

FOR SALE



SITE

FUTURE CONROE ISD ELEMENTARY

CONROE

LOOP 336



FOSTERS RIDGE

RIVERS EDGE

JACOBS RESERVE

INTERSTATE 45

1488

STILLWATER

WG JONES STATE FOREST

FISH CREEK TRRP

OLD CONROE RD

COLLEGE PARK DR

KUYKENDAHL RD

RESEARCH FOREST DR

THE WOODLANDS

2878



1488



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60± ACRES DIVISIBLE

ADJOINS TO FUTURE CONROE ISD ELEMENTARY SCHOOL SITE



SENDERO
REAL ESTATE

PROPERTY INFO

60+/- Acres
Old Conroe Rd
Conroe, TX



PROPERTY DETAILS

This 60± acre tract is one of the last remaining unrestricted parcels of this size located along Old Conroe Rd corridor. This tract corresponds to sought-out Woodlands schools and it also adjoins a future elementary school site that was just sold to Conroe ISD. Located just 3 miles north of FM 1488 along Old Conroe Rd, this land sits in a strategic location as there are recently approved plans for funding to extend Old Conroe Rd from FM 1488 to Loop 336. When complete, the project will connect Sgt. Ed Holcombe Blvd and Old Conroe Rd with a bridge of the West Fork of the San Jacinto River and Lake Creek. The expansion will cut through the subject property as shown on the adjoining site shown on page 6 of this memorandum. The expansion will create needed mobility for all of the growth that the area has recently received from new residential & commercial developments along the corridor including River's Edge (DR Horton), Fosters Ridge (Legend Homes), Marcel Town Center and the Cottage Green to name a few. The Tract has good drainage to the north of the site and utilities are available via adjoining MUD, but will need to be annexed.

