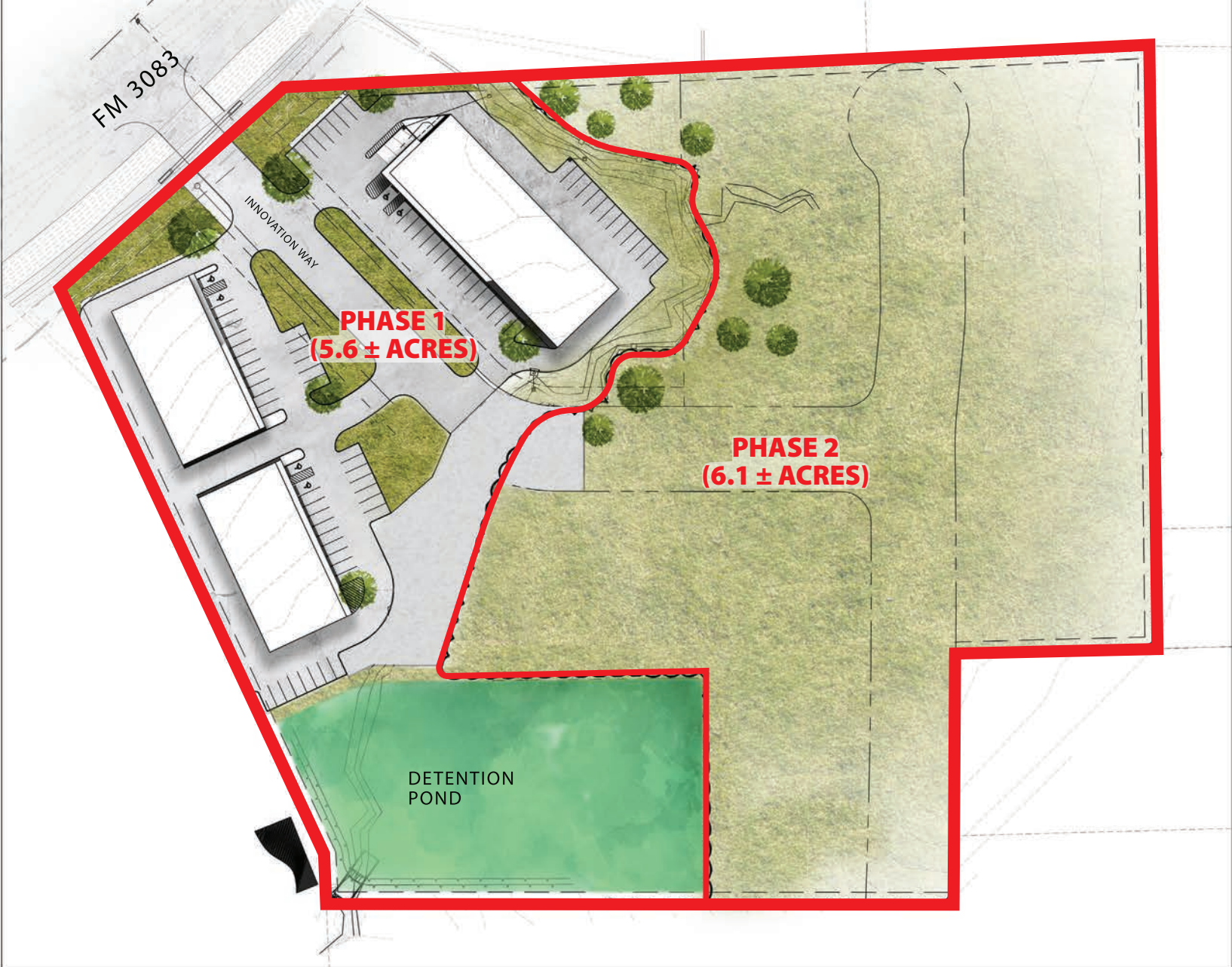
INDUSTRIAL & RETAIL DEVELOPMENT MAP

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FM 3083
Conroe, TX



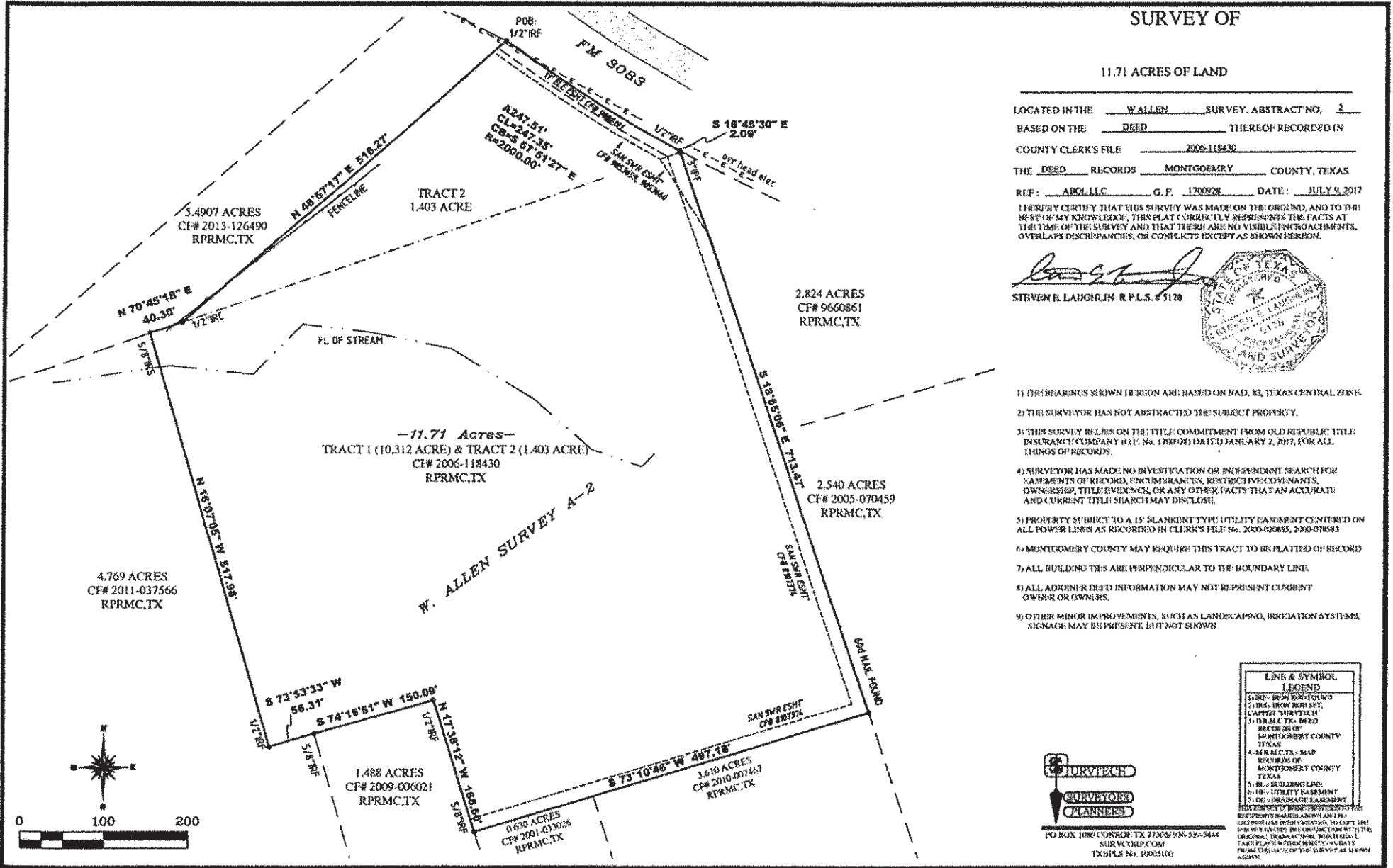
PROPOSED PROJECT SITE PLAN - PHASE 1

11.7 Acres
FM 3083
Conroe, TX



SURVEY

11.7 Acres
FM 3083
Conroe, TX



SURVEY OF

11.71 ACRES OF LAND

LOCATED IN THE WALLEN SURVEY, ABSTRACT NO. 2
 BASED ON THE DEED THEREOF RECORDED IN
 COUNTY CLERK'S FILE 2006-118430
 THE DEED RECORDS MONTGOMERY COUNTY, TEXAS
 REF: ABOL LLC G.F. 1700224 DATE: JULY 9, 2017

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

Steven E. Laughlin
 STEVEN E. LAUGHLIN, R.P.L.S. #5178



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD, 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM OLD REPUBLIC TITLE INSURANCE COMPANY (C.I. No. 170022) DATED JANUARY 2, 2017, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO A 15' BLANKET TYPE UTILITY EASEMENT CENTERED ON ALL POWER LINES AS RECORDED IN CLERK'S FILE NO. 2000-02085, 2000-02853
- 6) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD
- 7) ALL BUILDINGS THIS ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 8) ALL ADJACENT DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 9) OTHER MINOR IMPROVEMENTS, SUCH AS LANDSCAPING, IRRIGATION SYSTEMS, SIGNAGE MAY BE PRESENT, BUT NOT SHOWN

