

±0.83 AC PAD SITE

For Sale or Ground Lease

NWC I-45 & W Semands St | Conroe, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	1600 Interstate 45 Conroe, TX 77301
Size:	±0.83 AC
Price:	Call For Pricing

Highlights:

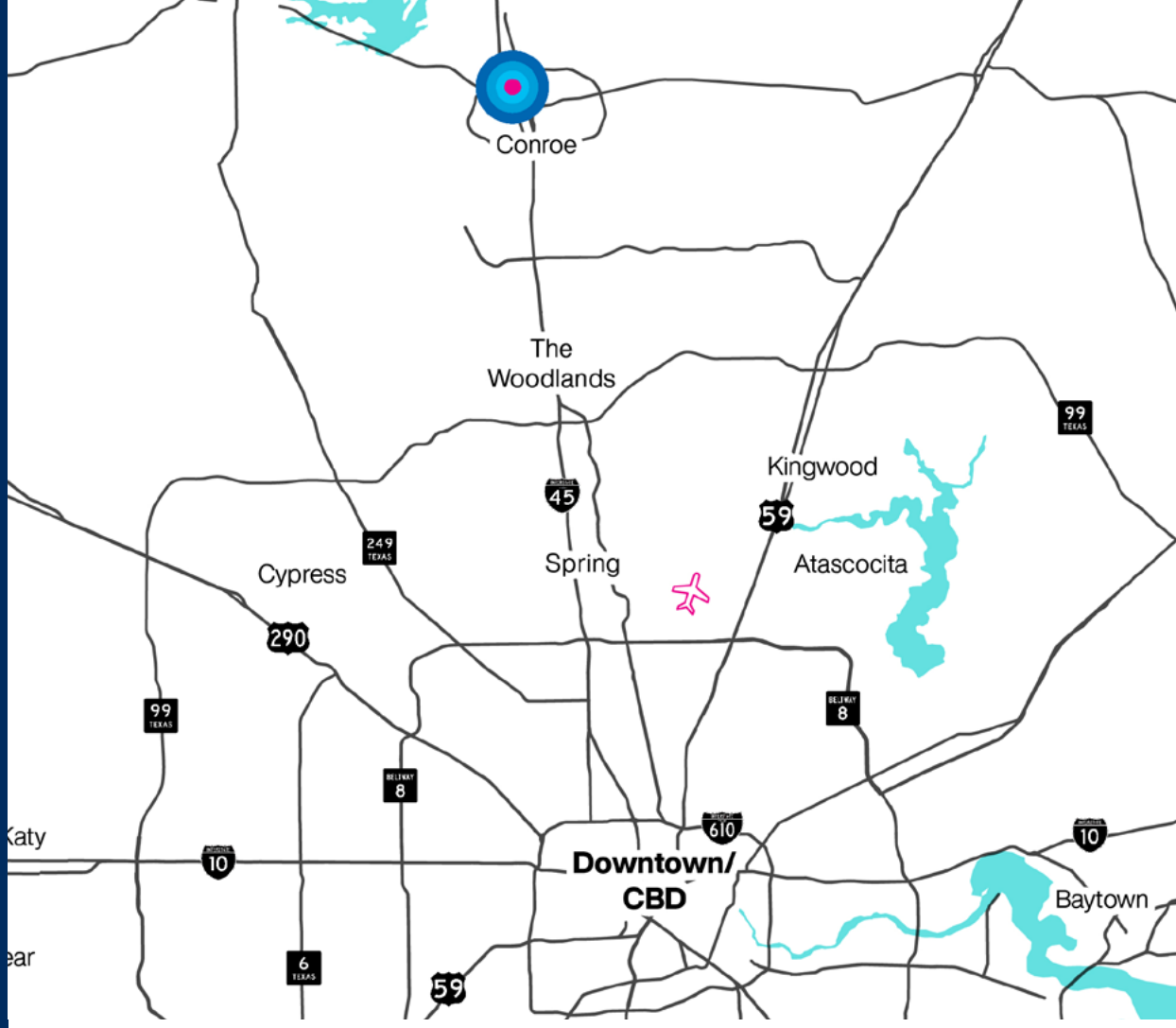
- Frontage along Intersate 45
- Exposure to over 133,000 cars per day along Interstate 45
- Positioned at the hard corner of Interstate 45 Service Rd & W Semands St with three (3) points of ingress/egress
- Located approximately 5.4 miles from Lake Conroe
- 2022 Tax Rate: 2.07

