

OFFICE/RETAIL FOR LEASE

Office/Retail in Conroe TX

14277 FM 1314, Conroe, TX 77302

**BERKSHIRE
HATHAWAY**
HomeServices
Anderson Properties
COMMERCIAL DIVISION



RENTAL RATE: **\$15/SF/Year**

LEASE TYPE: **Full Service/Gross**

SPACE AVAILABLE: **1,200 – 3,600 SF**

LEASE TERM: **3-5 Years**

CROSS STREETS: **FM 1314 & Bert Brown
(AKA Cockfield) Rd**

PROPERTY OVERVIEW

This retail building is located in the fastest growing area of Conroe. 3,600 SF space of a 7,200 SF building is available. It's currently built out as a daycare center, but can be subdivided into 1,200 SF spaces. Perfect for typical strip center retailers, such as a tax preparation service, hair salon, nail salon, liquor store, "prep" restaurants, boutique, hardware store, bicycle shop. The list goes on. Space does not have a grease trap.

PROPERTY HIGHLIGHTS

- Located in Fast-Growing Conroe
- High Visibility with Heavy Daytime Traffic
- Built-Out, but Can Be Easily Modified
- Flexible for Office/Retail/Showroom

RICK STALLINGS TEAM
713.503.0808 / 281.203.9194
9303 New Trails, Suite 300
The Woodlands, TX 77381