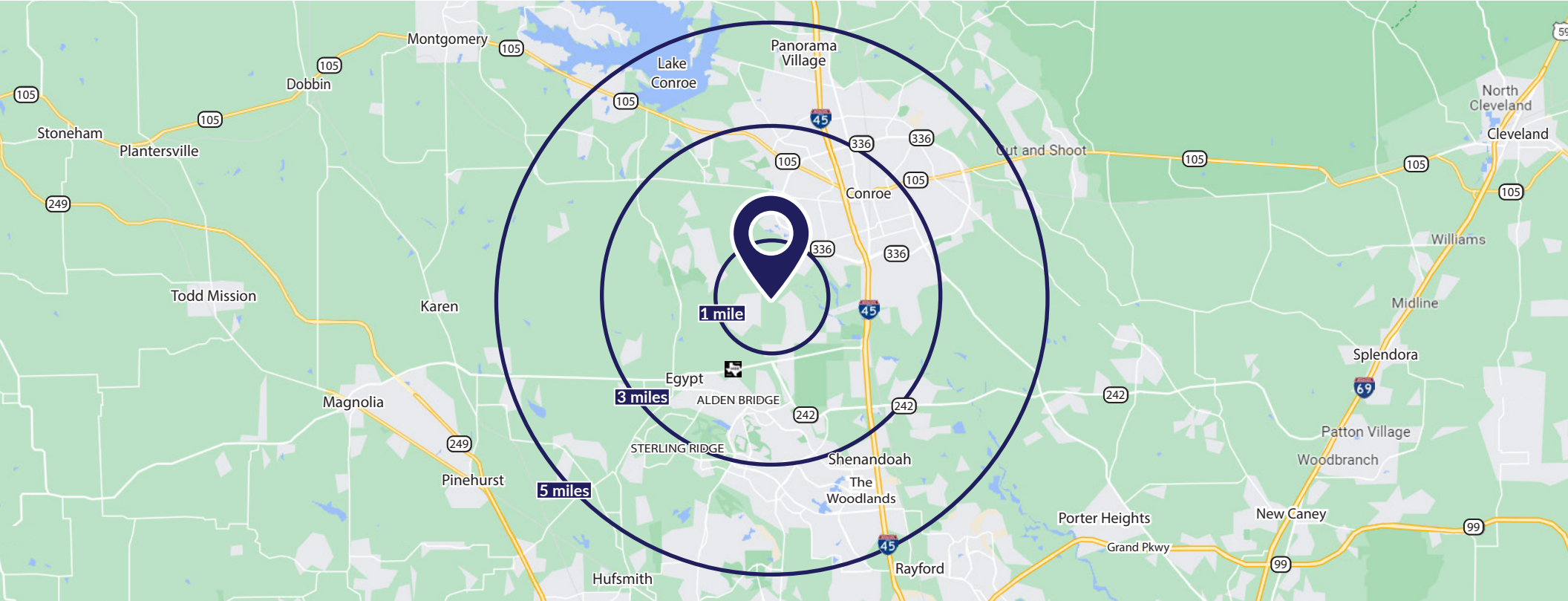
LOCATION INFORMATION

LOCATION	Old Conroe Rd, North of FM 1488, West of I-45
SUBMARKET	North Woodlands
SIZE	60 ± Acres (Divisible)
PRICE	\$6/SF
UTILITIES	Available via adjoining MUD
FLOOD PLAIN	Minimal 500yr flood plain
TAX RATE	1.74% (Existing)
Mont Co MUD 144	1.5% (If annexed)
SCHOOL DISTRICT	Conroe ISD

PROPERTY HIGHLIGHTS

- ⊕ FRONT DOOR ALONG OLD CONROE ROAD WHICH IS PROPOSED TO BE A 4-LANE ROAD.
- ⊕ THE TRACT WILL ADJOIN A FUTURE CONROE ISD ELEMENTARY SCHOOL.
- ⊕ ONE OF THE LAST REMAINING PARCELS OF THIS SIZE NOT CONTROLLED BY HOWARD HUGHES THAT CORRESPONDS TO THE WOODLANDS SCHOOLS.
- ⊕ OLD CONROE ROAD EXTENSION IS ESTIMATED TO START IN 2024.
- ⊕ MINIMAL 500 YEAR FLOOD PLAIN ALONG THE NORTHERN BOUNDARY
- ⊕ WATER AND SEWER AVAILABLE VIA MUD DISTRICT
- ⊕ IDEAL USE FOR BTR OR MULTI FAMILY
- ⊕ UNRESTRICTED USE
- ⊕ CORRESPONDS TO SOUGHT OUT CONROE ISD SCHOOLS
- ⊕ THE PROPERTY HAS HIGH QUALITY SELECT FILL

DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,766	46,738	117,943
Daytime Population	8,764	32,461	104,584
Households	4,387	15,457	39,227
Median Home Value	\$356,722	\$321,624	\$259,768
Average Household Size	2.9	3.0	2.8
Owner Occupied Housing Units	4,149	22,288	56,523
Renter Occupied Housing Units	461	1,046	7,610
Median Age	41.7	39.6	38.8
Average Household Income	\$128,780	\$147,280	\$125,831



