



*BRAND NEW 7,500 SF WAREHOUSE!
3714 HILLTOP DRIVE, CONROE, TX 77303*



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PROPOSED COMMERCIAL OFFICE/WAREHOUSE FOR SALE & FOR LEASE!
ASKING PRICE: \$1,500,000 (5.6% CAP) OR \$0.95/SF/MO + NNN

BRAND NEW, 7,500 SF WAREHOUSE LOCATED AT
3714 HILLTOP DRIVE, CONROE, TX 77303



This building was just built and should be ready by mid-August 2022! 7,500 SF Office Warehouse on 3/4 of an Acre for Sale at \$1,500,000 or for Lease at \$0.95/SF/Mo (\$7,125/MO) + NNN! *** Fully fenced and gated, concrete yard space, 18 FT Eve Height, 600 Amps, Four 14x16 FT Doors, City Utilities! This property lies between League Line Road & Wally Wilkerson Parkway! Less than 1 mile from I-45 and only 1 block from Highway 75!

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Available by mid-August 2022!



OVERVIEW

**3714 HILLTOP DRIVE
CONROE, TX 77303**

- 3-PHASE WITH 600 AMPS!
- CRANE READY!
- 4 BAY DOORS!
- 18 FT EVE HEIGHT!
- FULLY FENCED & GATED!
- SOUGHT AFTER LOCATION!
- CITY UTILITIES!
- CLOSE TO FM 3083, LOOP 336, & HWY 105!
- VERY CLOSE TO I-45!

**PER TXDOT, IN 2020, THERE WERE 8,006 VEHICLES
PER DAY THAT PASSED BY THIS STRETCH OF
HIGHWAY 75 NEAR HILLTOP DRIVE!**

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AERIAL



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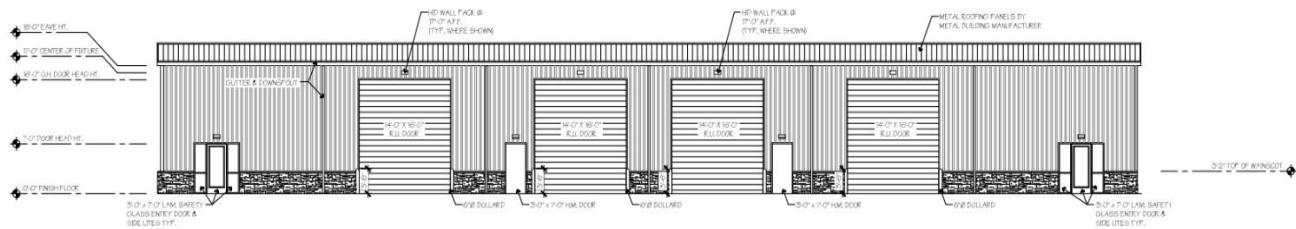
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1 SITE PLAN

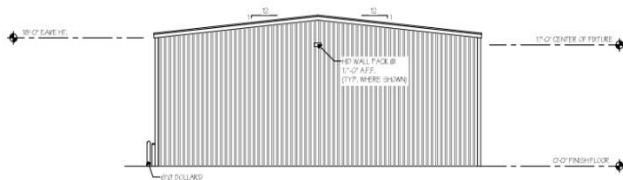


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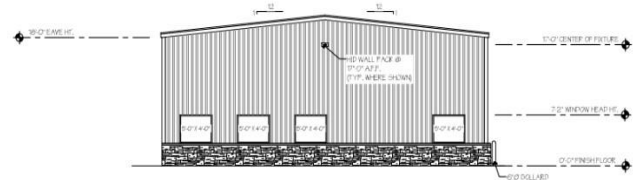
ELEVATION



