



**AVAILABLE  
1,817 SF**

**WESTSIDE CROSSING  
RETAIL CENTER FOR LEASE**

NWQ of Loop 336 & Hwy 105 | Conroe, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 3828 - 3832 W Davis St (Hwy 105)  
Conroe, TX 77304

**Availability:** ±1,190 SF, ±1,267 SF & ±1,817 SF

**Price:** Call For Pricing

## HIGHLIGHTS:

- Recently renovated retail center
- Located at a signalized intersection
- Frontage along Hwy 105
- Easy access to Hwy 105, Loop 336 and Interstate 45
- Across from H-E-B with ±1.9 million annual visits
- 2 pylon signs available with excellent visibility
- Major area retailers include: H-E-B, CVS, Aldi, Dollar General, AT&T, Massage Heights, Auto Zone and several others

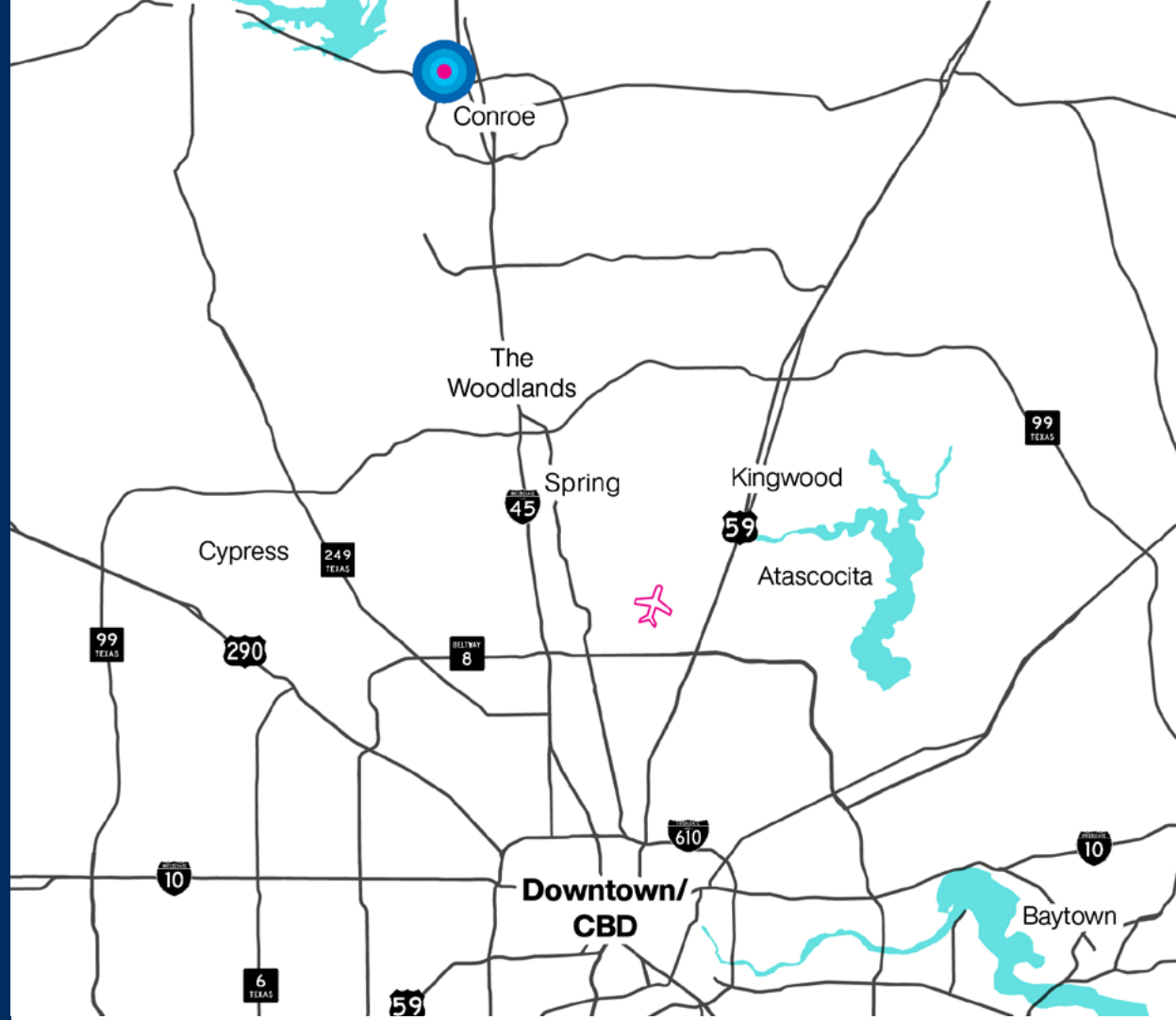
## TRAFFIC COUNTS:

**W Davis St (Hwy 105):** 39,312 CPD '23

**Loop 336:** 17,969 CPD '23

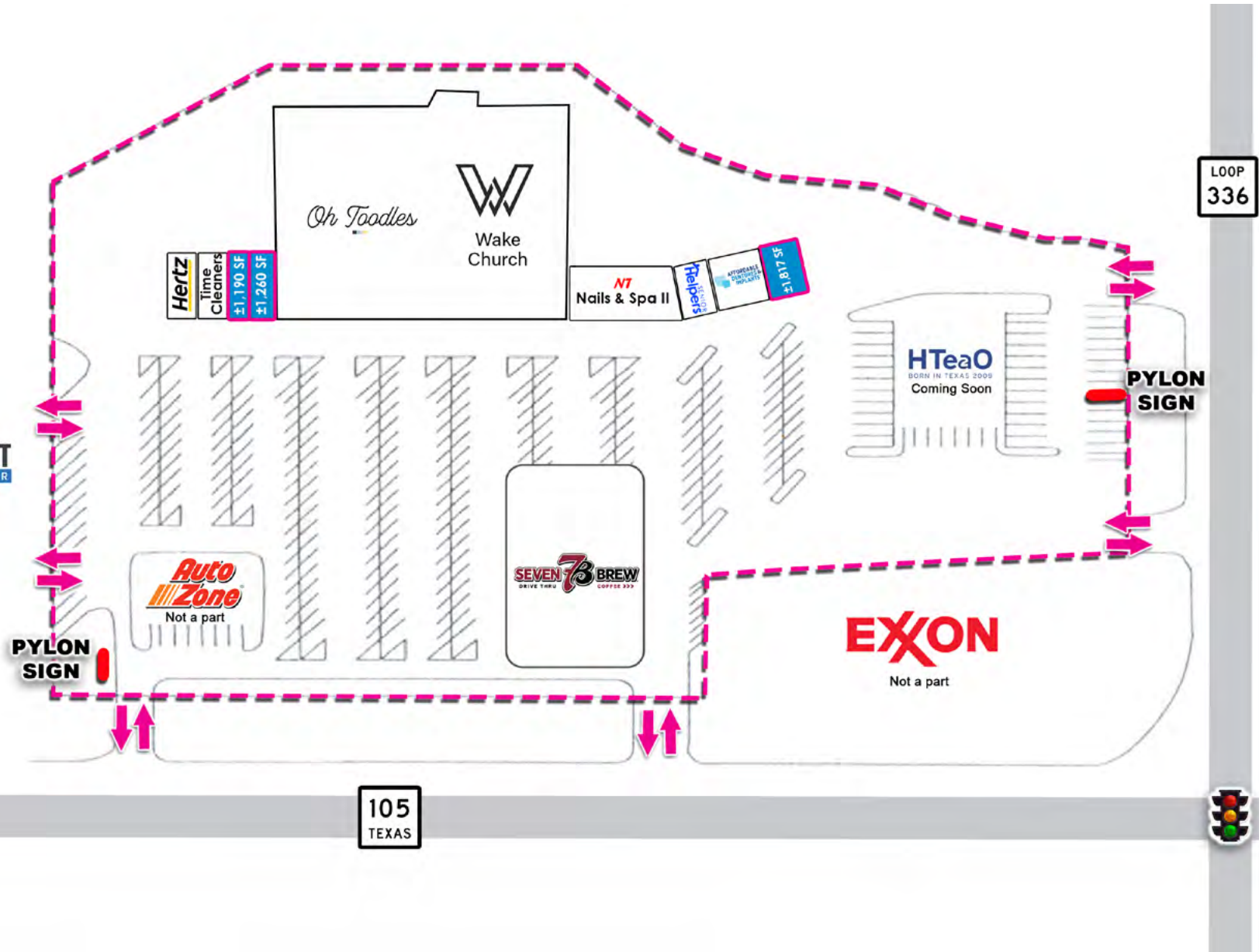
## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	9,559	45,344	98,450
<b>Daytime Pop.</b>	6,316	32,607	65,827
<b>Avg HH Income</b>	\$108,263	\$97,715	\$113,711



