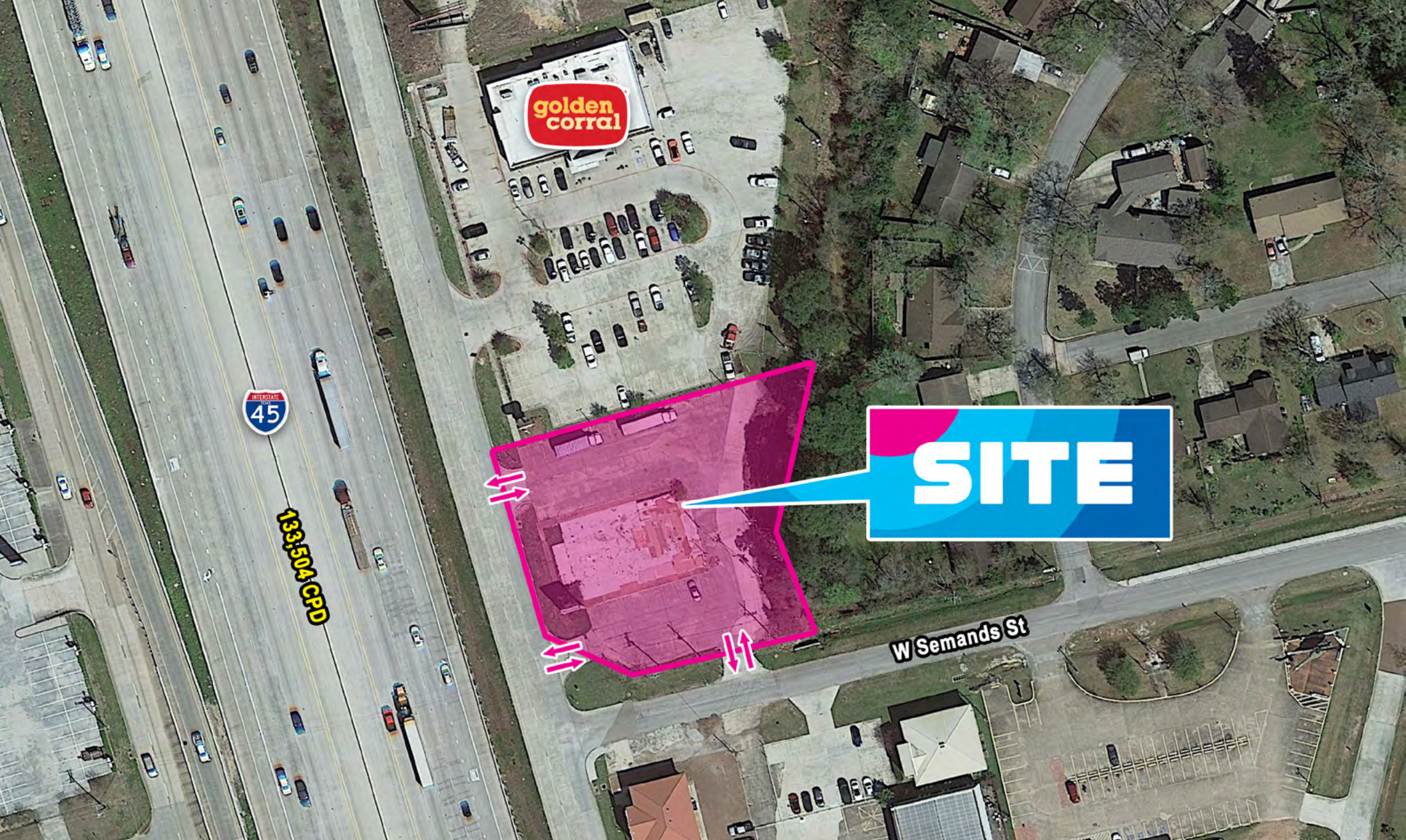




±0.83 AC PAD SITE
FOR SALE OR GROUND LEASE
NWC I-45 & W Semands St | Conroe, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1600 Interstate 45
Conroe, TX 77301

Size: ±0.83 AC

Price: Call For Pricing

HIGHLIGHTS:

- Frontage along Interstate 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