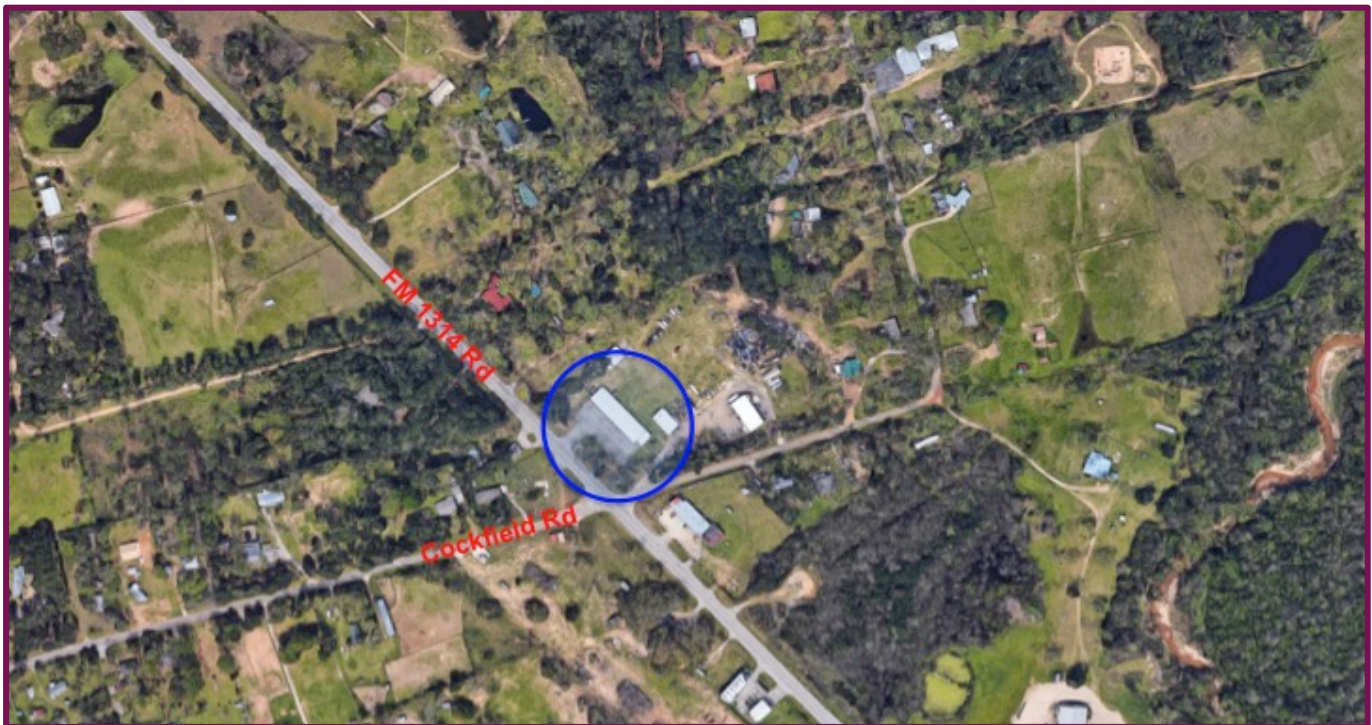
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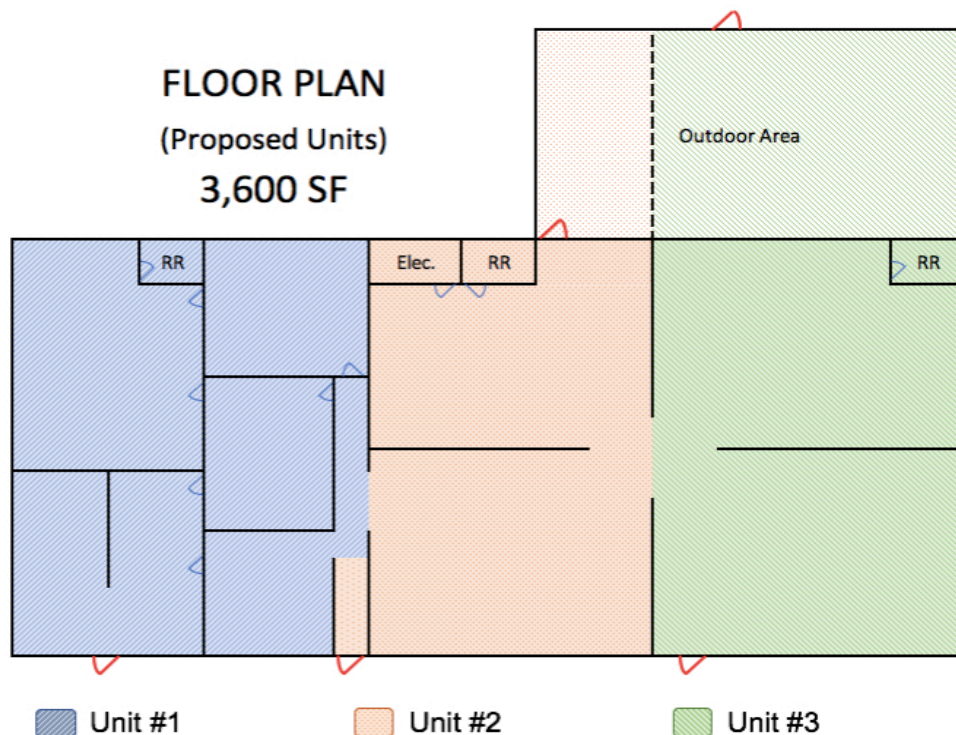