LINE & SYMBOL	LEGEND
1. (---) BROWN BOUNDARY	1. (---) BROWN BOUNDARY
2. (---) BLACK BOUNDARY	2. (---) BLACK BOUNDARY
3. (---) BLACK BOUNDARY	3. (---) BLACK BOUNDARY
4. (---) BLACK BOUNDARY	4. (---) BLACK BOUNDARY
5. (---) BLACK BOUNDARY	5. (---) BLACK BOUNDARY
6. (---) BLACK BOUNDARY	6. (---) BLACK BOUNDARY
7. (---) BLACK BOUNDARY	7. (---) BLACK BOUNDARY
8. (---) BLACK BOUNDARY	8. (---) BLACK BOUNDARY
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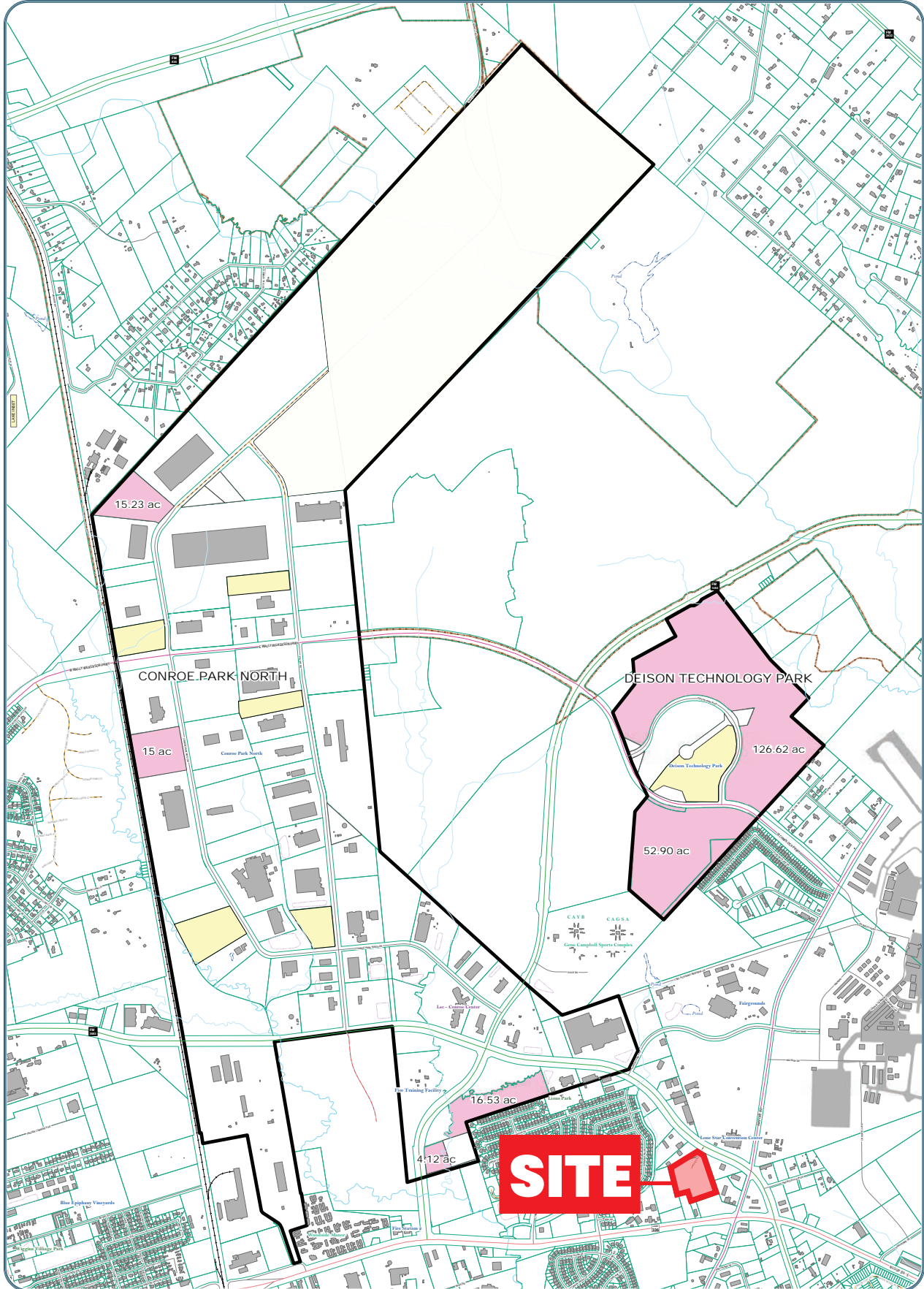
SURVITECH
SURVEYORS
PLANNERS
 P.O. BOX 1080 CONROE, TX 77385-0108
 SURVTCORP.COM
 TXRPLS No. 10005100

CITY MAP



CONROE PARK NORTH SITE MAP

11.7 Acres
FM 3083
Conroe, TX





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.

11-2-2015



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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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

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