117,943
POPULATION



41.7 MEDIAN
AGE



3.0
AVERAGE
HH SIZE

\$147,280
AVG HH INCOME



1,746
TOTAL
BUSINESSES



26,750
TOTAL
EMPLOYEE

PROPERTY IMAGE - FACING SOUTH

60+/- Acres
Old Conroe Rd
Conroe, TX



THE WOODLANDS

MAGNOLIA



FOSTERS
RIDGE

RIVERS
EDGE

OLD CONROE RD

COMMERCIAL
RESERVE

COMMERCIAL
RESERVE

FUTURE
CONROE ISD
ELEMENTARY

SITE

FUTURE OLD CONROE RD



PROPERTY IMAGE- FACING WEST

60+/- Acres
Old Conroe Rd
Conroe, TX



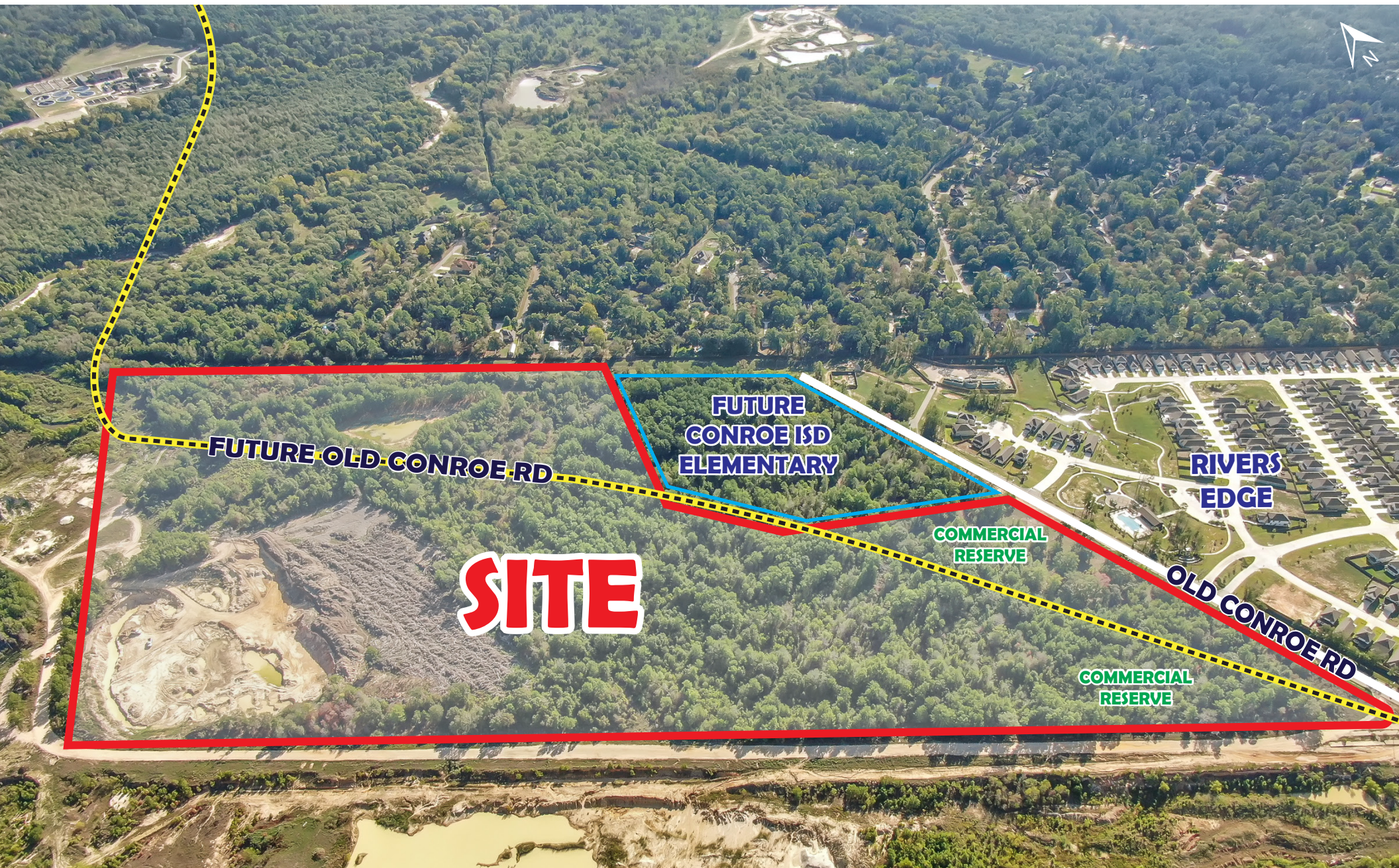
