



Conroe Medical Plaza

650 S. Conroe Medical Dr., Conroe, TX 77304



Barkley Dominey

ProMed Realty Services, LLP

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License: 612403

Conroe Medical Plaza

\$22.50 /SF/Year

Phase 2 of Medical Office Building Complex consisting of 3-4, located at Loop 336 and S. Conroe Medical Dr.. Phase 2 Building currently under development will be a single floor building, with up to 54,000 sf. of class A medical space. Building will be part of the existing 100,000 sf. medical office building completed in 2012, and currently fully leased. Property is also across Loop 336 from the new approx. 2000 acre site recently purchased by Johnson Development. The highly anticipated planned Johnson Development, Grand Central Park, is a planned mixed use development, with major commercial,retail, and a variety of residential. Final development plans have not been released publicly, but preliminary plans show retail along Loop 336 frontage across from subject property.

- Within walking distance from Conroe Regional Medical Center
- In Pre-development phase with Opportunity to customize lease space
- Part of new medical development located across Loop 336 from Future Grand Central Lake Master Community
- Close to and Easily Accessible from Interstate-45 on South Loop 336
- Minutes from The Woodlands
- Directly across Loop 336 from Grand Central Park, a 2,000 acre New Master Planned community



Total Space Available:	N/A
Rental Rate:	\$22.50 /SF/Year
Min. Divisible:	2,500 SF
Max. Contiguous:	54,000 SF
Property Type:	Office
Property Sub-type:	Office Building
Construction Status:	Under Construction/Proposed
Building Size:	54,000 SF
Building Class:	A
Year Built:	2016

Space 100

Space Available	54,000 SF
Rental Rate	\$22.50 /SF/Year
Space / Lot Type	Medical Office
Additional Space / Lot Types	Special Purpose (Other), Office Building
Min. Divisible	2,500 SF
Lease Type	NNN
Date Available	Jan 2017
Lease Term	120 Months

Part of Phase 2 of South Conroe Medical Plaza. Will consist of Medical Office ranging from 2,500 sq ft to 54,000 sq ft. Project is currently in predevelopment stage and pre-leasing.

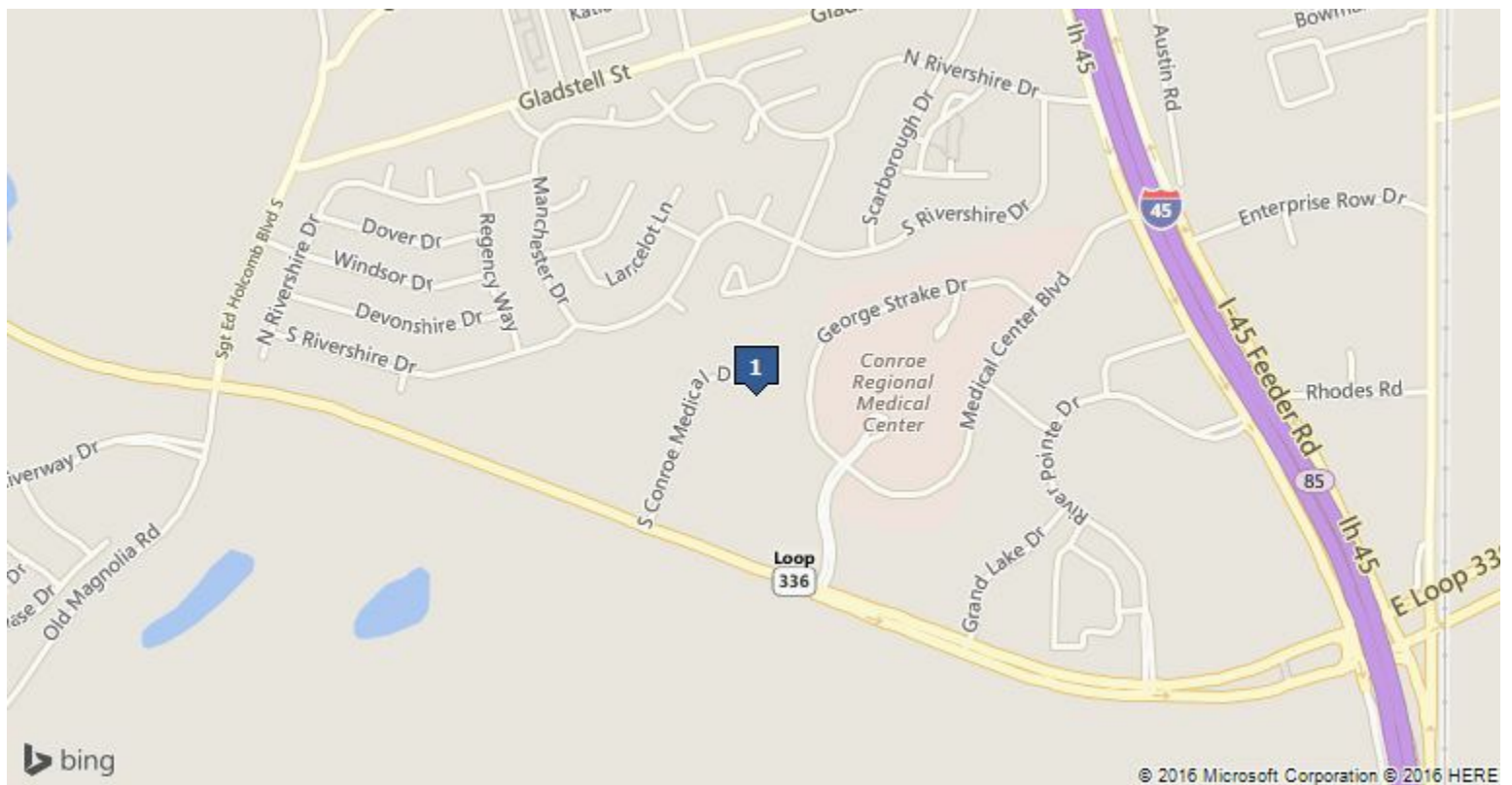
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Space 110