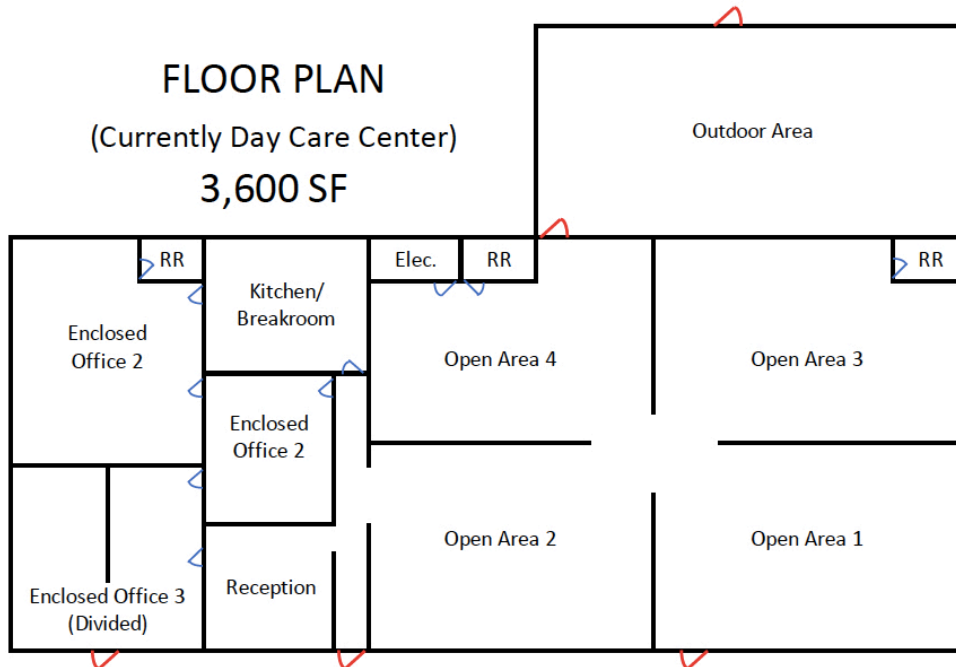
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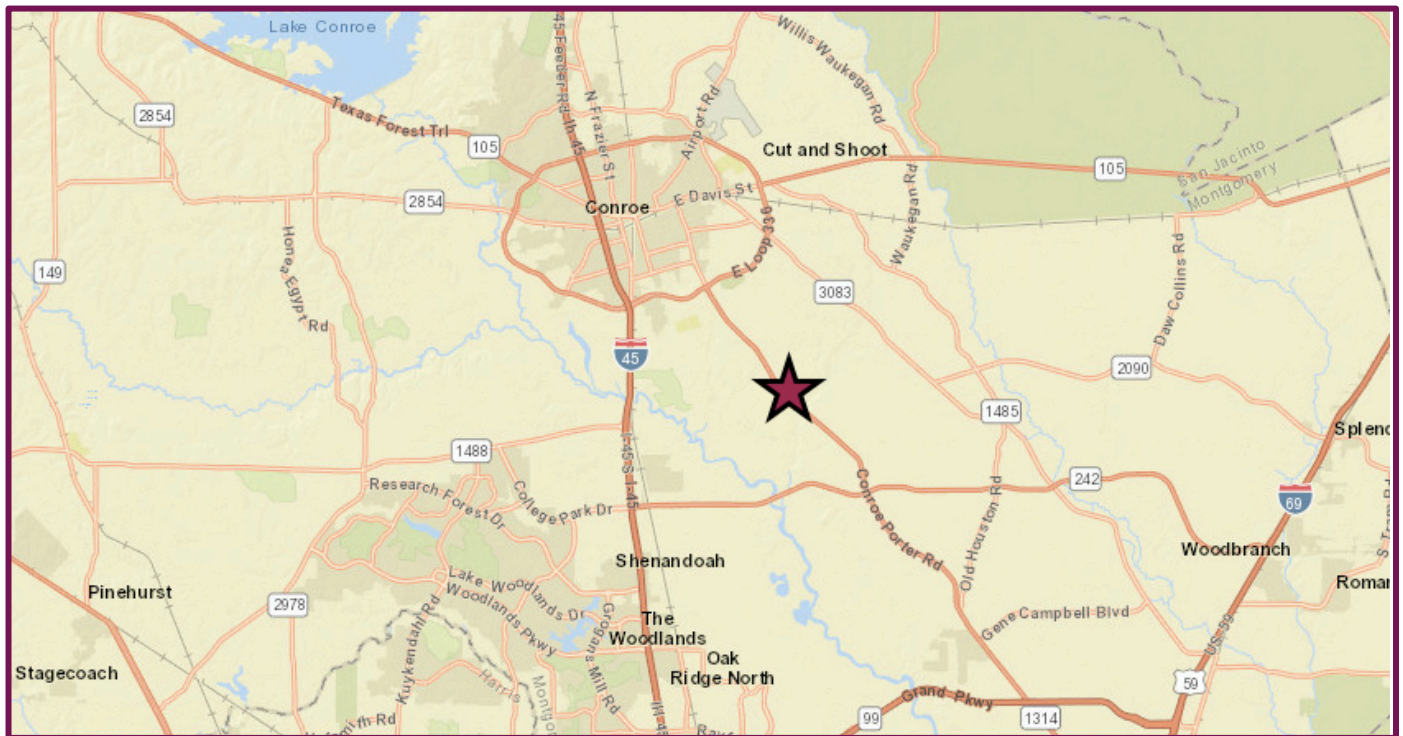