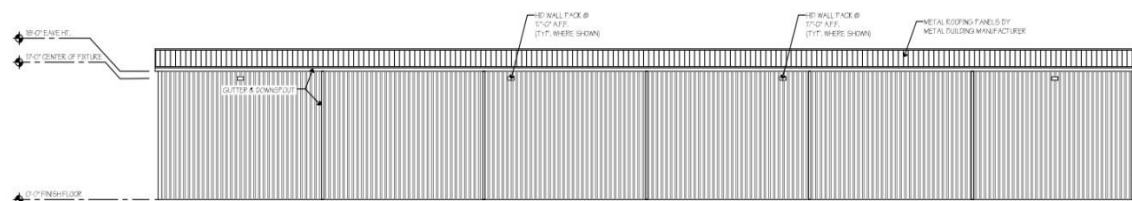
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

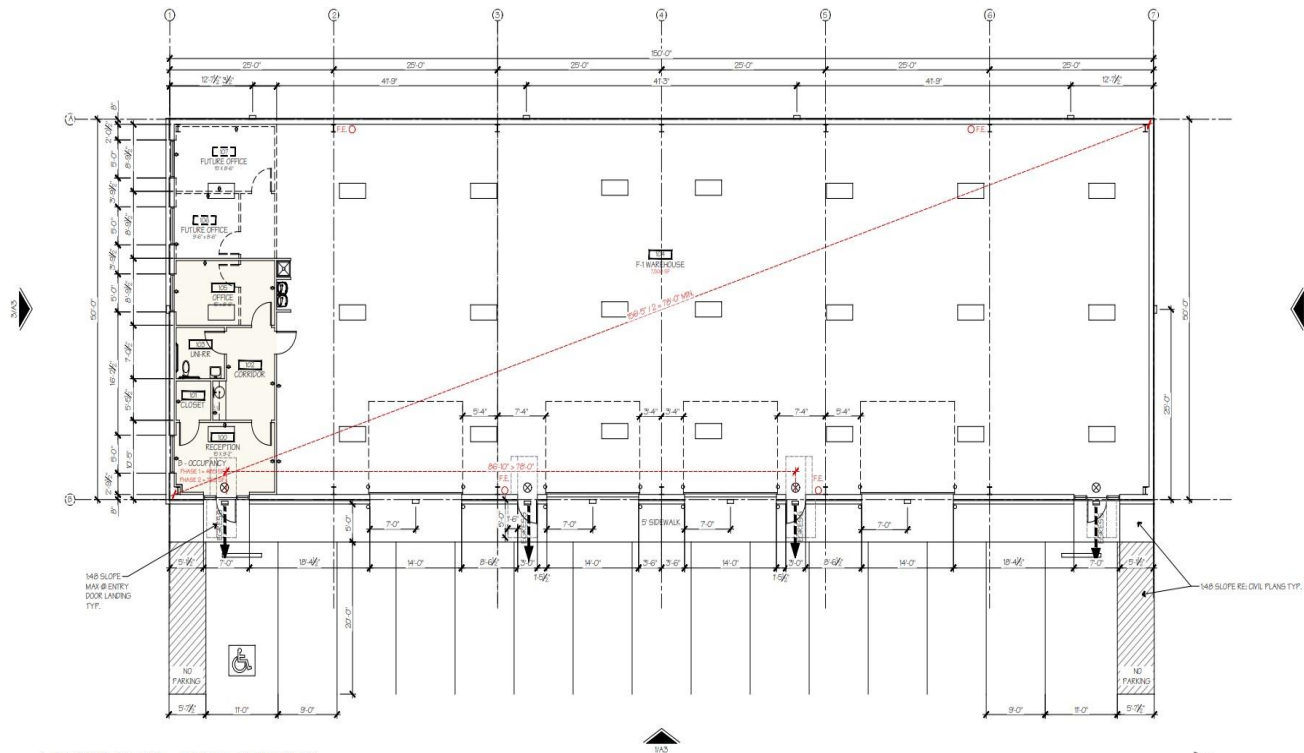


3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

OFFICE LAYOUT



1 FLOOR PLAN - SHELL BUILDING

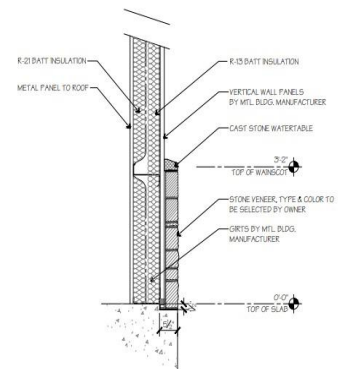
SCALE: 1/8"=1'-0"

