

retail

solutions

Woodland Plaza Shopping Center

Across from The Towers Woodland
469 FM 1488 | Conroe, Texas 77384



WOODLAND PLAZA SHOPPING CENTER



Walgreens

CHASE

AREA RETAILERS



PRICE:
\$2,400,000
CAP RATE: 6.7%
OCCUPANCY: 100%
GLA: 8,949 SF

- 100% leased property at under market rents
- Adjacent to newly built luxury apartment complex, The Towers Woodland, 416 units built in 2014
- Excellent visibility with Avg HH Income of 115K in 3 miles
- Tremendous growth area
- Year built: 2015

Amandeep Singh - 281.445.0033
amandeep@retailsolutions.us

For More Information:
www.retailsolutions.us

Benny Nguyen - 281.445.0033
bnguyen@retailsolutions.us

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of Retail Solutions (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and Retail Solutions.

Investment Overview

INCOME & EXPENSE*

Base Rent

Occupied Space \$161,082

Total Base Rent \$161,082**Expense Reimbursements**

Real Estate Taxes \$21,000

Property Insurance \$6,000

CAM \$48,170.50**Total Reimbursements \$75,170.50****Effective Gross Income \$209,252.50****Operating Expenses**

Real Estate Taxes \$21,000

Property Insurance \$6,000

CAM \$48,170.50**Total Operating Expenses \$75,170.50****Net Operating Income \$161,082**

DEMOGRAPHIC SNAPSHOT

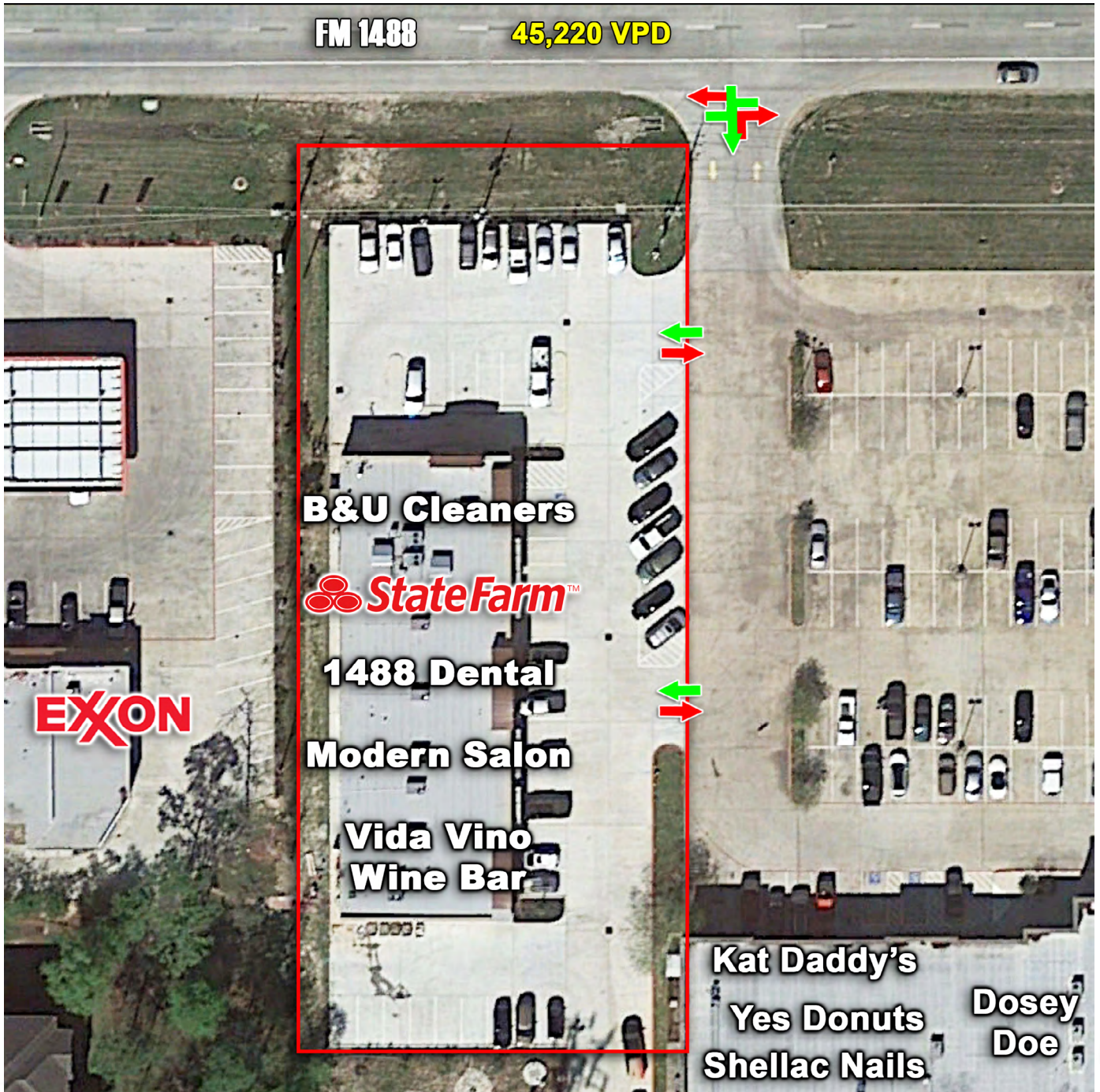
	1 mile	3 miles	5 miles
2016 Population	2,907	36,071	100,941
5 Yr Projected Growth	19.4%	24.1%	19.0%
Total Households	1,542	13,377	35,585
Average HH Income	\$89,326	\$115,469	\$123,393
Daytime Population	2,035	30,168	111,779
Employee Population	446	11,415	56,972