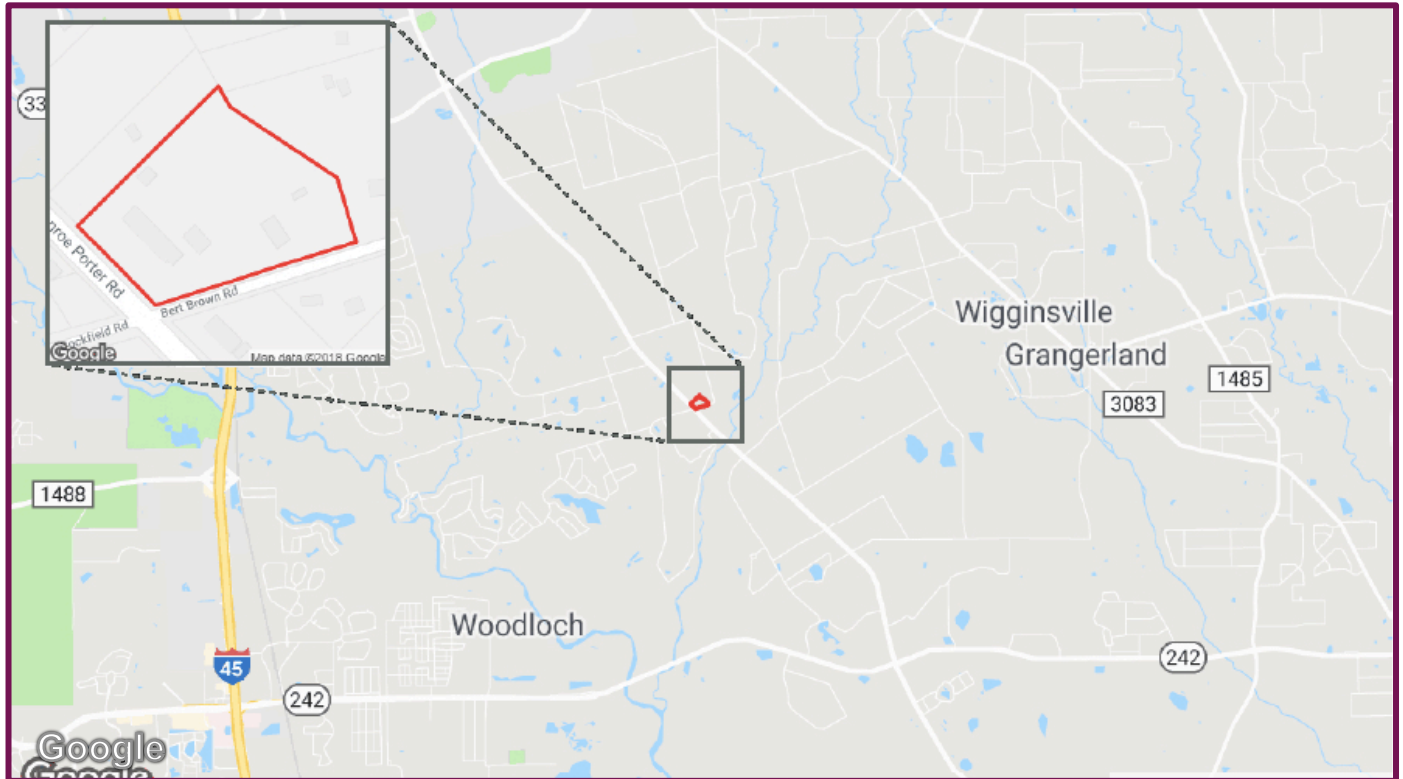
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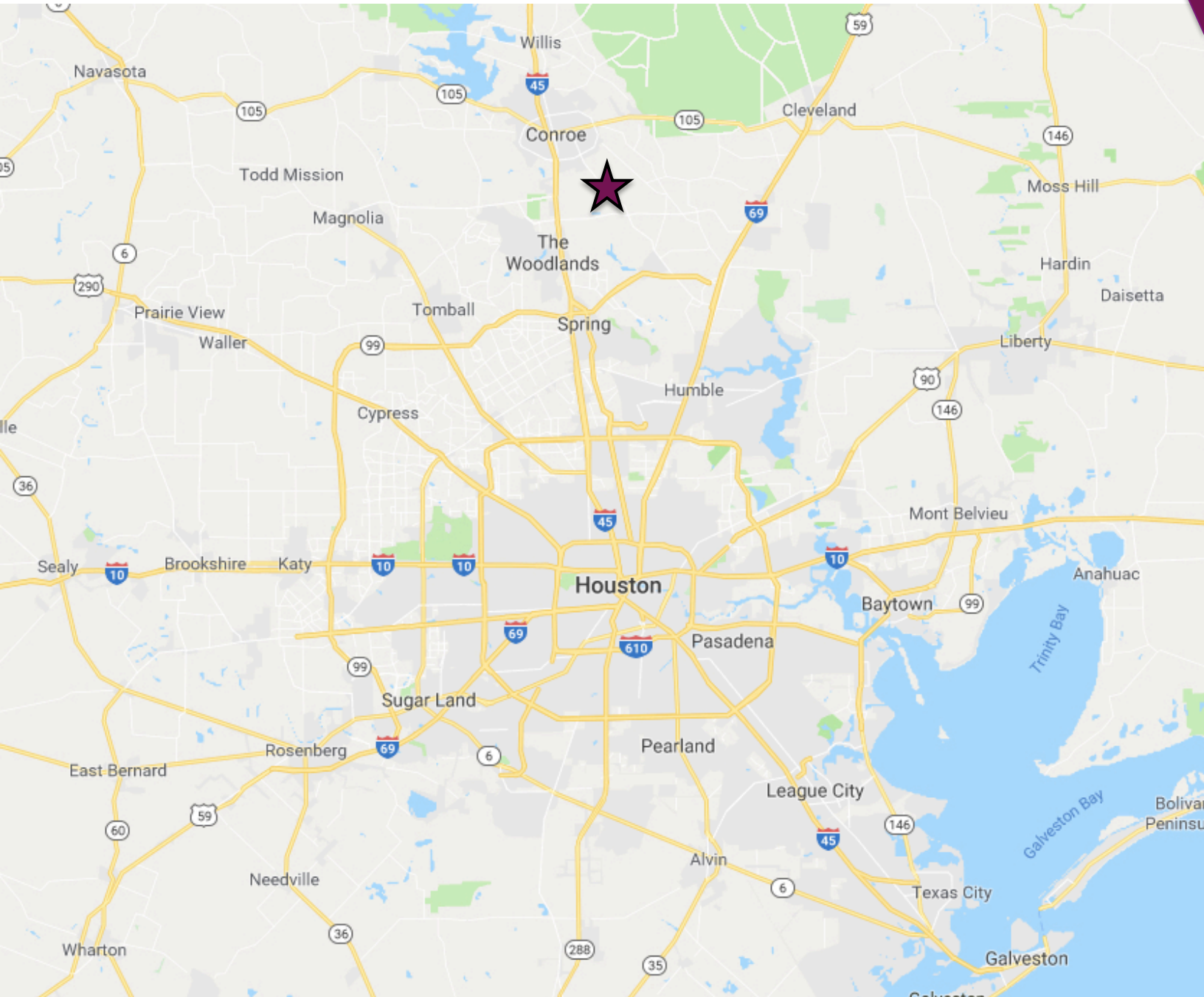