PROJECT DATA

LEGAL JURISDICTION	-	CITY OF CONROE, TEXAS
BUILDING CODE	-	IBC 2009
PLUMBING CODE	-	IPC 2009
MECHANICAL CODE	-	MFC 2009
INTERNATIONAL ENERGY CODE	-	IEC 2009
EXISTING BUILDING CODE	-	IBC 2009
ELECTRICAL CODE	-	NEC 2009
CITY OF CONROE ORDINANCES	-	NO
FIRE CODE	-	IFC 2009
TEXAS ACCESSIBILITY STANDARDS	-	2010
BUILDING OCCUPANCY	-	WAREHOUSE (1 OCCUP.) = 500 SF
CONSTRUCTION TYPE	-	1-B
MAX AREA REGO	-	F1 = 10,000 MAX SF / 2 STORES
MAX AREA PROVIDED	-	F1 = 7,500 SF / 1 STORY < MAX AREA
FIRE SPRINKLED	-	NO
PARKING PROVIDED	-	NO
HOT PARKING PROVIDED	-	NO
OCCUPANCY LOAD	-	WAREHOUSE 1" OCCUPANCY
OCCUPANCY LOAD	-	7500 / 500 = 15 PERSONS
EXITS REQUIRED	-	2
EXITS PROVIDED	-	4
EGRESS WIDTH REQUIRED	-	36" (5' x 2' = 36" MIN)
EGRESS WIDTH PROVIDED	-	144" (4' x 36" = 144")

KEY LEGEND	
	LIGHTED EXIT SIGNAGE W/ BUG-EYED EM BALLASTS
	EXTERIOR EMERGENCY BATTERY POWER EGRESS LIGHT
	2'x4' FLUORESCENT HIGH-BAY LIGHT FIXTURES
	EXTERIOR WALL PAK LIGHT
	FIRE EXTINGUISHER

NOTES:
1. METAL BUILDING / SHELL BUILDING ENVELOPE PROVIDED & INSTALLED BY METAL BUILDING MANUFACTURER.
2. ALL EXTERIOR WALK DOORS TO COME EQUIPPED WITH CLOSERS PROVIDED BY METAL BUILDING MANUFACTURER.



2 SECTION @ STONE VENEER

SCALE: 3/4"=1'-0"