Space Available	3,000 SF
Rental Rate	\$22.50 /SF/Year
Space / Lot Type	Medical Office
Additional Space / Lot Types	Office Building
Min. Divisible	2,500 SF
Max. Contiguous	54,000 SF
Lease Type	NNN
Date Available	Jan 2017
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2



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Located on S. Conroe Medical Drive South off of South Loop 336 in Conroe, Texas. Property is adjacent to several new medical properties and within walking distance to Conroe Regional Medical Center. Property is easy accessible to I-45 and Hwy 105 via Loop 336.

Property Photos



Aerial of property facing east from Sgt. Ed Holcomb



Property Aerial in relation to Conroe Regional, Loop 336, and I-45

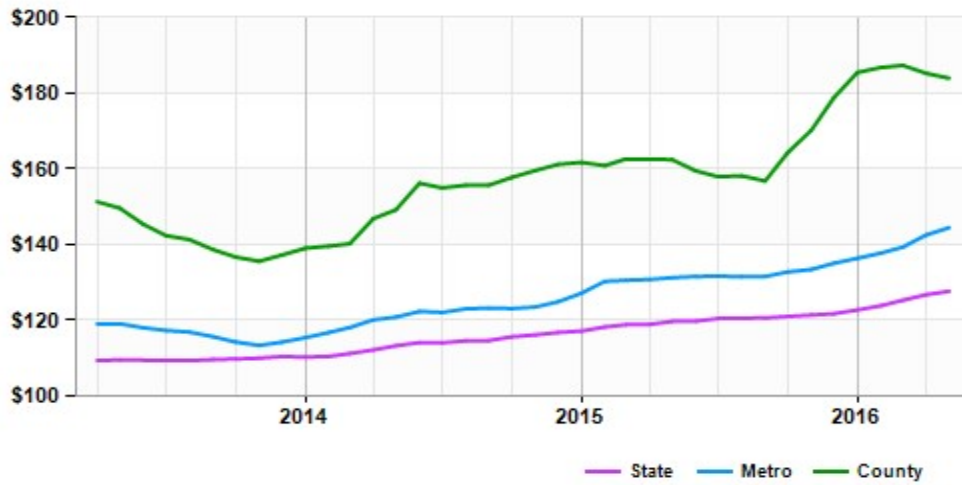
Property Photos



Phase 1 Building completed in Spring 2012

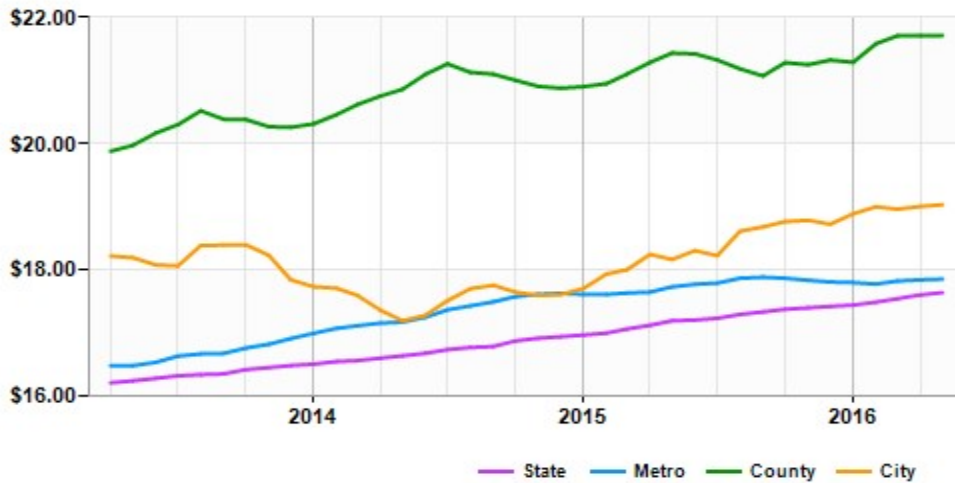
Market Trends

Asking Prices Office for Sale Conroe, TX (\$/SF)



	May 16	vs. 3 mo. prior	Y-O-Y
State	\$128	+3.1%	+6.6%
Metro	\$144	+4.9%	+10.1%
County	\$184	-1.5%	+13.2%

Asking Rent Office for Lease Conroe, TX (\$/SF/Year)



	May 16	vs. 3 mo. prior	Y-O-Y
State	\$17.64	+0.9%	+2.6%
Metro	\$17.85	+0.4%	+0.7%
City	\$19.03	+0.2%	+4.8%
County	\$21.71	+0.6%	+1.3%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	3,043	18,832	41,000
2015 Female Population	3,217	19,010	40,676
% 2015 Male Population	48.61%	49.76%	50.20%
% 2015 Female Population	51.39%	50.24%	49.80%
2015 Total Population: Adult	4,660	27,270	61,395
2015 Total Daytime Population	11,861	49,054	96,809
2015 Total Employees	8,852	28,232	52,178
2015 Total Population: Median Age	30	31	34
2015 Total Population: Adult Median Age	41	43	45
2015 Total population: Under 5 years	538	3,361	6,165
2015 Total population: 5 to 9 years	433	2,931	5,819
2015 Total population: 10 to 14 years	384	2,708	5,350
2015 Total population: 15 to 19 years	431	2,795	5,400
2015 Total population: 20 to 24 years	733	3,372	6,847
2015 Total population: 25 to 29 years	626	3,000	6,285
2015 Total population: 30 to 34 years	464	2,800	6,067
2015 Total population: 35 to 39 years	374	2,371	5,205
2015 Total population: 40 to 44 years	334	2,291	5,314
2015 Total population: 45 to 49 years	330	2,102	4,743
2015 Total population: 50 to 54 years	329	2,062	4,815
2015 Total population: 55 to 59 years	280	2,082	4,823
2015 Total population: 60 to 64 years	211	1,589	3,977
2015 Total population: 65 to 69 years	201	1,358	3,473
2015 Total population: 70 to 74 years	129	984	2,734
2015 Total population: 75 to 79 years	120	727	1,954
2015 Total population: 80 to 84 years	111	611	1,371
2015 Total population: 85 years and over	232	698	1,334
% 2015 Total population: Under 5 years	8.59%	8.88%	7.55%