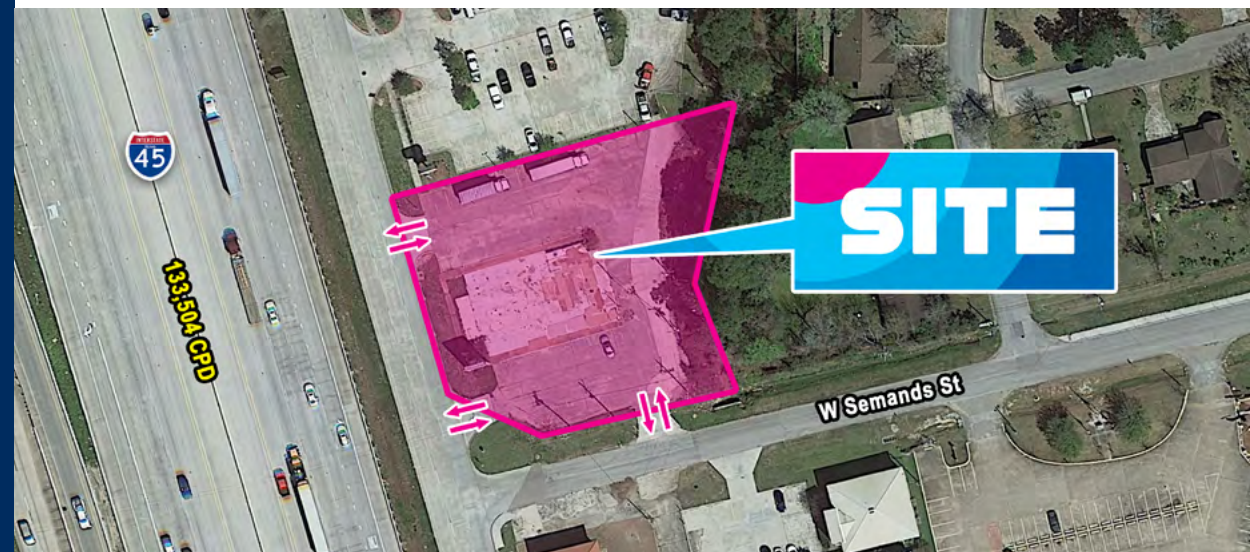
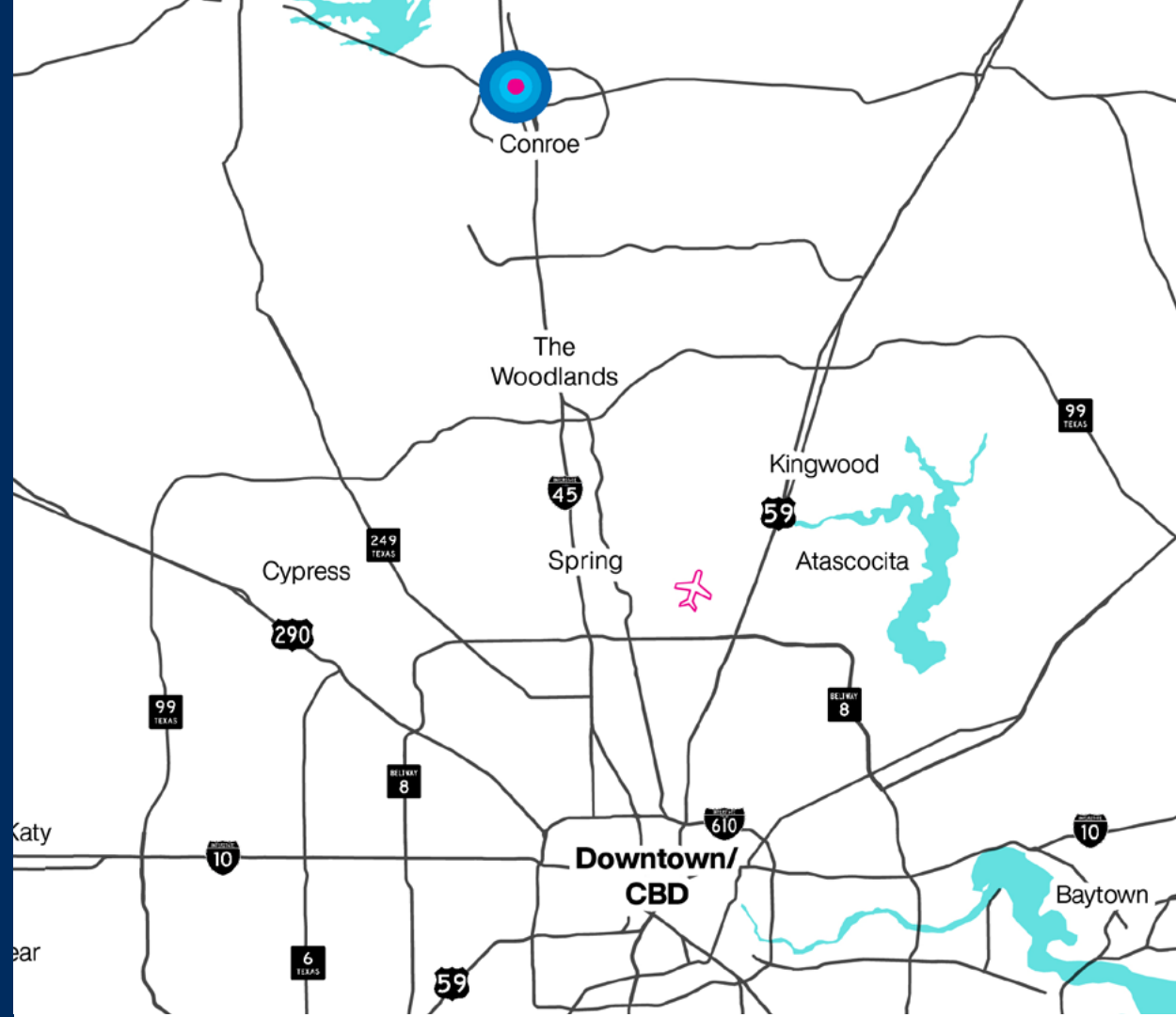
TRAFFIC COUNTS:

Interstate 45: 133,054 cpd

Wilson Rd: 11,105 cpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,316	64,232	99,737
Daytime Pop.	9,067	46,163	62,502
Avg HH Income	\$77,671	\$90,098	\$105,816





Academy
BIG LOTS!
SPEC'S
Tuesday Morning
99¢ ONLY
Conn's
petco

Kroger
Workforce Solutions

LOOP 336

H-E-B

DOLLAR TREE
HOBBY LOBBY
NORTHERN TOOL & EQUIPMENT
Aaron's
STAR CINEMAGRILL

N Frazier St

planet fitness

LOOP 336

Walmart

ALDI

sam's club

45

QT

golden corral

LOWE'S

SITE

105 TEXAS

SPEC'S

TARGET
BEST BUY
THE HOME DEPOT
Office DEPOT
PET SUPPLIES PLUS

Firestone

Fiesta

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	FM 28	2.0740



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.

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

golden
corral

45

133,504 CPD

SITE

W Semands St

±0.83 AC PAD SITE FOR SALE OR GROUND LEASE

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

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