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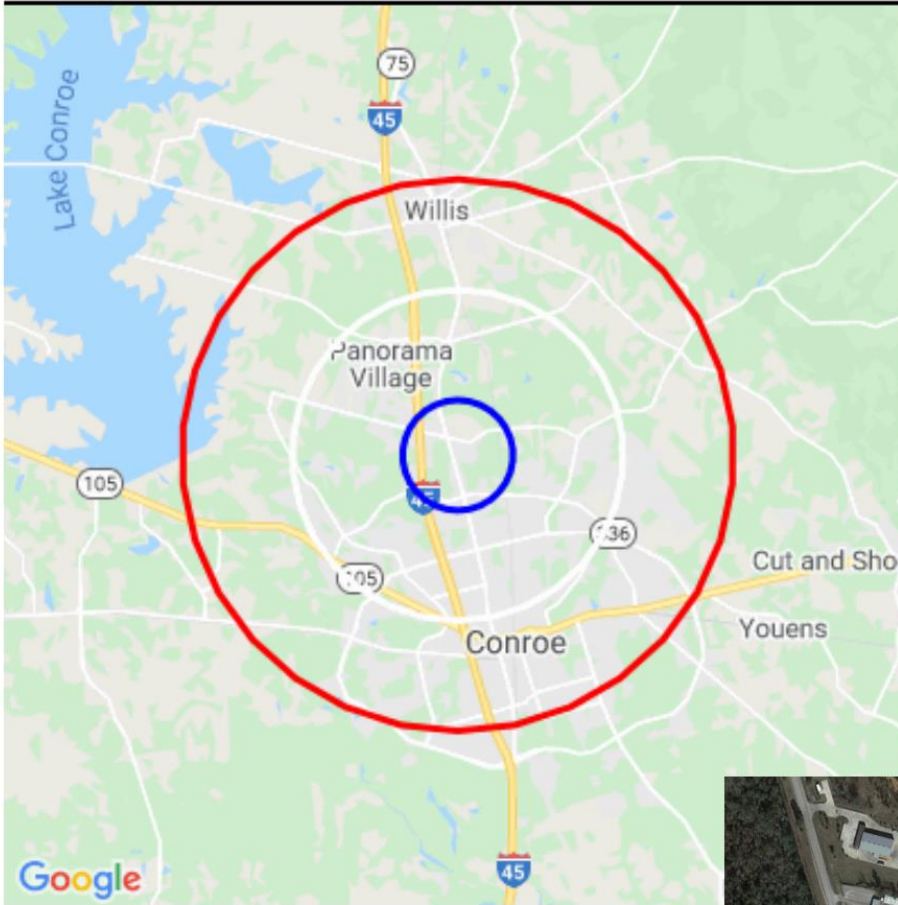
3714 Hilltop Drive

Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472



Demographic Report



3714 Hilltop Drive

Population

Distance	Male	Female	Total
1- Mile	1,307	1,311	2,618
3- Mile	12,694	12,151	24,845
5- Mile	31,037	30,668	61,704



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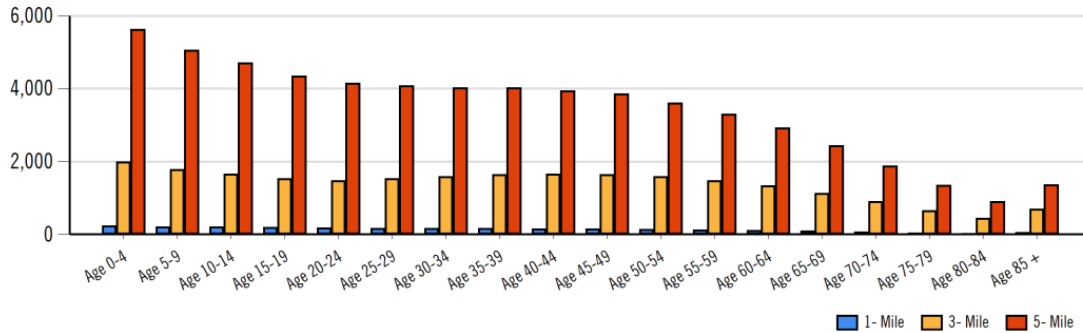
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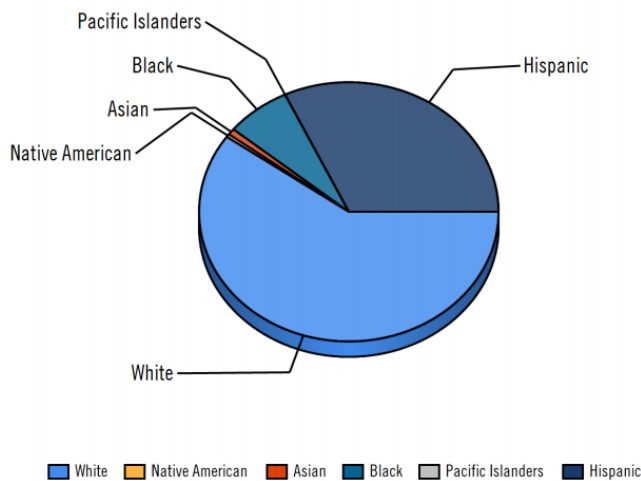
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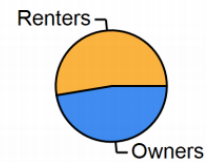
Population by Distance and Age (2020)



