

WILD THING

14900 I 45 SOUTH, CONROE, TEXAS 77384

MHW

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Price - Extra Acreage available if needed
Lease Rate:	Negotiable - Call for Rates
Building Size:	8,562 SF
Available SF:	8,562 SF
Lot Size:	7.65 Acres
Price / SF:	-
Year Built:	2016
Renovated:	2016
Zoning:	Commercial
Market:	Conroe
Submarket:	Outlying Montgomery County
Traffic Count:	170,000

PROPERTY OVERVIEW

Fantastic Restaurant / Special Event Center with acreage available on great location at I 45 S & FM 1488. Located on the Feeder Road of I 45 on busy and growing FM 1488. This is a turnkey site with "new" kitchen equipment; fully furnished with 74 available large screen televisions, security system with cameras, tables, chairs, servicewear, etc.

PROPERTY HIGHLIGHTS

- Turnkey Restaurant / Event Center
- Great location at I 45 s & FM 1488
- Full kitchen, tv's, tables, chairs, service ware
- Additional acreage; combined +/- 15.41 Acres (Please inquire)
- Mezzanine for private parties or overflow w/ upstairs management office
- Large private patio for guests or events
- Two dressing rooms with shower facilities and lockers
- Located within walking distance of 4 expansive apartment complexes
- Area void of competition
- Adjacent to soccer fields, motocross track, and large underserved subdivisions with great growth projections

For More Information:



WENDY HULL

C: 713.897.1733
O: 281.651.4898
wendy@mhwre.com



RON BROWN

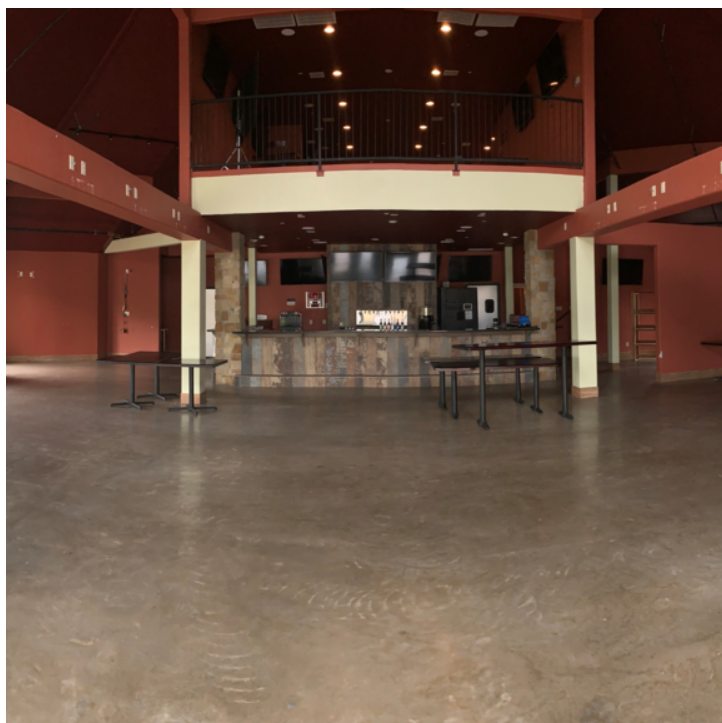
C: 936.689.7228
O: 281.651.4898
ron@mhwre.com

WILD THING

14900 I 45 SOUTH, CONROE, TEXAS 77384

MHW

ADDITIONAL PHOTOS



For More Information:



WENDY HULL

C: 713.897.1733

O: 281.651.4898

wendy@mhvre.com



RON BROWN

C: 936.689.7228

O: 281.651.4898

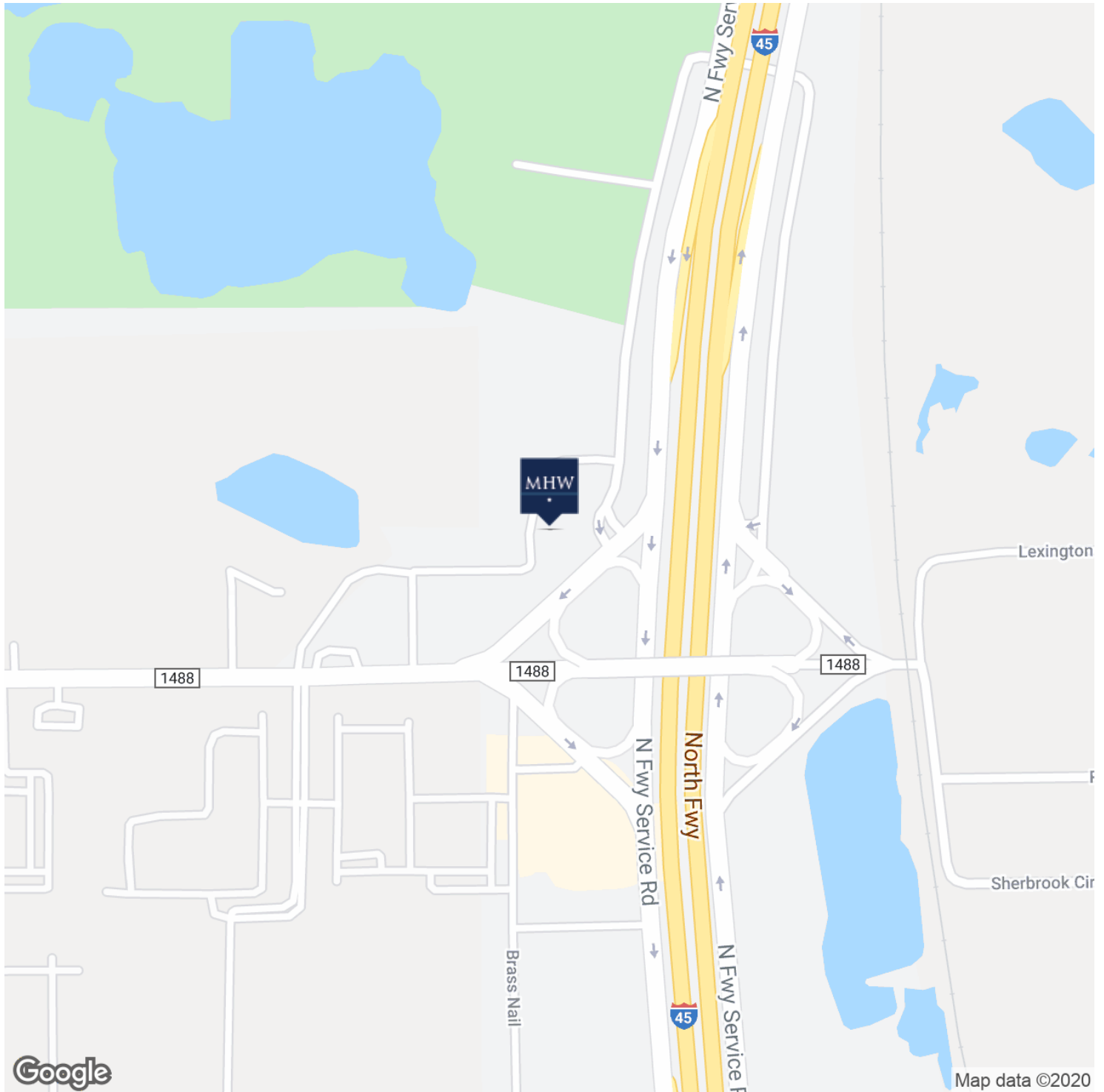
ron@mhvre.com

WILD THING

14900 | 45 SOUTH, CONROE, TEXAS 77384

MHW

LOCATION MAPS



For More Information:



WENDY HULL

C: 713.897.1733
O: 281.651.4898
wendy@mhvre.com



RON BROWN

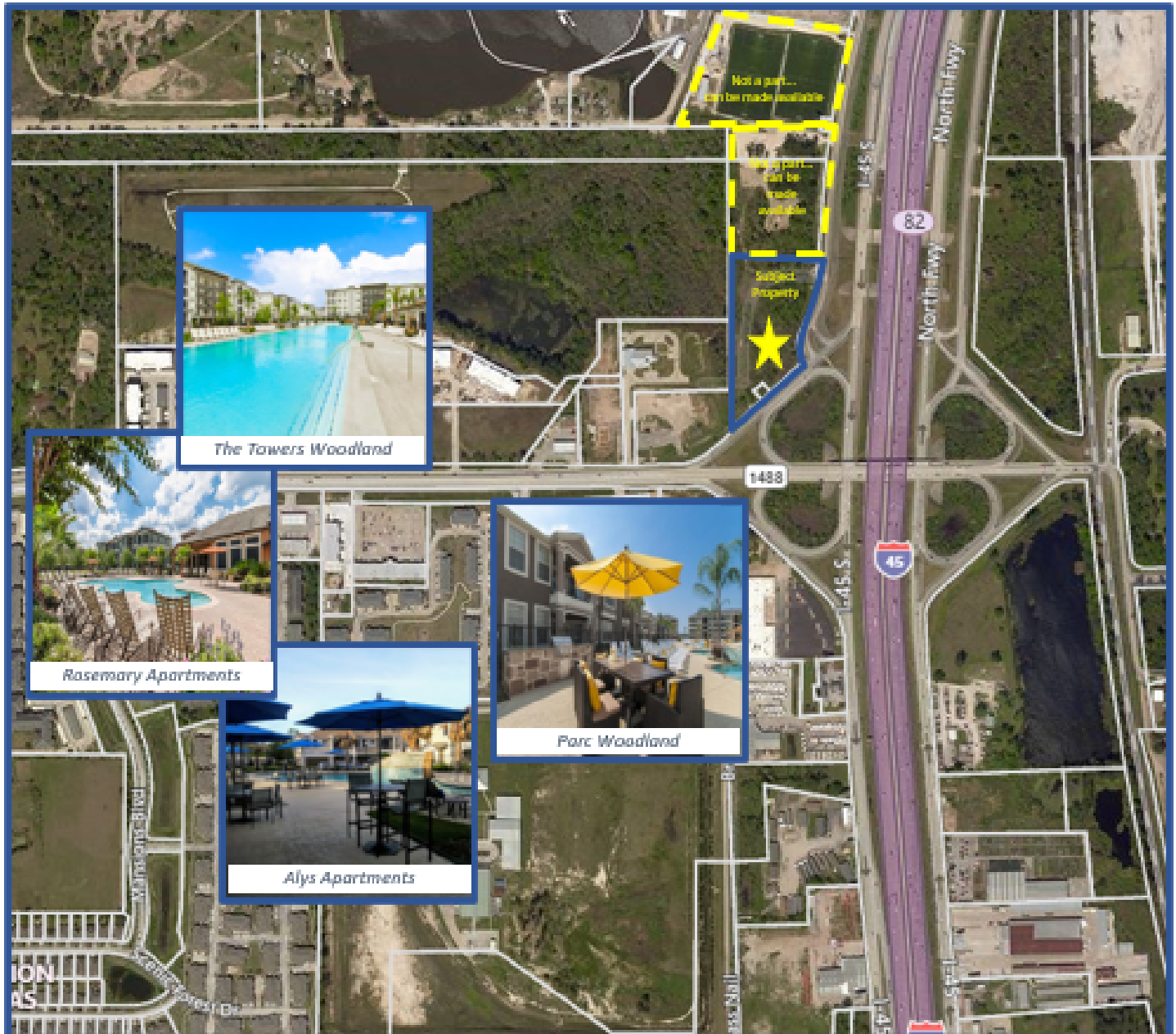
C: 936.689.7228
O: 281.651.4898
ron@mhvre.com

WILD THING

14900 I 45 SOUTH, CONROE, TEXAS 77384

MHW

ADDITIONAL PHOTOS



For More Information:



WENDY HULL

C: 713.897.1733
O: 281.651.4898
wendy@mhwre.com



RON BROWN

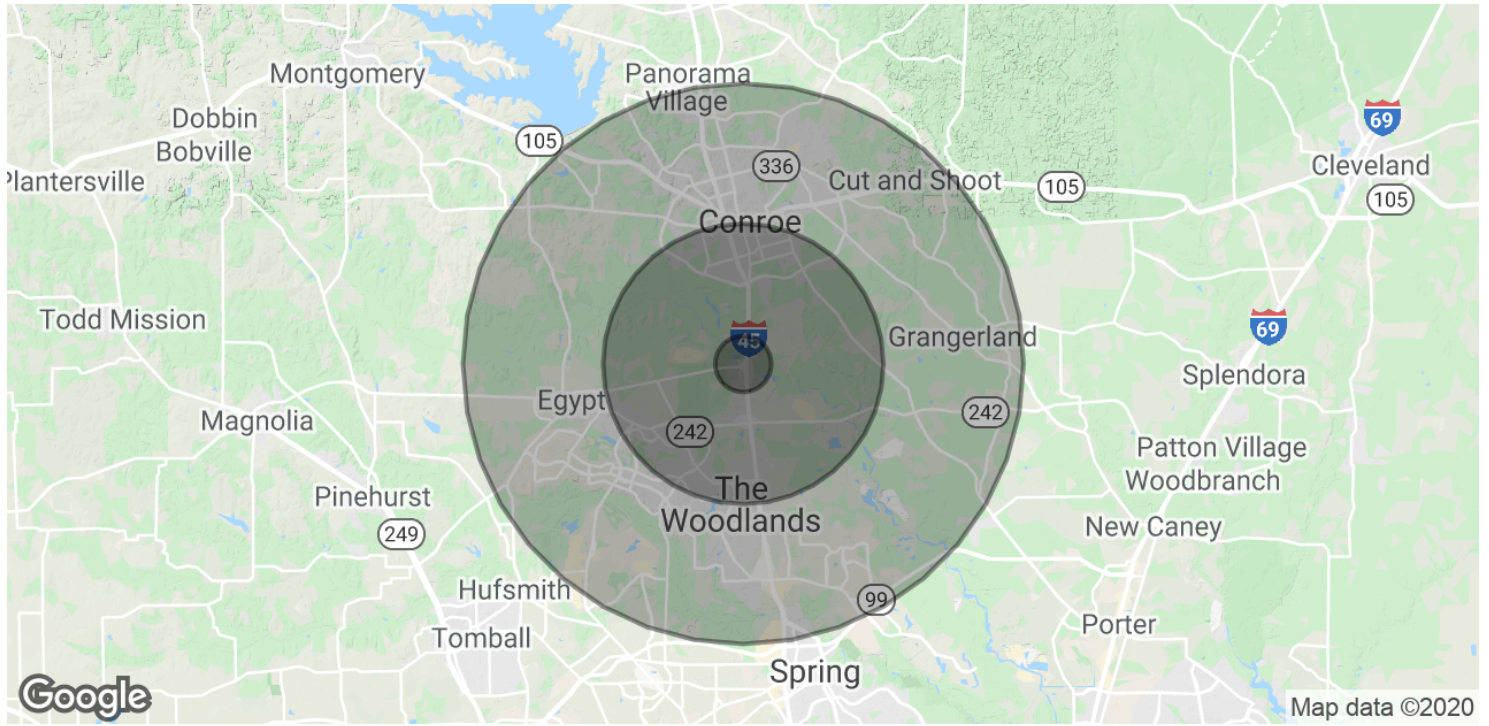
C: 936.689.7228
O: 281.651.4898
ron@mhwre.com

WILD THING

14900 I 45 SOUTH, CONROE, TEXAS 77384

MHW

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,418	79,479	275,224
Average age	40.1	37.4	35.7
Average age (Male)	39.3	36.7	34.9
Average age (Female)	40.6	38.0	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	953	28,680	97,195
# of persons per HH	2.5	2.8	2.8
Average HH income	\$90,973	\$102,925	\$98,010
Average house value	\$205,848	\$221,445	\$205,556

* Demographic data derived from 2010 US Census

For More Information:



WENDY HULL

C: 713.897.1733
O: 281.651.4898
wendy@mhwre.com



RON BROWN

C: 936.689.7228
O: 281.651.4898
ron@mhwre.com



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.

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
WENDY HULL	585379	wendy@mhwre.com	281.651.4898
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date