PROPERTY IMAGE - FACING NORTH

60+/- Acres
Old Conroe Rd
Conroe, TX



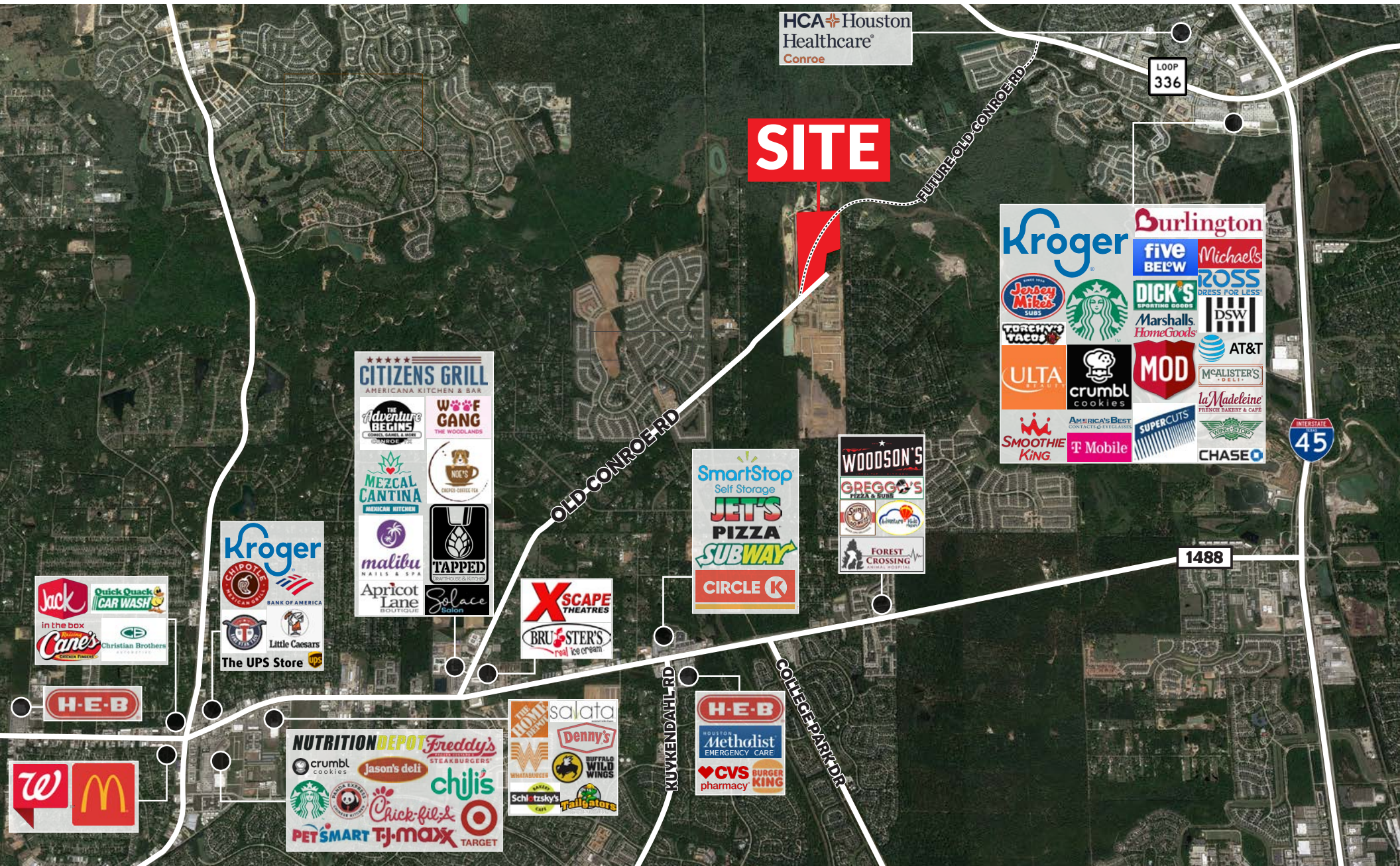
PROPERTY IMAGE- FACING NORTHEAST

60+/- Acres
Old Conroe Rd
Conroe, TX



RETAIL MAP

60+/- Acres
Old Conroe Rd
Conroe, TX



RESIDENTIAL & BTR DEVELOPMENT MAP

60+/- Acres
Old Conroe Rd
Conroe, TX



BTR COMMUNITIES

Amber Pines at Fosters Ridge

3bed/2bath
\$2,000-\$2,166/month

4bed/2bath
\$2,281/month & up

The Cottage Green

1bed/1bath
\$1,470/month (644sf)
\$1,785/month (728sf)