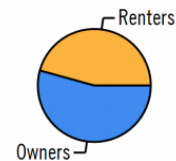
Ethnicity within 5 miles



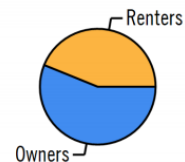
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,244	52	1.08 %
3-Mile	11,265	309	1.58 %
5-Mile	27,384	781	2.15 %



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3714 Hilltop Drive

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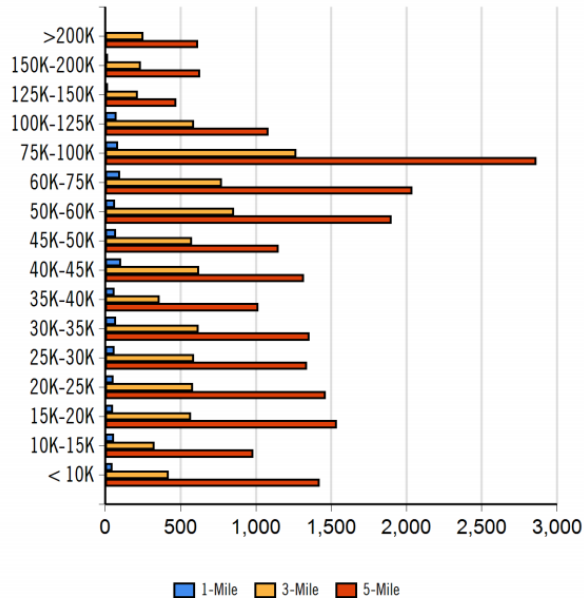
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	27	145	101	45	152	2	23	63	213	177	64	218
3-Mile	43	254	1,190	943	485	1,487	431	167	1,062	2,137	1,041	573	1,217
5-Mile	146	567	2,816	2,313	1,040	3,513	1,170	264	2,799	5,147	3,176	1,037	2,748

Household Income



Radius	Median Household Income
1-Mile	\$49,415.00
3-Mile	\$51,408.31
5-Mile	\$47,898.68

Radius	Average Household Income
1-Mile	\$63,745.00
3-Mile	\$61,635.15
5-Mile	\$54,723.21

Radius	Aggregate Household Income
1-Mile	\$48,060,577.24
3-Mile	\$546,835,275.32
5-Mile	\$1,264,306,969.06

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,568	16,364	37,781
High School Grad	894	5,148	10,475
Some College	282	3,331	8,061
Associates	101	808	1,512
Bachelors	86	2,307	4,633
Masters	9	612	1,149
Prof. Degree	5	300	652
Doctorate	0	42	160

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	28 %	37 %
Teen's	32 %	55 %	81 %
Expensive Homes	0 %	25 %	12 %
Mobile Homes	38 %	118 %	183 %
New Homes	10 %	68 %	85 %
New Households	43 %	92 %	105 %
Military Households	29 %	41 %	20 %
Households with 4+ Cars	20 %	43 %	60 %
Public Transportation Users	3 %	6 %	7 %
Young Wealthy Households	0 %	62 %	75 %