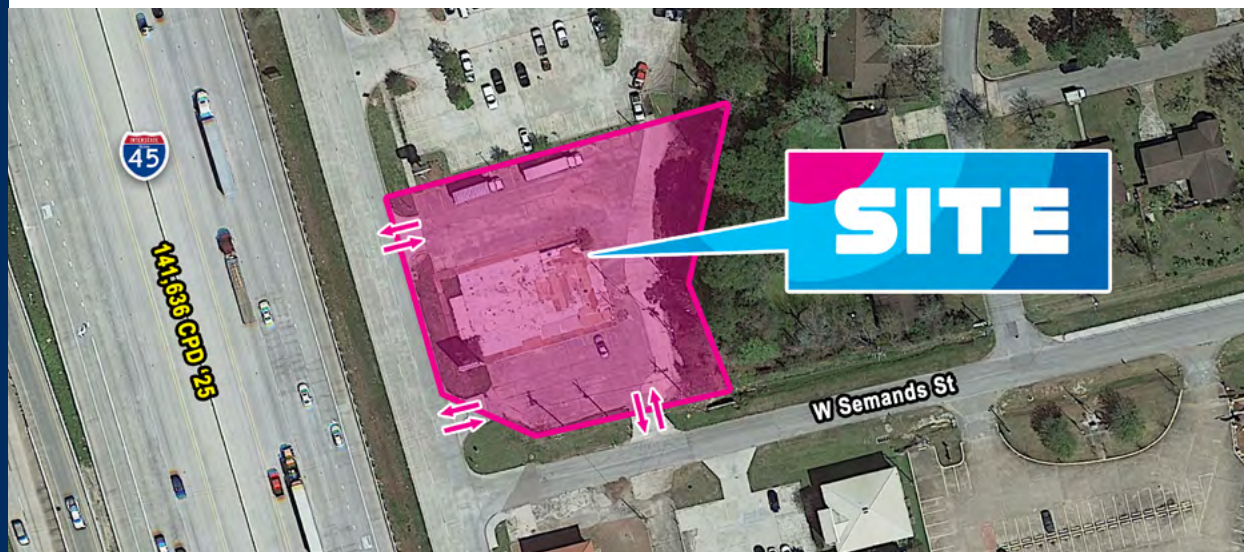
Traffic Counts:

Interstate 45:	141,636 CPD '25
Wilson Rd:	11,276 CPD '25

2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	9,189	61,902	99,372
Daytime Pop.	9,348	47,101	64,841
Avg HH Income	$77,060	$92,705	$110,544







School District:	Conroe ISD	
Utilities:	City of Conroe	
Tax Rates:	CAD - Appraisal District	0.00
	CCO - City of Conroe	0.4272
	GMO - Montgomery Cnty	0.3742
	HM1 - Mont Co Hospital	0.0502
	JNH - Lone Star College	0.1078
	SCO - Conroe ISD	1.1146
	TOTAL TAX RATE	**2.0740**

EQUAL HOUSING OPPORTUNITY

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 acti vi ties, including acts performed by sale s 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 ot hers, including the broker's own interests;
- Inform the client of any material informa tion about the property or transac tion received by the broker;
- Answer the client's ques tions and present any o ff er to or counter-o ff er from the client; and
- Treat all par ties to a real estate transacti on 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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 du ties and responsibiliti es to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided 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.

Blue Ox Brokerage, LLC	**9009549**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	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

IABS 1-0



±0.83 AC Pad Site
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Tripp Kimball | 713.324.8862
tk@blueoxgroup.com

www.BlueOxGroup.com