2bed/1bath
\$1,850/month

2bed/2bath
\$2,150/month

3bed/2bath
\$2,500/month

The Cottages at Buckshot Landing

2bed/2bath
\$2,050-\$2,350/month

3bed/2bath
\$2,350-\$2,500/month

CONROE THOROUGHFARE PLAN

60+/- Acres
Old Conroe Rd
Conroe, TX

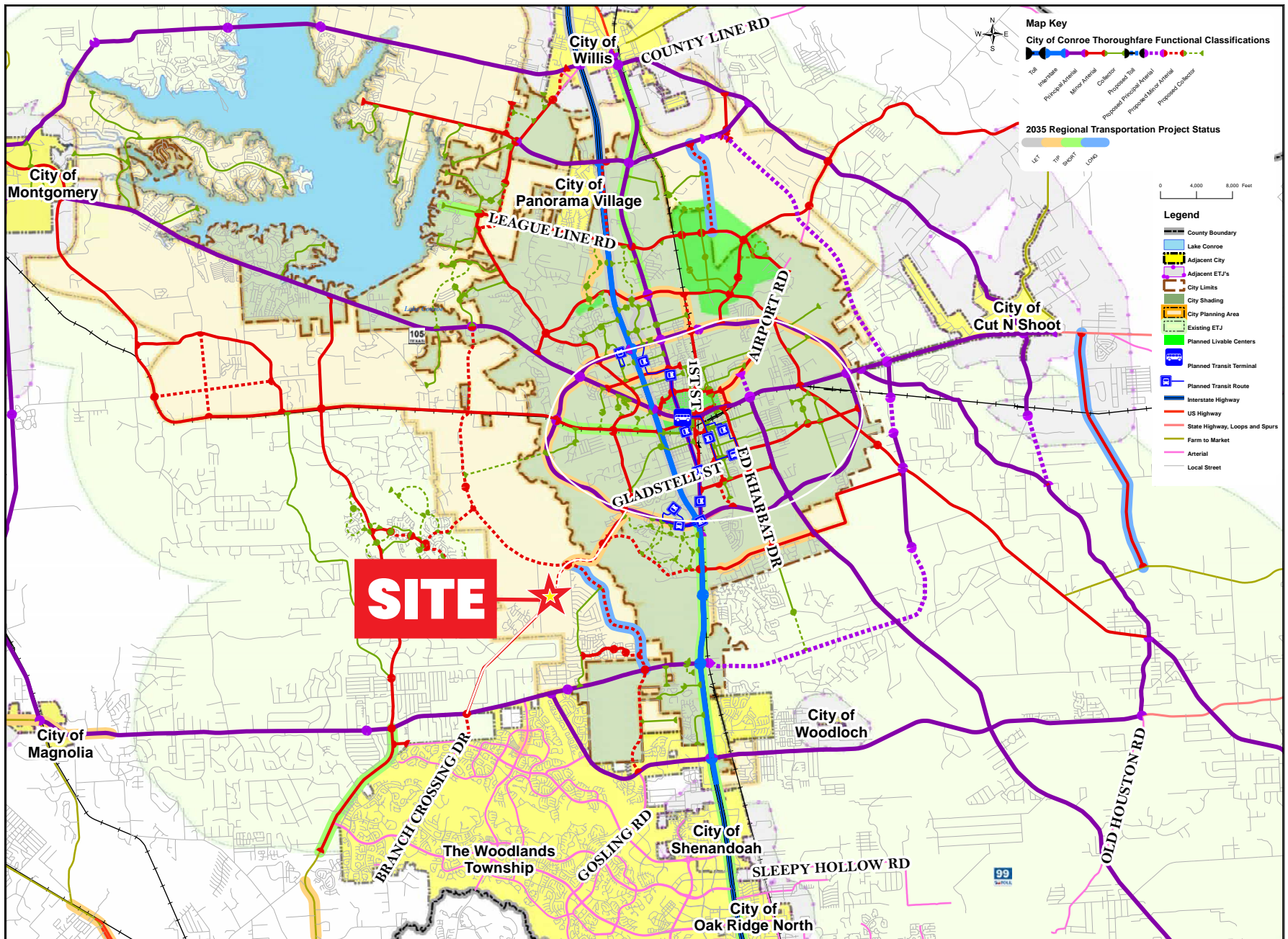
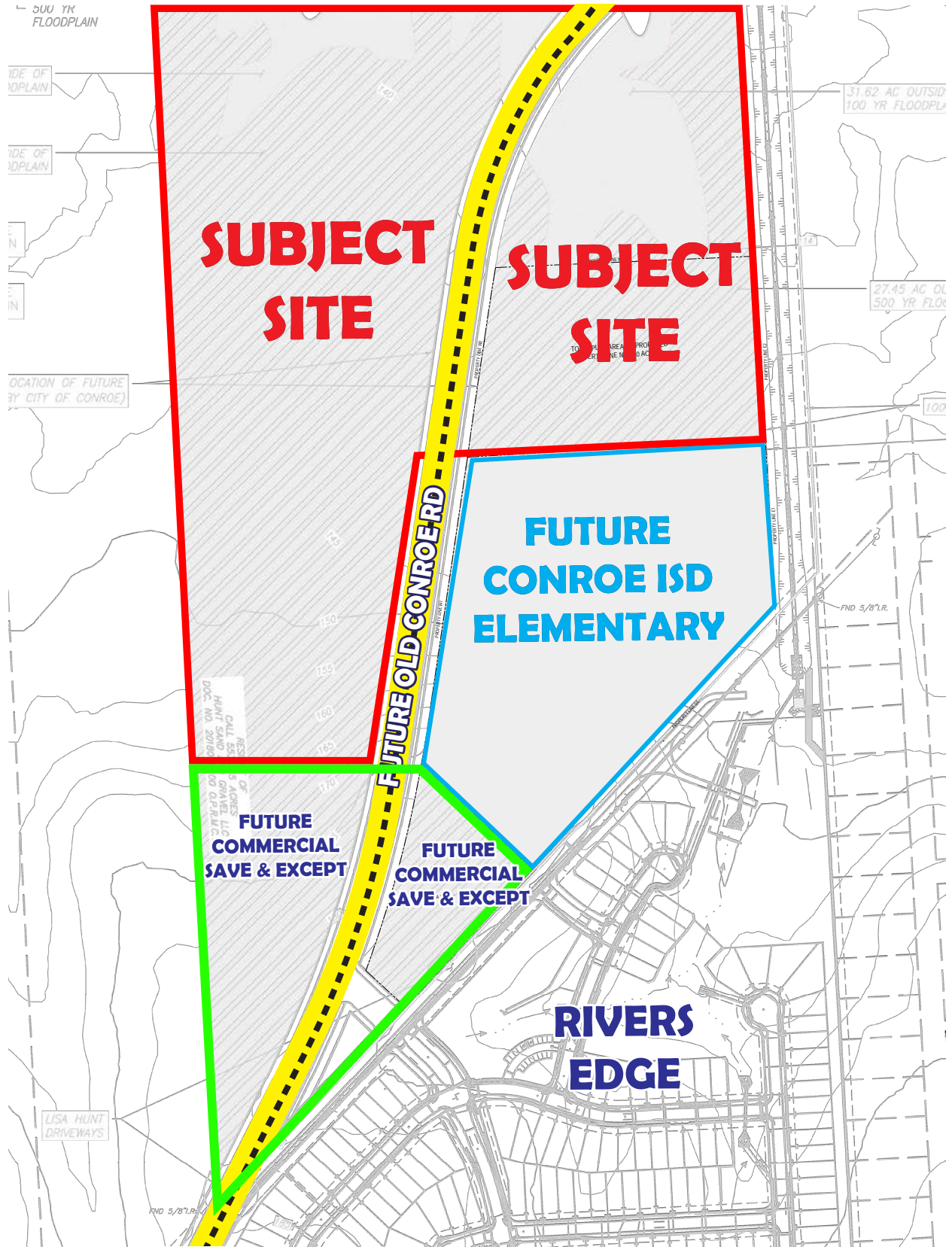


