

TURN KEY 2ND GEN RESTAURANT SUBLEASE

219 SIMONTON STREET , CONROE, TEXAS 77301

MHW

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the Heart of Downtown Conroe, Texas this Second Generation Restaurant is available for Sublease. 5-year Lease with termination on 5/15/2028. The space is in like-new condition and ready for a restaurant operator to take over. Complete with Hostess Counter, Game Room/Event Room, Furniture, Fixtures, New Equipment, Walk-In Cooler, Open Kitchen, Two Bars, Surround Sound System, Two Musical Stages, and a Large Covered Outdoor Patio.

PROPERTY HIGHLIGHTS

- Second Generation Restaurant
- Move-In Ready
- Bars
- Musical Stages
- Large Covered Outdoor Patio

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	7,000 SF
Year Built:	1940
Year Renovated:	2023

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,219	31,048	92,603
Total Population	8,322	83,256	242,443
Average HH Income	\$48,140	\$84,382	\$105,199

For More Information:



BRAYDEN CZAJKOSKI

C: 254.744.7166
O: 281.651.4898
brayden@mhwre.com



RYAN KING

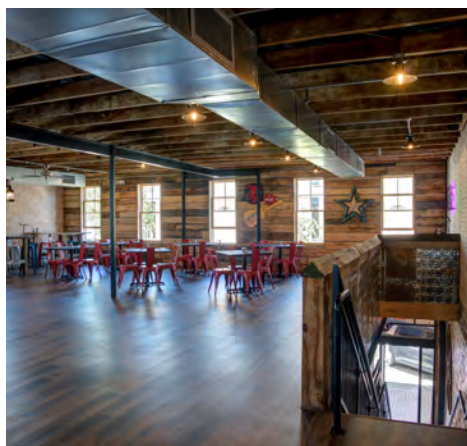
C: 713.826.9055
O: 281.651.4898
rking@mhwre.com

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ADDITIONAL PHOTOS



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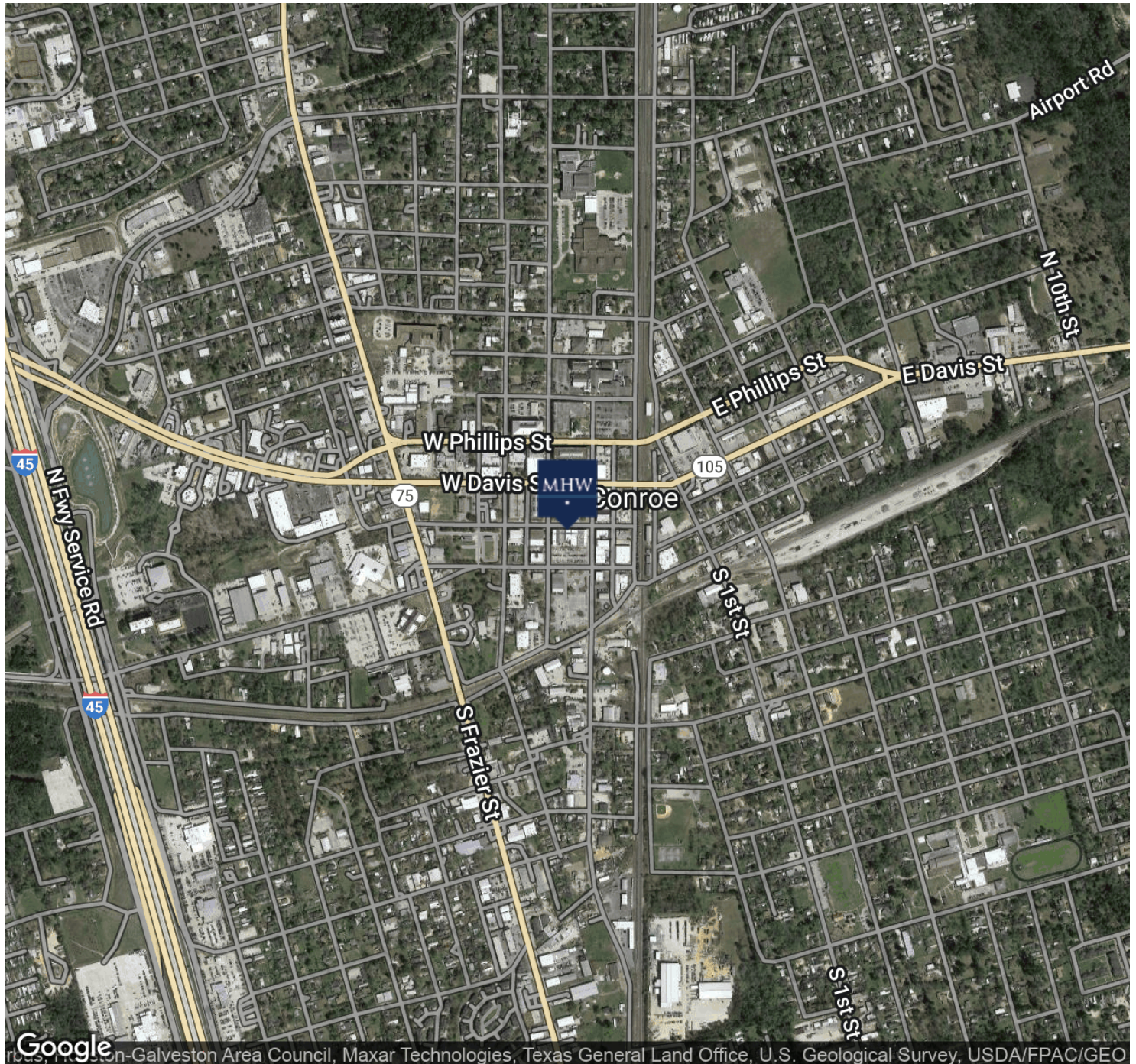
rking@mhwre.com