% 2015 Total population: 5 to 9 years	6.92%	7.75%	7.12%
% 2015 Total population: 10 to 14 years	6.13%	7.16%	6.55%
% 2015 Total population: 15 to 19 years	6.88%	7.39%	6.61%
% 2015 Total population: 20 to 24 years	11.71%	8.91%	8.38%
% 2015 Total population: 25 to 29 years	10.00%	7.93%	7.70%
% 2015 Total population: 30 to 34 years	7.41%	7.40%	7.43%
% 2015 Total population: 35 to 39 years	5.97%	6.27%	6.37%
% 2015 Total population: 40 to 44 years	5.34%	6.05%	6.51%
% 2015 Total population: 45 to 49 years	5.27%	5.55%	5.81%
% 2015 Total population: 50 to 54 years	5.26%	5.45%	5.90%
% 2015 Total population: 55 to 59 years	4.47%	5.50%	5.91%
% 2015 Total population: 60 to 64 years	3.37%	4.20%	4.87%
% 2015 Total population: 65 to 69 years	3.21%	3.59%	4.25%
% 2015 Total population: 70 to 74 years	2.06%	2.60%	3.35%
% 2015 Total population: 75 to 79 years	1.92%	1.92%	2.39%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	1.77%	1.61%	1.68%
% 2015 Total population: 85 years and over	3.71%	1.84%	1.63%
2015 White alone	4,185	23,810	58,784
2015 Black or African American alone	662	4,594	7,365
2015 American Indian and Alaska Native alone	88	549	858
2015 Asian alone	200	836	2,168
2015 Native Hawaiian and OPI alone	4	8	42
2015 Some Other Race alone	903	6,467	9,746
2015 Two or More Races alone	218	1,578	2,713
2015 Hispanic	2,067	17,024	28,208
2015 Not Hispanic	4,193	20,818	53,468
% 2015 White alone	66.85%	62.92%	71.97%
% 2015 Black or African American alone	10.58%	12.14%	9.02%
% 2015 American Indian and Alaska Native alone	1.41%	1.45%	1.05%
% 2015 Asian alone	3.19%	2.21%	2.65%
% 2015 Native Hawaiian and OPI alone	0.06%	0.02%	0.05%
% 2015 Some Other Race alone	14.42%	17.09%	11.93%
% 2015 Two or More Races alone	3.48%	4.17%	3.32%
% 2015 Hispanic	33.02%	44.99%	34.54%
% 2015 Not Hispanic	66.98%	55.01%	65.46%
2015 Not Hispanic: White alone	3,300	14,033	27,964
2015 Not Hispanic: Black or African American alone	283	3,483	4,095
2015 Not Hispanic: American Indian and Alaska Native alone	6	52	109
2015 Not Hispanic: Asian alone	93	236	377
2015 Not Hispanic: Native Hawaiian and OPI alone	2	9	11
2015 Not Hispanic: Some Other Race alone	10	18	34
2015 Not Hispanic: Two or More Races	36	186	339
% 2015 Not Hispanic: White alone	63.30%	50.61%	61.24%
% 2015 Not Hispanic: Black or African American alone	5.43%	12.56%	8.97%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.12%	0.19%	0.24%
% 2015 Not Hispanic: Asian alone	1.78%	0.85%	0.83%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.03%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.19%	0.06%	0.07%
% 2015 Not Hispanic: Two or More Races	0.69%	0.67%	0.74%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	6,260	37,842	81,676
2015 Households	2,394	12,595	28,756

