

# H-E-B ANCHORED SHOPPING CENTER

SWC OF HWY 105 & LOOP 336 | CONROE, TEXAS 77304



FOR MORE  
INFORMATION:

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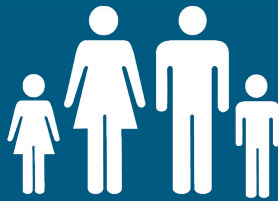
 **EVERGREEN**  
COMMERCIAL REALTY

# PROPERTY HIGHLIGHTS


## H-E-B ANCHORED SHOPPING CENTER

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- 1,000 SF 2nd generation retail space available
  - Up to three pad sites available ( sizes may vary)
  - H-E-B anchored shopping center
  - Located at main retail node for the west side of Conroe
  - Numerous signage opportunities
  - Detention in place & utilities to site
- Easy access & great visibility on Loop 336
  - Surrounded by schools:
    - Conroe High School - 4,429 Students
    - Peet Jr. High School - 1,278 Students
    - Reaves Elementary - 683 Students
    - Giesinger Elementary- 749 Students



**95,229**  
TOTAL POPULATION  
WITHIN 5 MILES

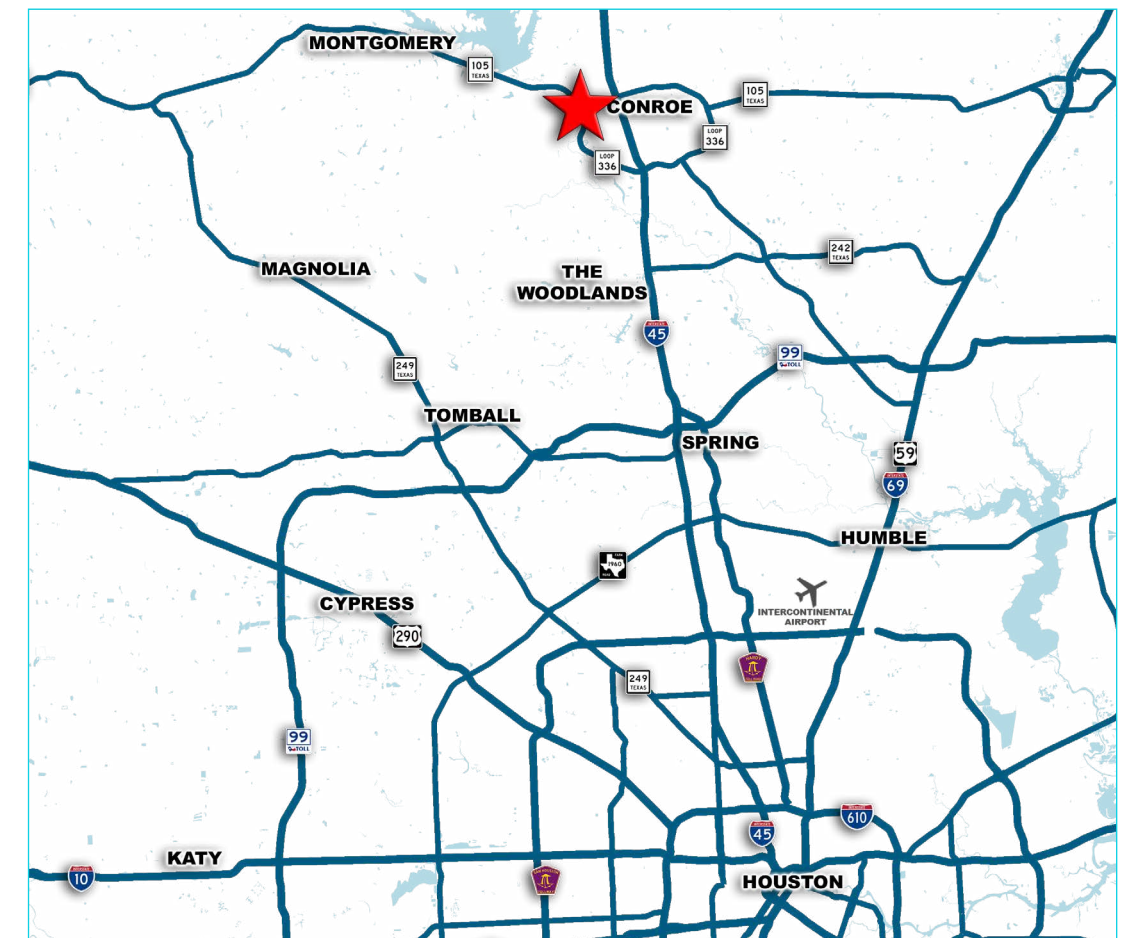


**99,535**  
DAYTIME POPULATION  
WITHIN 5 MILES



**\$111,415**  
AVERAGE HH INCOME  
WITHIN 5 MILES

## AREA RETAILERS



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# ▶ RETAIL AERIAL

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# MARKET AERIAL

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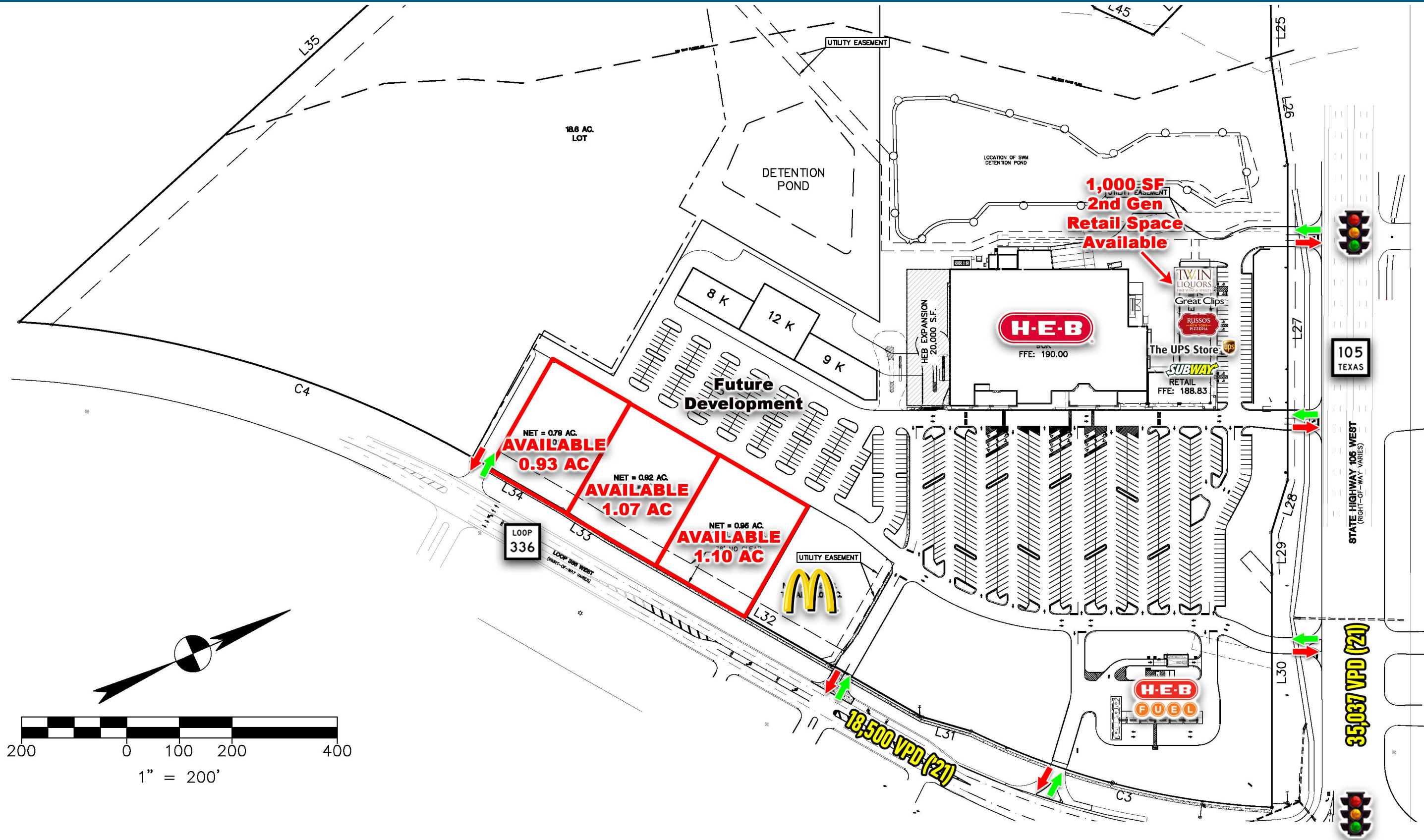
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# SITE PLAN