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LOCATION MAP



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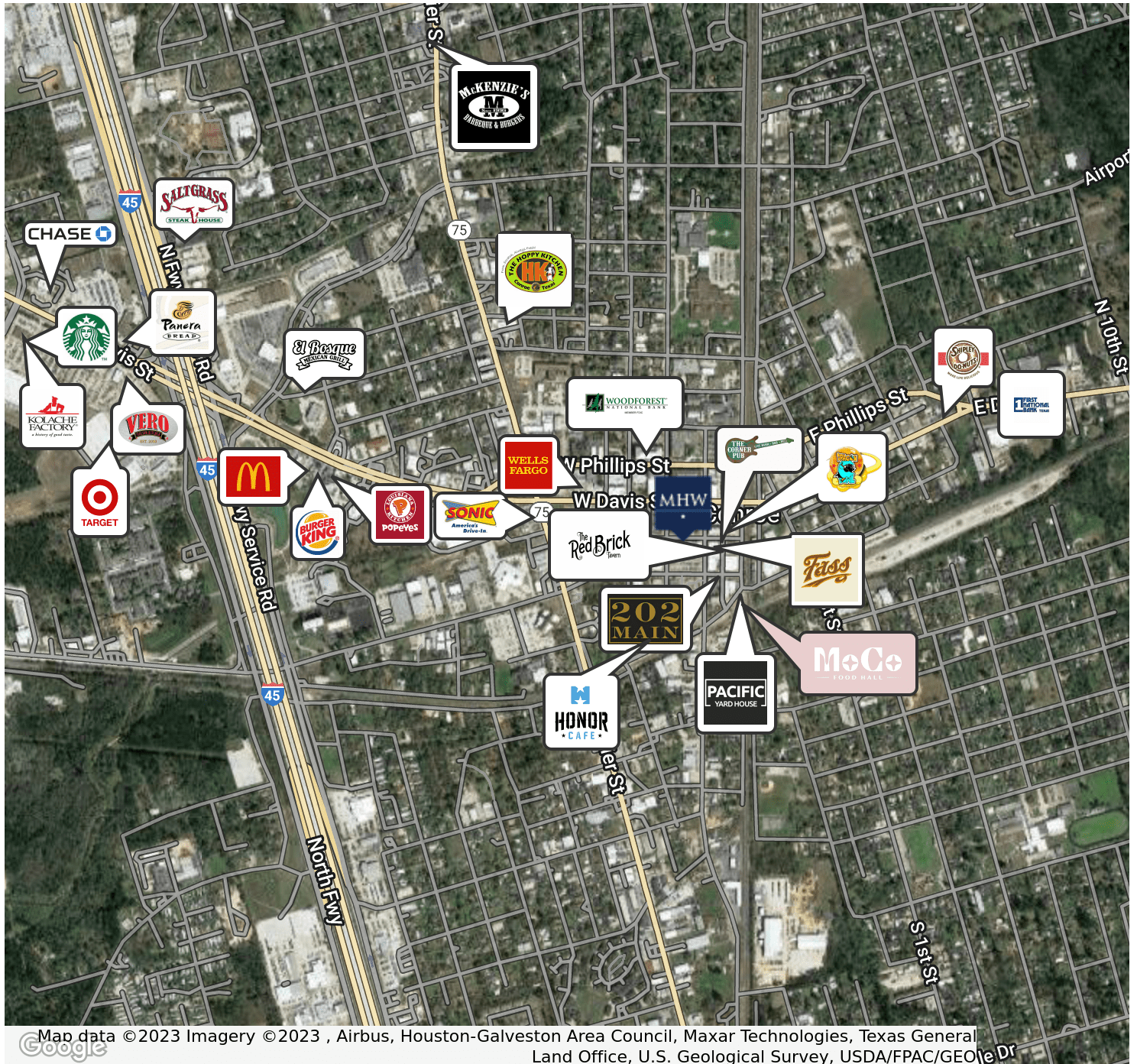
C: 713.826.9055
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RETAILER MAP