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	38,664,617		399,161,577		941,940,869	
Average annual household	46,136		45,446		43,012	
Food	6,074	13.17 %	5,965	13.13 %	5,694	13.24 %
Food at home	4,020		3,964		3,827	
Cereals and bakery products	571		563		543	
Cereals and cereal products	205		201		194	
Bakery products	366		361		348	
Meats poultry fish and eggs	811		798		774	
Beef	189		187		179	
Pork	149		145		141	
Poultry	154		150		147	
Fish and seafood	129		126		122	
Eggs	65		65		63	
Dairy products	401		395		379	
Fruits and vegetables	809		798		767	
Fresh fruits	118		117		112	
Processed vegetables	157		155		151	
Sugar and other sweets	149		147		141	
Fats and oils	129		126		122	
Miscellaneous foods	755		746		722	
Nonalcoholic beverages	347		342		333	
Food away from home	2,054		2,001		1,866	
Alcoholic beverages	315		314		291	
Housing	16,860	36.54 %	16,661	36.66 %	15,975	37.14 %
Shelter	10,195		10,048		9,620	
Owned dwellings	5,939		5,862		5,460	
Mortgage interest and charges	2,944		2,900		2,688	
Property taxes	2,003		1,967		1,825	
Maintenance repairs	991		995		945	
Rented dwellings	3,485		3,440		3,479	
Other lodging	771		745		681	
Utilities fuels	4,033		4,012		3,886	
Natural gas	378		372		353	
Electricity	1,621		1,616		1,583	
Fuel oil	151		152		145	
Telephone services	1,254		1,247		1,204	
Water and other public services	627		623		599	
Household operations	1,114	2.41 %	1,099	2.42 %	1,036	2.41 %
Personal services	307		301		281	
Other household expenses	806		797		754	
Housekeeping supplies	569		556		537	
Laundry and cleaning supplies	156		153		150	
Other household products	331		322		307	
Postage and stationery	82		80		79	
Household furnishings	949		944		893	
Household textiles	68		68		66	
Furniture	203		197		183	
Floor coverings	24		23		21	
Major appliances	137		140		132	
Small appliances	86		83		79	
Miscellaneous	429		430		410	
Apparel and services	1,215	2.63 %	1,185	2.61 %	1,135	2.64 %
Men and boys	231		222		211	
Men 16 and over	191		183		173	
Boys 2 to 15	40		39		37	
Women and girls	449		439		421	
Women 16 and over	377		365		348	
Girls 2 to 15	72		73		72	
Children under 2	92		87		86	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	38,664,617		399,161,577		941,940,869	
Average annual household	46,136		45,446		43,012	
Transportation	6,328	13.72 %	6,261	13.78 %	5,920	13.76 %
Vehicle purchases	1,447		1,419		1,308	
Cars and trucks new	764		737		667	
Cars and trucks used	645		643		605	
Gasoline and motor oil	2,058		2,041		1,959	
Other vehicle expenses	2,395		2,392		2,273	
Vehicle finance charges	160		161		150	
Maintenance and repairs	838		825		781	
Vehicle insurance	1,104		1,117		1,071	
Vehicle rental leases	293		288		269	
Public transportation	427		408		379	
Health care	3,620	7.85 %	3,609	7.94 %	3,417	7.94 %
Health insurance	2,402		2,395		2,277	
Medical services	733		735		686	
Drugs	368		363		343	
Medical supplies	116		115		109	
Entertainment	2,699	5.85 %	2,678	5.89 %	2,527	5.88 %
Fees and admissions	494		476		431	
Television radios	996		996		962	
Pets toys	983		974		920	
Personal care products	590		580		548	
Reading	51		50		48	
Education	1,142		1,076		1,002	
Tobacco products	406		404		405	
Miscellaneous	769	1.67 %	747	1.64 %	698	1.62 %
Cash contributions	1,280		1,286		1,195	
Personal insurance	4,783		4,623		4,151	
Life and other personal insurance	149		151		140	
Pensions and Social Security	4,634		4,471		4,011	

Estimated Households				Housing Occupied By			Housing Occupancy			
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	3,639	2,672	36.18 %	928	2,451	1,733	1,906	85	
3-Mile	2020	14,337	11,003	29.58 %	3,918	9,524	8,211	6,126	1,825	
5-Mile	2020	31,834	23,984	32.69 %	7,408	22,525	19,585	12,249	3,319	
1-Mile	2023	3,881	2,672	45.33 %	988	2,615	1,847	2,034	175	
3-Mile	2023	15,286	11,003	38.82 %	4,168	10,163	8,746	6,540	2,180	
5-Mile	2023	34,202	23,984	43.66 %	7,947	24,206	20,995	13,207	3,875	



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@arrowstarrealty.com	(936)672-2087
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 Date

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