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Site Plan



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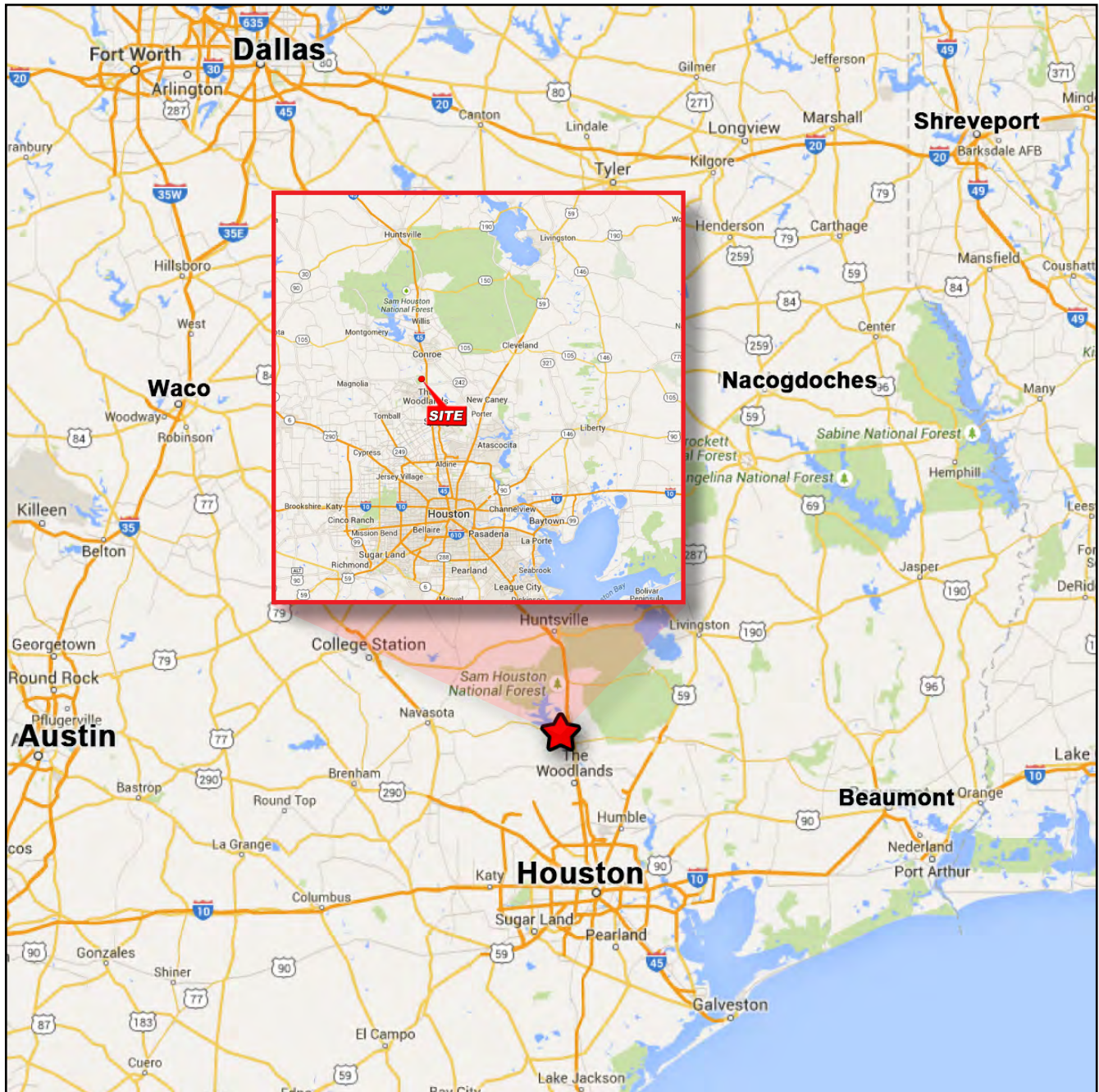
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Location Map