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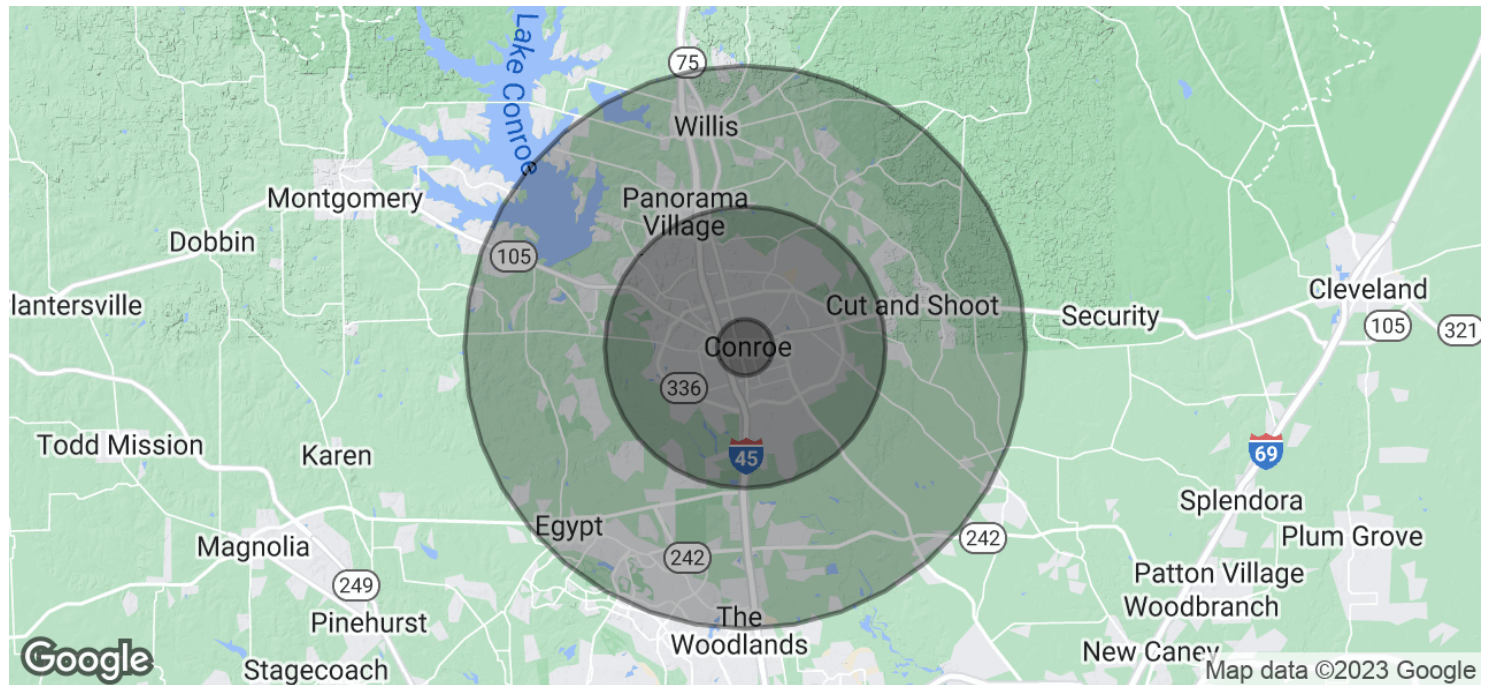
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,322	83,256	242,443
Average Age	31.1	33.5	37.6
Average Age (Male)	30.8	32.7	37.2
Average Age (Female)	32.7	35.4	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,219	31,048	92,603
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$48,140	\$84,382	\$105,199
Average House Value	\$68,741	\$199,367	\$275,341

* Demographic data derived from 2020 ACS - US Census

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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.

11-2-2015



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.

MHW BROKERAGE SERVICES, LLC	9007674	mhwre.com	281.651.4898
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MICHAEL EVANS	600350	mevans@mhwre.com	281.651.4898
Designated Broker of Firm	License No.	Email	Phone
MICHAEL EVANS	600350	mevans@mhwre.com	281.651.4898
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRAYDEN CZAJKOSKI	786914	brayden@mhwre.com	281.651.4898
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date