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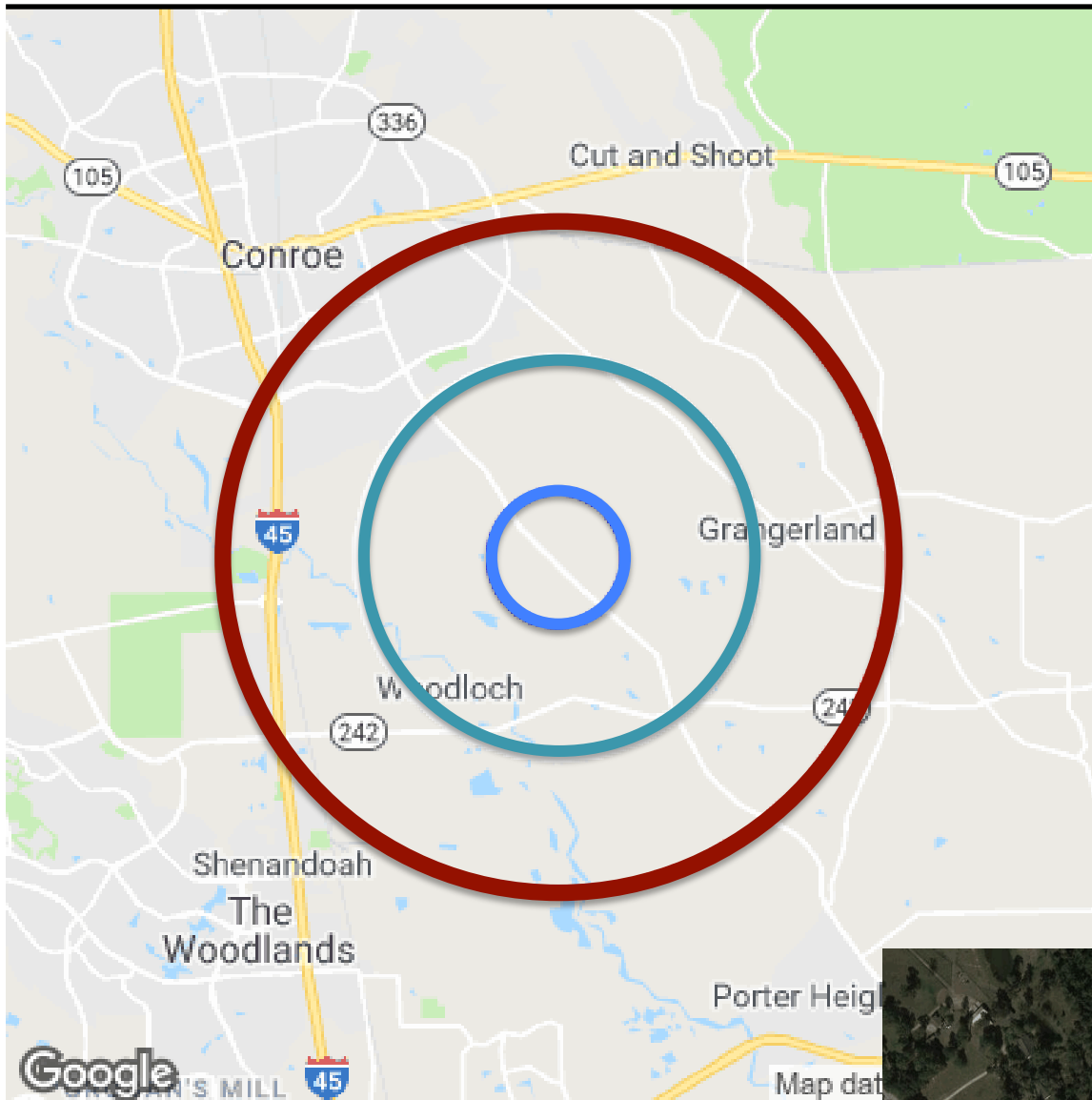
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Demographic Report