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# SITE PLAN





Peet Junior High School  
1,278 Students

The Fountains of Conroe  
270 Units

# SITE

HILLTOPS  
208 Units

LOOP 336

Hertz

Time Cleaners

Wake Church

Nails & Spa II  
SENIOR HELPERS

AFFORDABLE DENTURES & IMPLANTS

HTeaO  
BORN IN TEXAS 2009

TODAY'S VISION

MARGARITA & PEPPER'S

DOLLAR GENERAL

117,999 CPD '23

OLD REPUBLIC TITLE

Luigi's

STATE FARM INSURANCE

Quick Quack CAR WASH

MASSAGE HEIGHTS body + face

MINT dentistry & orthodontics

at&t

TOTAL POINT

Auto Zone

SEVEN 7 BREW

EXXON

105 TEXAS

39,312 CPD '23

W. Davis St



The UPS Store

RUSSO'S PIZZERIA

TWIN LIQUORS

Great Clips

SUBWAY

H-E-B

±1.9 Million Annual Visits

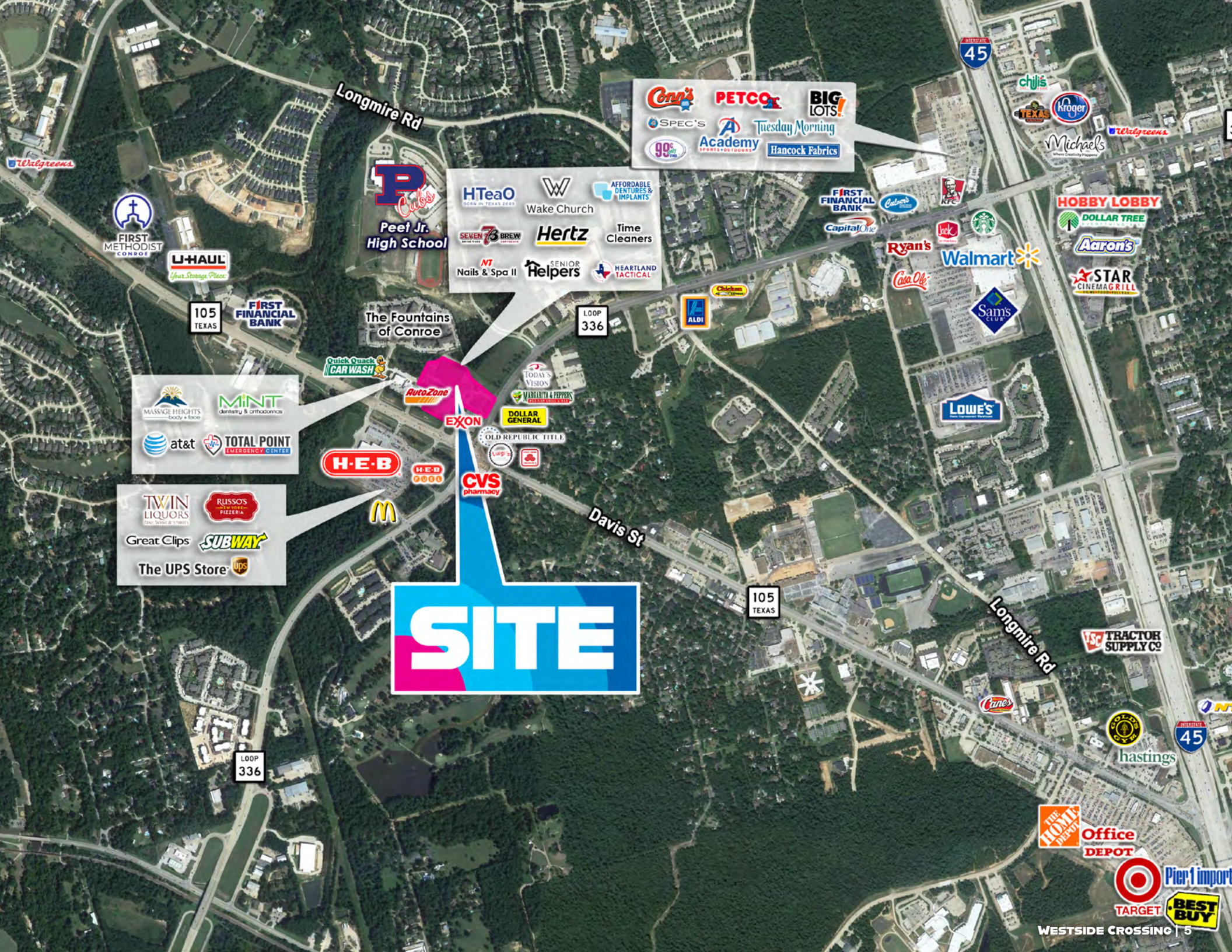
H-E-B FUEL

CVS pharmacy

LOOP 336



Presbyterian Day School



Longmire Rd

45

**Con's** **PETCO** **BIG LOTS!**  
 SPEC'S **Academy** **Tuesday Morning**  
 99¢ **Hancock Fabrics**

chris **Kroger**  
**Walmart** **Walgreens**  
**Michaels**

FIRST METHODIST CONROE

U-HAUL

105 TEXAS

FIRST FINANCIAL BANK

Peet Jr. High School