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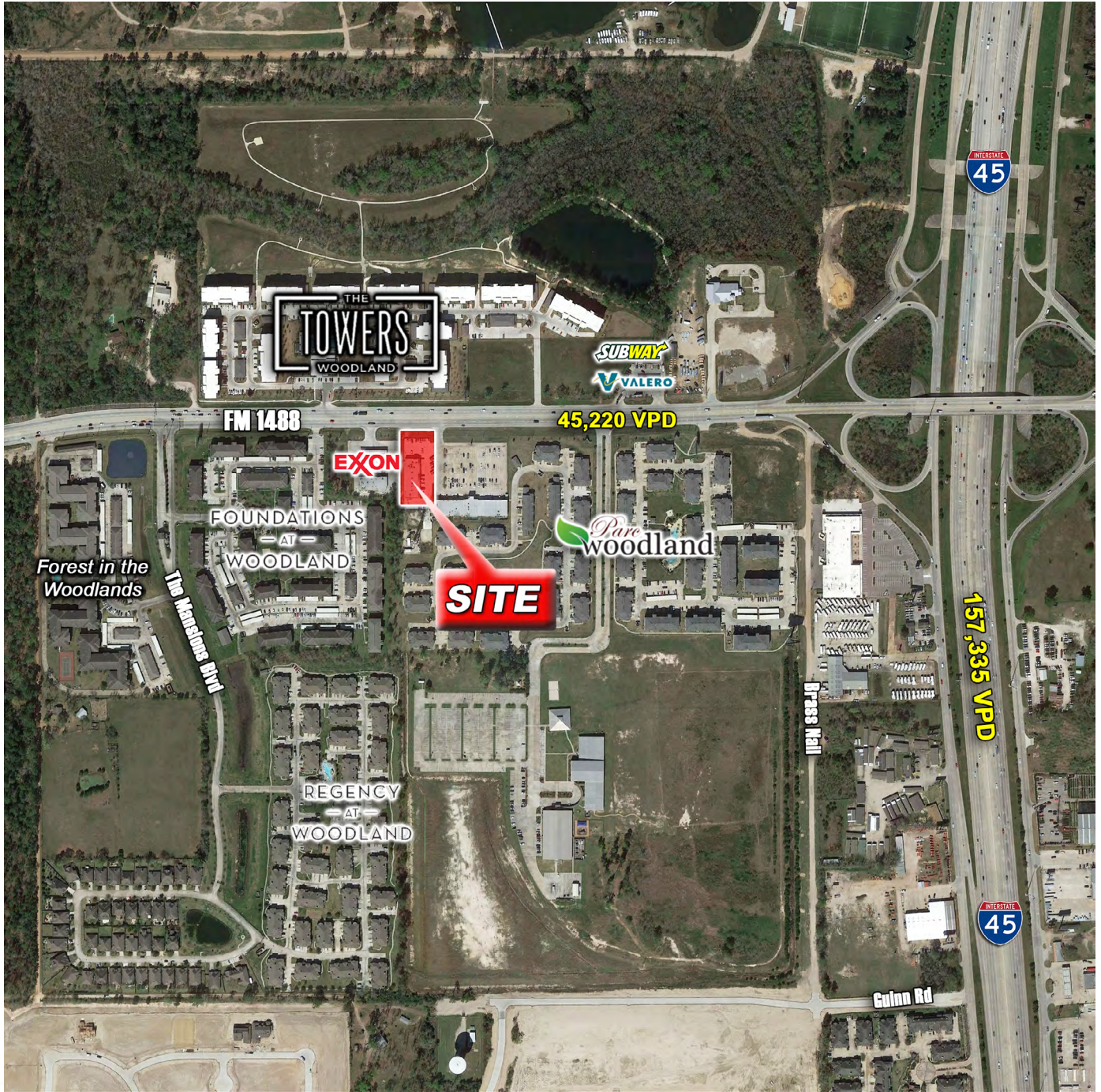
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Close-Up Aerial