EXHIBIT A



OLD CONROE RD PROPOSED EXPANSION

60+/- Acres
Old Conroe Rd
Conroe, TX

**CLICK FOR LINK TO
OLD CONROE ROAD
EXPANSION ARTICLE**



SITE

Begin Project

336

WOODHAVEN FOREST

RIVERWAY DR

End Exist Pavement

GRAND CENTRAL PARK

FOSTERS RIDGE

End Exist Pavement

CARRIAGE HILLS

RED OAK RANCH

Old Conroe Rd

RED OAK RANCH

JACOBS RESERVE

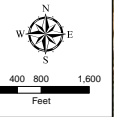
WESTWOOD

1488

End Project

DELWEBB

Sources: Federal Emergency Management Agency
Texas Commission on Environmental Quality
Texas Historical Commission
Texas Railroad Commission
Montgomery County
USFWS National Wetlands Inventory
USGS National Hydrography Dataset
Base Map Imagery: 2020 Nearmap



LEGEND

- Proposed Route
- ★ Place of Worship
- ✎ School
- 🏥 Hospital / Medical Facility
- 🚒 Fire Station
- 🚒 Firearms Training Facility
- ◆ Official Texas Historical Marker
- ⊙ Cemetery
- Oil & Gas Well
- Pipeline(s)
- ⊙ Wastewater Treatment Plant
- ⚡ Electric Power Substation
- Power Transmission Line
- Potential Hazardous Materials Site
- ▲ Local Park / Recreational Facility
- ▭ State Park
- Stream
- Body of Water
- ▨ National Wetlands Inventory (NWI) Wetlands and Waters
- ▨ FEMA 100-Year Floodplain



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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