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	268	4,676	12,361
Household Change 2010-2015	32	1,322	3,715
% Population Change 2010-2015	4.47%	14.10%	17.83%
% Household Change 2010-2015	1.35%	11.73%	14.84%
Population Change 2000-2015	1,047	10,112	36,012
Household Change 2000-2015	425	2,961	12,462
% Population Change 2000 to 2015	20.08%	36.47%	78.86%
% Household Change 2000 to 2015	21.58%	30.73%	76.48%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	2,186	10,534	17,683
2015 Occupied Housing Units	1,969	9,634	16,295
2015 Owner Occupied Housing Units	676	4,792	9,065
2015 Renter Occupied Housing Units	1,293	4,842	7,230
2015 Vacant Housings Units	217	899	1,389
% 2015 Occupied Housing Units	90.07%	91.46%	92.15%
% 2015 Owner occupied housing units	34.33%	49.74%	55.63%
% 2015 Renter occupied housing units	65.67%	50.26%	44.37%
% 2000 Vacant housing units	9.93%	8.53%	7.86%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$49,380	\$46,744	\$54,928
2015 Household Income: Average	\$74,552	\$68,572	\$77,668
2015 Per Capita Income	\$29,239	\$23,046	\$28,176
2015 Household income: Less than \$10,000	239	1,058	1,753
2015 Household income: \$10,000 to \$14,999	132	712	1,345
2015 Household income: \$15,000 to \$19,999	140	761	1,743
2015 Household income: \$20,000 to \$24,999	132	955	1,803
2015 Household income: \$25,000 to \$29,999	111	790	1,656
2015 Household income: \$30,000 to \$34,999	135	678	1,388
2015 Household income: \$35,000 to \$39,999	109	609	1,291
2015 Household income: \$40,000 to \$44,999	107	531	1,129
2015 Household income: \$45,000 to \$49,999	105	583	1,222
2015 Household income: \$50,000 to \$59,999	158	944	2,126
2015 Household income: \$60,000 to \$74,999	187	1,020	2,579
2015 Household income: \$75,000 to \$99,999	294	1,559	3,858
2015 Household income: \$100,000 to \$124,999	152	674	2,006
2015 Household income: \$125,000 to \$149,999	127	618	1,656
2015 Household income: \$150,000 to \$199,999	146	607	1,775
2015 Household income: \$200,000 or more	120	496	1,426
% 2015 Household income: Less than \$10,000	9.98%	8.40%	6.10%
% 2015 Household income: \$10,000 to \$14,999	5.51%	5.65%	4.68%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	5.85%	6.04%	6.06%
% 2015 Household income: \$20,000 to \$24,999	5.51%	7.58%	6.27%
% 2015 Household income: \$25,000 to \$29,999	4.64%	6.27%	5.76%
% 2015 Household income: \$30,000 to \$34,999	5.64%	5.38%	4.83%
% 2015 Household income: \$35,000 to \$39,999	4.55%	4.84%	4.49%
% 2015 Household income: \$40,000 to \$44,999	4.47%	4.22%	3.93%
% 2015 Household income: \$45,000 to \$49,999	4.39%	4.63%	4.25%
% 2015 Household income: \$50,000 to \$59,999	6.60%	7.50%	7.39%
% 2015 Household income: \$60,000 to \$74,999	7.81%	8.10%	8.97%
% 2015 Household income: \$75,000 to \$99,999	12.28%	12.38%	13.42%