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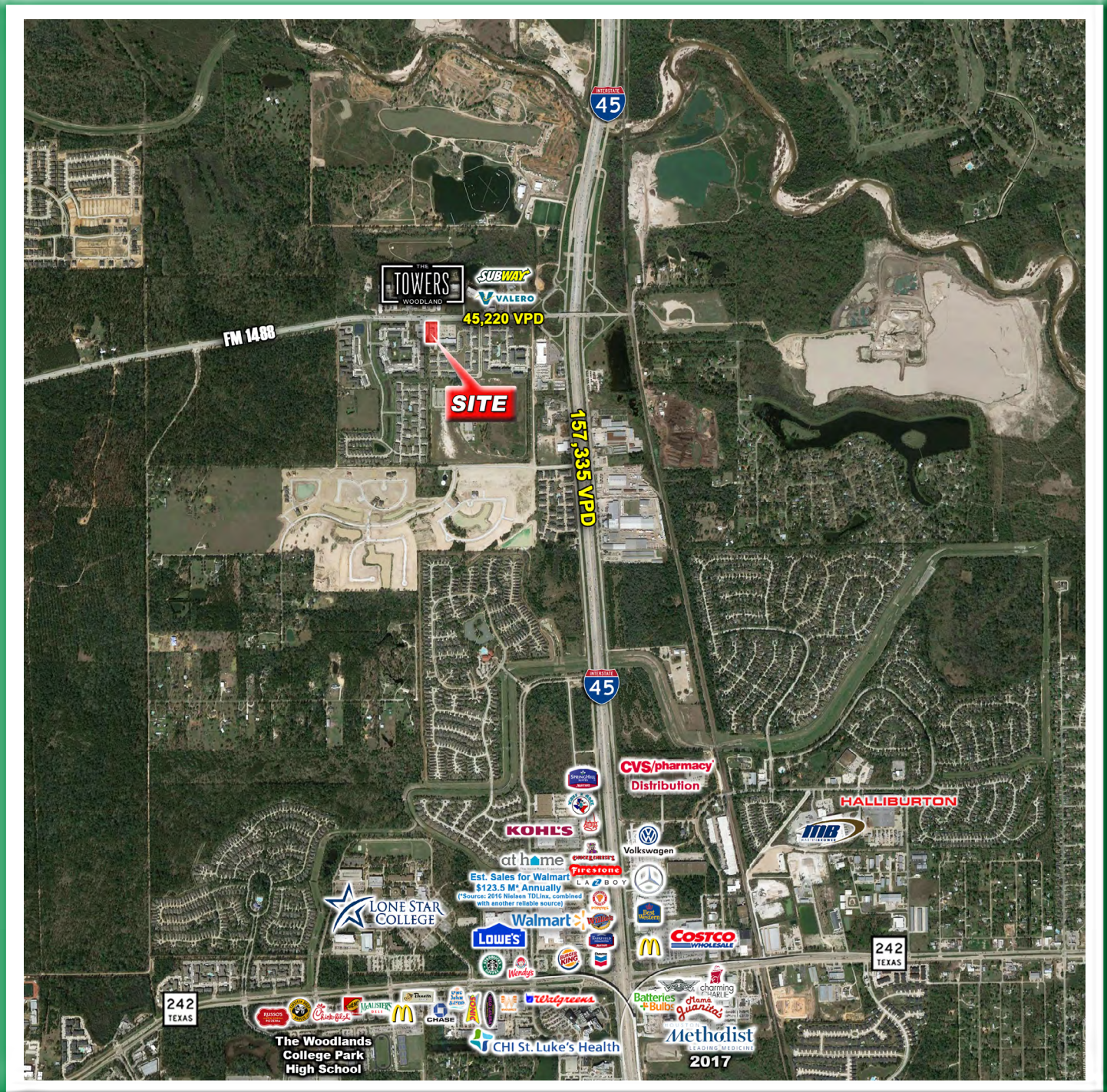
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Retail Aerial