Rick Stallings Team



Rick Stallings, MBA



Pouya Tiraie



Dawn Rogers,
Office Manager

Office/Retail - Conroe



Population

Distance	Male	Female	Total
1- Mile	266	269	535
3- Mile	2,706	2,706	5,411
5- Mile	15,254	15,165	30,419

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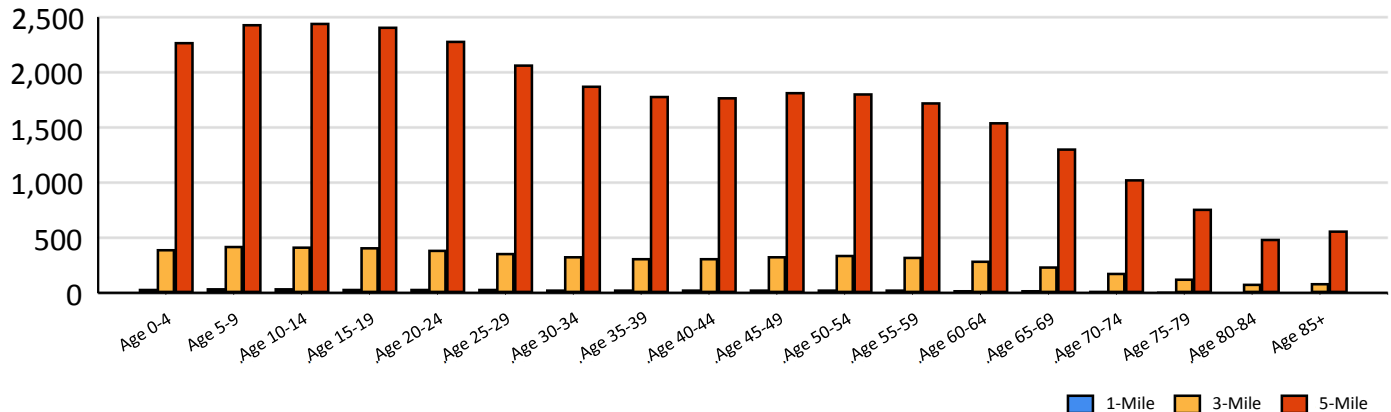
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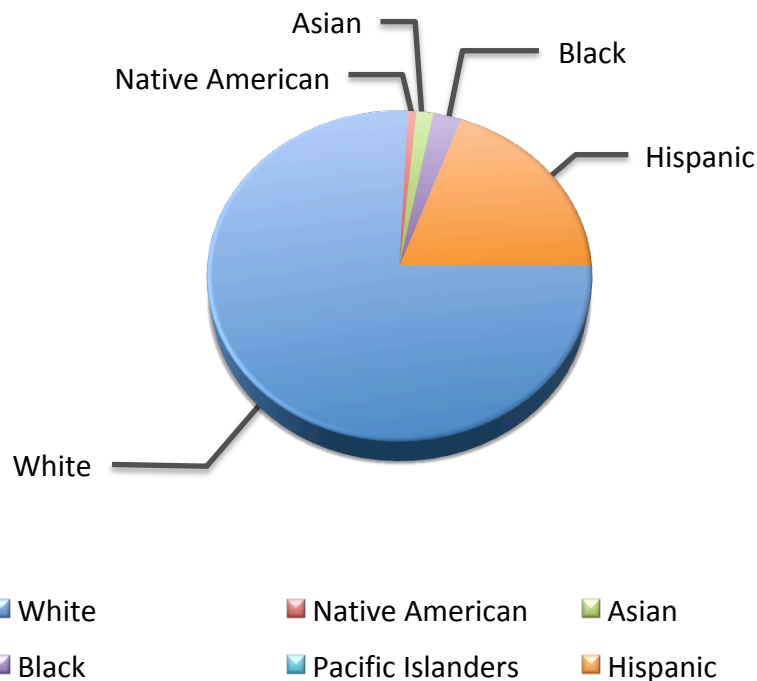
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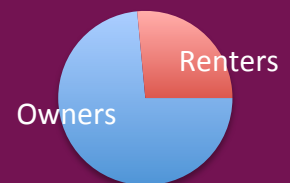
Population by Distance and Age (2015)