**HTeaO** **Wake Church** **AFFORDABLE DENTURES & IMPLANTS**  
**SEVEN BREW** **Hertz** **Time Cleaners**  
**NT Nails & Spa II** **SENIOR HELPERS** **HEARTLAND TACTICAL**

FIRST FINANCIAL BANK

Capital One

Ryan's

Walmart

HOBBY LOBBY

DOLLAR TREE

Aaron's

STAR CINEMAGRILL

The Fountains of Conroe

LOOP 336

ALDI

**MASSAGE HEIGHTS** **MINT**  
**at&t** **TOTAL POINT EMERGENCY CENTER**

Quick Quack CAR WASH

AutoZone

EXON

TODAY'S VISION

MARLETTA & PEPPER'S

DOLLAR GENERAL

OLD REPUBLIC TITLE

H-E-B

H-E-B

CVS pharmacy

Luigi's

Old Republic

**TWIN LIQUORS** **RUSSO'S PIZZERIA**  
**Great Clips** **SUBWAY**  
**The UPS Store**

McDonald's

Davis St

105 TEXAS

SITE

Longmire Rd

LOOP 336

TRACTOR SUPPLY CO

hastings

45

Office DEPOT

TARGET

Pier 1 import BEST BUY



# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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](http://www.trec.texas.gov)

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1,817 SF**

# **WESTSIDE CROSSING RETAIL CENTER FOR LEASE**

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