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Demographics

	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	413	12,535	60,754
2010 Total Population	2,751	28,138	82,978
2016 Total Population	2,907	36,071	100,941
2021 Total Population	3,470	44,777	120,082
Households Trend			
2000 Total Households	170	4,397	19,991
2010 Total Households	1,528	11,121	30,549
2016 Total Households	1,542	13,377	35,585
2021 Total Households	1,774	15,880	40,798
Population Change Trend			
2000 to 2010 Population Change	566.1%	124.5%	36.6%
2000 to 2016 Population Change	603.9%	187.8%	66.1%
2010 to 2021 Population Change	26.1%	59.1%	44.7%
2016 to 2021 Population Change	19.4%	24.1%	19.0%
Household Change Trend			
2000 to 2010 Household Change	798.8%	152.9%	52.8%
2000 to 2016 Household Change	807.1%	204.2%	78.0%
2010 to 2021 Household Change	16.1%	42.8%	33.5%
2016 to 2021 Household Change	15.0%	18.7%	14.6%
2016 Race			
White alone	84.0%	83.5%	80.5%
Black or African American alone	5.5%	3.8%	5.5%
American Indian and Alaska Native alone	.5%	.7%	.7%
Asian alone	4.4%	4.8%	4.2%
Native Hawaiian and OPI alone	.1%	.0%	.0%
Some Other Race alone	3.1%	4.4%	6.1%
Two or More Races	2.3%	2.7%	2.9%
2016 Income			
Per Capita Income	\$46,455	\$42,489	\$43,483
Household Income: Median	\$65,982	\$86,308	\$87,382
Household Income: Average	\$89,326	\$115,469	\$123,393
Average household size	1.9	2.7	2.8
Total Daytime Population	2,035	30,168	111,779
Total Employee Population	446	11,415	56,972
Total Daytime at Home Population	1,589	18,753	54,807
Total Employee Population (% of Daytime Population)	21.9%	37.8%	51.0%
Total Daytime at Home Population (% of Daytime Population)	78.1%	62.2%	49.0%

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CONTACT US

AMANDEEP SINGH

amandeep@retailsolutions.us

BENNY NGUYEN

bnguyen@retailsolutions.us

AUSTIN

3724 Executive Center Drive
Suite 220
Austin, Texas 78731

DALLAS

13601 Preston Road
Suite E1070
Dallas, Texas 75240

HOUSTON

5225 Katy Freeway
Suite 625A
Houston, Texas 77007

SAN ANTONIO

8610 Broadway
Suite 280
San Antonio, Texas 78217

MCALLEN

200 S 10th Street
Suite 1303
McAllen, Texas 78501

MIDLAND

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

LOUISIANA

214 E Nezpique
Jennings, Louisiana 70546

FOR MORE INFORMATION, PLEASE VISIT:

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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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutions.us	512-474-5557
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
_____ 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