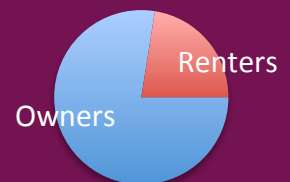
Ethnicity within 5 miles



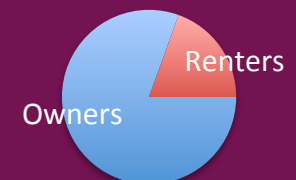
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Catylist Research

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	242	16	0.43 %
3-Mile	2,525	156	2.27 %
5-Mile	14,427	760	2.99 %

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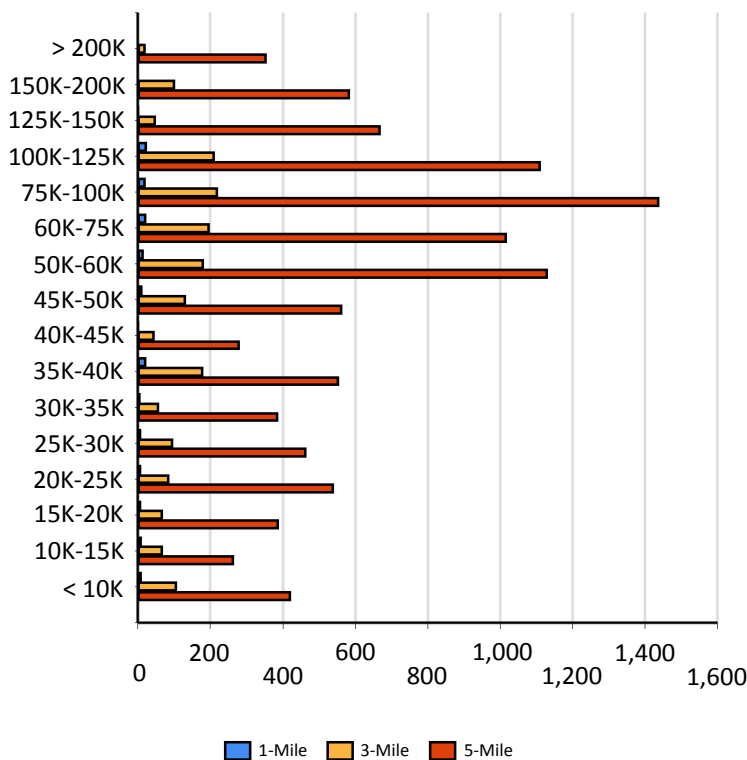
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	10	35	26	8	58	20	9	19	53	21	8	21
3-Mile	5	96	321	261	78	552	268	96	224	537	197	83	194
5-Mile	21	550	1,347	1,849	658	2,320	1,314	413	1,543	3,460	1,064	443	1,127

Household Income



Radius	Median Household Income
1-Mile	\$58,388.50
3-Mile	\$67,944.83
5-Mile	\$66,909.56

Radius	Average Household Income
1-Mile	\$64,085.25
3-Mile	\$73,279.00
5-Mile	\$75,918.22

Radius	Aggregate Household Income
1-Mile	\$10,805,197.65
3-Mile	\$122,090,117.83
5-Mile	\$787,452,113.68

Education

	1-Mile	3-mile	5-mile
Pop > 25	337	3,401	18,797
High School Grad	119	1,118	5,202
Some College	69	787	4,973
Associates	18	187	1,003
Bachelors	18	285	2,365
Masters	5	80	590
Prof. Degree	5	42	198
Doctorate	1	9	108