% 2015 Household income: \$100,000 to \$124,999	6.35%	5.35%	6.98%
% 2015 Household income: \$125,000 to \$149,999	5.30%	4.91%	5.76%
% 2015 Household income: \$150,000 to \$199,999	6.10%	4.82%	6.17%
% 2015 Household income: \$200,000 or more	5.01%	3.94%	4.96%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$664,929	\$3,444,816	\$7,936,237
2015 Jewelry stores	\$248,577	\$1,236,996	\$2,941,131
2015 Mens clothing stores	\$782,313	\$4,030,233	\$9,421,420
2015 Shoe stores	\$789,807	\$4,089,455	\$9,541,304
2015 Womens clothing stores	\$1,306,288	\$6,777,937	\$16,022,395
2015 Automobile dealers	\$10,157,587	\$52,495,717	\$125,274,077
2015 Automotive parts and accessories stores	\$1,958,962	\$10,249,612	\$24,320,504
2015 Other motor vehicle dealers	\$263,317	\$1,414,205	\$3,352,378
2015 Tire dealers	\$873,319	\$4,573,693	\$10,845,515
2015 Hardware stores	\$39,956	\$213,054	\$517,353
2015 Home centers	\$396,479	\$2,111,238	\$5,147,803
2015 Nursery and garden centers	\$480,700	\$2,541,445	\$6,236,777
2015 Outdoor power equipment stores	\$214,366	\$1,154,876	\$2,782,916
2015 Paint andwallpaper stores	\$45,302	\$245,941	\$590,266
2015 Appliance, television, and other electronics stores	\$1,343,403	\$7,001,783	\$16,772,961
2015 Camera andphotographic supplies stores	\$106,758	\$535,470	\$1,298,188
2015 Computer andsoftware stores	\$3,680,832	\$19,224,016	\$45,202,729
2015 Beer, wine, and liquor stores	\$656,996	\$3,382,515	\$7,986,886
2015 Convenience stores	\$2,953,001	\$15,220,359	\$35,371,058
2015 Restaurant Expenditures	\$2,698,815	\$13,978,919	\$33,136,466
2015 Supermarkets and other grocery (except convenience) stores	\$10,485,687	\$55,043,481	\$128,575,760
2015 Furniture stores	\$976,907	\$5,018,100	\$11,939,246
2015 Home furnishings stores	\$3,286,747	\$17,246,238	\$41,143,886
2015 General merchandise stores	\$17,409,154	\$90,910,192	\$216,781,301
2015 Gasoline stations with convenience stores	\$9,005,527	\$47,081,774	\$110,223,484
2015 Other gasoline stations	\$6,400,284	\$33,673,666	\$79,015,418
2015 Department stores (excl leased depts)	\$17,160,577	\$89,673,196	\$213,840,170
2015 General merchandise stores	\$17,409,154	\$90,910,192	\$216,781,301
2015 Other health and personal care stores	\$682,507	\$3,531,062	\$8,444,525

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$2,669,336	\$14,103,341	\$33,484,384
2015 Pet and pet supplies stores	\$712,153	\$3,777,642	\$8,989,052
2015 Book, periodical, and music stores	\$112,939	\$579,085	\$1,404,520
2015 Hobby, toy, and game stores	\$317,460	\$1,650,012	\$3,897,135
2015 Musical instrument and supplies stores	\$34,261	\$169,892	\$410,942
2015 Sewing, needlework, and piece goods stores	\$59,020	\$307,139	\$739,913
2015 Sporting goods stores	\$316,015	\$1,602,759	\$3,862,548