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# ▶ DEMOGRAPHICS

## H-E-B ANCHORED SHOPPING CENTER

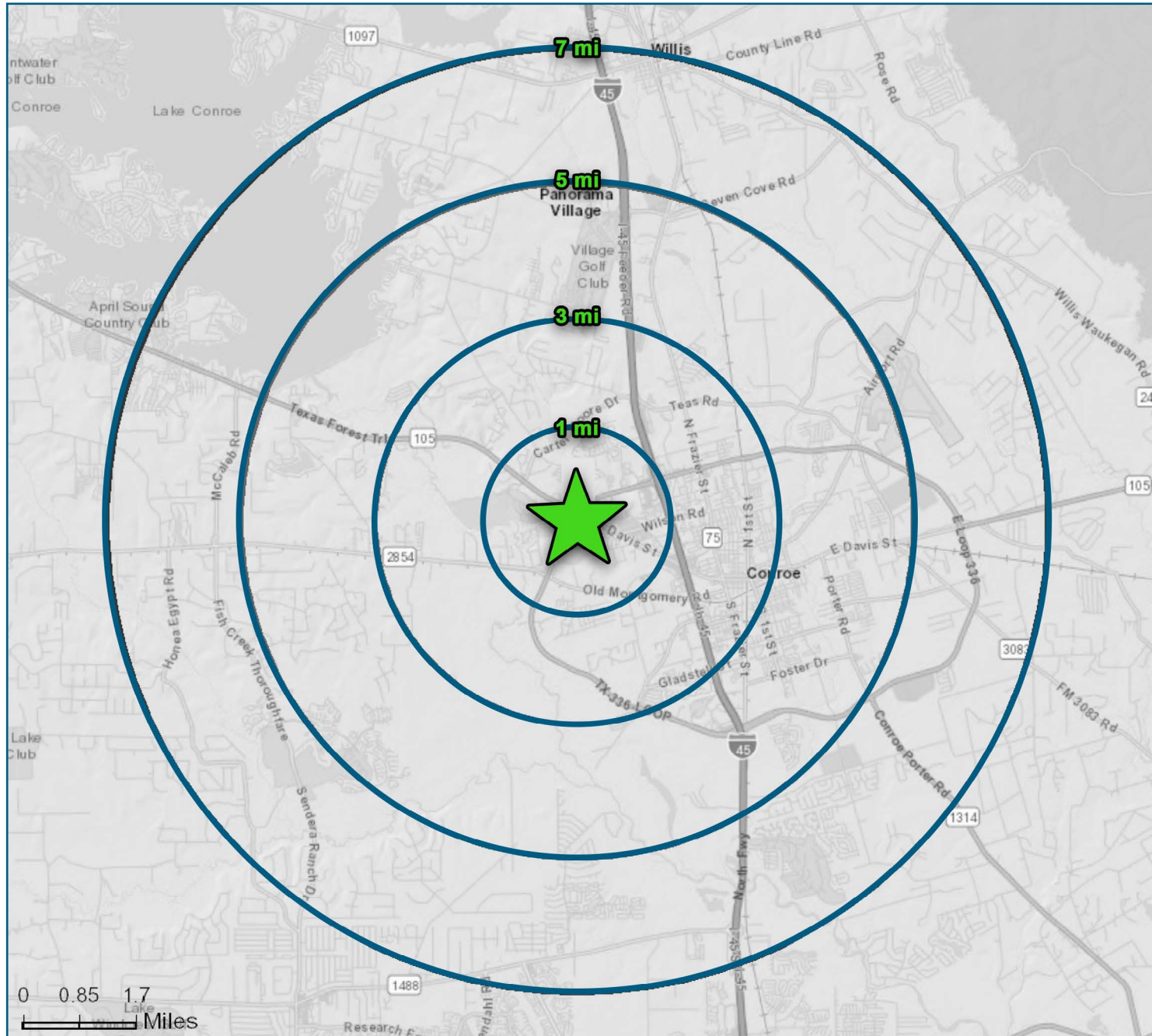
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**2022 TOTAL POPULATION**  
(3 mi Radius)  
**40,376**

**TOTAL HOUSEHOLDS**  
(3 mi Radius)  
**15,684**

**DAYTIME POPULATION**  
(3 mi Radius)  
**49,422**

**AVERAGE HH INCOME**  
(3 mi Radius)  
**\$99,079**



POPULATION	1 MILES	3 MILES	5 MILES
2010 Population	3,422	28,488	58,988
2022 Population	6,567	40,376	95,229
2022 Daytime Population	7,210	49,422	99,535
2022 Total Households	2,984	15,684	33,988
2022 Median Age	39.3	35.3	36.3

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$128,609	\$99,079	\$111,415
Median Household Income	\$90,989	\$65,654	\$77,430
Per Capita Income	\$56,345	\$38,737	\$39,988
Average Home Value	\$414,842	\$327,408	\$347,915

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White Alone	67.9%	56.7%	57.9%
Black Alone	10.9%	10.7%	9.7%
Asian Alone	3.6%	2.5%	2.6%
Hispanic Origin	18.1%	33.3%	32.9%

CENSUS HOUSEHOLDS	1 MILES	3 MILES	5 MILES
1 Person Household	39.9%	30.4%	25.0%
2 Person Household	35.1%	30.8%	30.8%
3+ Person Household	25.1%	38.8%	44.2%
Owner-Occupied Housing Units	33.3%	44.9%	55.1%
Renter-Occupied Housing Units	66.7%	55.1%	44.9%

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## 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.

### 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.

#### Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Lilly Golden**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

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