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	3 %	15 %	23 %
Teen's	8 %	42 %	65 %
Expensive Homes	7 %	47 %	57 %
Mobile Homes	29 %	145 %	163 %
New Homes	13 %	76 %	107 %
New Households	7 %	37 %	50 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	7 %	31 %	51 %
Public Transportation Users	1 %	7 %	9 %
Young Wealthy Households	0 %	0 %	1 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	7,679,497		83,065,507		496,374,864	
Average annual household	47,985		52,649		52,803	
Food	6,398	13.33 %	6,927	13.16 %	6,927	13.12 %
Food at home	4,085		4,328		4,331	
Cereals and bakery products	572		606		607	
Cereals and cereal products	201		212		211	
Bakery products	371		394		396	
Meats poultry fish and eggs	839		884		884	
Beef	205		217		218	
Pork	156		162		162	
Poultry	155		164		164	
Fish and seafood	133		142		141	
Eggs	63		65		65	
Dairy products	420		449		450	
Fruits and vegetables	805		853		852	
Fresh fruits	125		132		131	
Processed vegetables	151		157		157	
Sugar and other sweets	149		158		159	
Fats and oils	125		132		132	
Miscellaneous foods	766		812		813	
Nonalcoholic beverages	358		375		376	
Food away from home	2,313		2,599		2,596	
Alcoholic beverages	367		418		419	
Housing	17,344	36.14 %	18,716	35.55 %	18,743	35.50 %
Shelter	10,488		11,386		11,386	
Owned dwellings	6,429		7,188		7,199	
Mortgage interest and charges	3,342		3,782		3,779	
Property taxes	2,004		2,249		2,264	
Maintenance repairs	1,082		1,156		1,155	
Rented dwellings	3,339		3,310		3,287	
Other lodging	719		888		899	
Utilities fuels	4,103		4,281		4,288	
Natural gas	424		450		451	
Electricity	1,616		1,668		1,672	
Fuel oil	161		171		173	
Telephone services	1,291		1,347		1,346	
Water and other public services	609		643		644	
Household operations	1,113	2.32 %	1,256	2.39 %	1,267	2.40 %
Personal services	336		396		402	
Other household expenses	772		857		862	
Housekeeping supplies	602		657		662	
Laundry and cleaning supplies	160		169		170	
Other household products	340		375		379	
Postage and stationery	102		112		113	
Household furnishings	1,038		1,134		1,138	
Household textiles	70		82		83	
Furniture	159		165		162	
Floor coverings	9		7		6	
Major appliances	149		154		156	
Small appliances	92		102		102	
Miscellaneous	559		623		627	
Apparel and services	1,381	2.88 %	1,528	2.90 %	1,548	2.93 %
Men and boys	291		333		341	
Men 16 and over	240		274		281	
Boys 2 to 15	52		58		59	
Women and girls	538		594		594	

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Women 16 and over	44 /	500	499
Girls 2 to 15	91	94	95
Children under 2	91	96	96

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	7,679,497		83,065,507		496,374,864	
Average annual household	47,985		52,649		52,803	
Transportation	6,476	13.50 %	6,937	13.18 %	6,961	13.18 %
Vehicle purchases	1,180		1,254		1,273	
Cars and trucks new	172		185		197	
Cars and trucks used	950		1,016		1,023	
Gasoline and motor oil	2,253		2,363		2,355	
Other vehicle expenses	2,585		2,776		2,792	
Vehicle finance charges	211		229		229	
Maintenance and repairs	855		926		923	
Vehicle insurance	1,126		1,188		1,207	
Vehicle rental leases	358		402		402	
Public transportation	457		542		540	
Health care	3,892	8.11 %	4,110	7.81 %	4,123	7.81 %
Health insurance	2,323		2,438		2,447	
Medical services	798		861		862	
Drugs	432		453		450	
Medical supplies	123		133		134	
Entertainment	2,826	5.89 %	3,089	5.87 %	3,090	5.85 %
Fees and admissions	546		654		653	
Television radios	1,046		1,098		1,102	
Pets toys	941		1,024		1,026	
Personal care products	619		683		685	
Reading	71		78		79	
Education	1,031		1,301		1,322	
Tobacco products	409		405		402	
Miscellaneous	787	1.64 %	880	1.67 %	876	1.66 %
Cash contributions	1,438		1,585		1,601	
Personal insurance	5,158		6,210		6,248	
Life and other personal insurance	213		240		241	
Pensions and Social Security	4,945		5,970		6,006	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	4,286	3,509	17.84 %	686	3,421	3,229	1,057	-135
3-Mile	2015	7,338	5,949	18.92 %	1,071	5,953	5,893	1,445	22
5-Mile	2015	20,129	16,803	17.47 %	4,683	14,437	14,283	5,846	840
1-Mile	2020	4,786	3,509	31.12 %	768	3,817	3,625	1,161	-59
3-Mile	2020	8,184	5,949	31.89 %	1,195	6,638	6,566	1,618	46
5-Mile	2020	21,741	16,803	28.68 %	4,939	15,717	15,583	6,158	1,773

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 **Catylist Research**

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Information About Brokerage Services

11-2-2015

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.

Berkshire Hathaway HomeServices Anderson Properties	604417	mike@andersonprops.com	(713) 862-0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Huff	0501323	mike@andersonprops.com	(713) 862-0000
Designated Broker of Firm	License No.	Email	Phone
Cathy Trevino	455096	trevinorealtors@gmail.com	(713) 516-6331
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Stallings	0620573	rick@bhcrehouston.com	(713) 503-0808
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
TAR 2501