



## North Thompson Professional Plaza Executive Suites

704 North Thompson St, Conroe, TX 77301



### **Barkley Dominey**

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# North Thompson Professional Plaza Executive Suites

\$1.25 - \$1.38 /SF/Month

Property includes a large conference room with kitchen for meetings and other functions. Ample free parking is available to meet the needs of your office, staff and visitors.

- Great Location in Conroe Town Center
- Ample Parking
- Large Conference Room Available To Tenants
- Walking Distance From Montgomery Court House
- Established Highly Visible Property
- Near several restaurants in down town Conroe

For more information visit:

<http://www.crelisting.net/B-X9kGG6w/?StepID=107>

Total Space Available:	4,580 SF
Rental Rate:	\$1.25 - \$1.38 /SF/Month
Min. Divisible:	200 SF
Max. Contiguous:	2,579 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Institutional/Governmental, Office-R&D
Building Size:	17,362 SF
Building Class:	C
Lot Size:	56,310 SF



### Space 153

Space Available	511 SF
Rental Rate	\$638.75 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Medical Office, Institutional/Governmental
Min. Divisible	262 SF
Max. Contiguous	1,366 SF
Lease Type	Full Service
Date Available	Feb 2016
Lease Term	48 Months

Planned suite to have two rooms reception/office. Possibility for custom layout. Private and secure location in Building core. 3 adjacent suites can be added for an additional 1 to 4 offices.

### Space 156

Space Available	215 SF
Rental Rate	\$295.63 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D, Medical Office, Institutional/Governmental
Max. Contiguous	579 SF
Lease Type	Full Service
Date Available	Aug 2015
Lease Term	24 Months

One single room office. Adjacent suite can be added for an additional office. Located along building exterior with large windows offer well lit office.

### Space 195

Space Available	1,326 SF
Rental Rate	\$1,768 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Executive Suite, Office- R&D, Institutional/Governmental
Min. Divisible	200 SF
Max. Contiguous	2,579 SF
Lease Type	Full Service
Date Available	May 2015
Lease Term	48 Months

Large open space can be divided. Landlord will divide space into 200sf-500sf offices with a term of 4+ years. 500 sf must be leased to divide space.

### Space 154

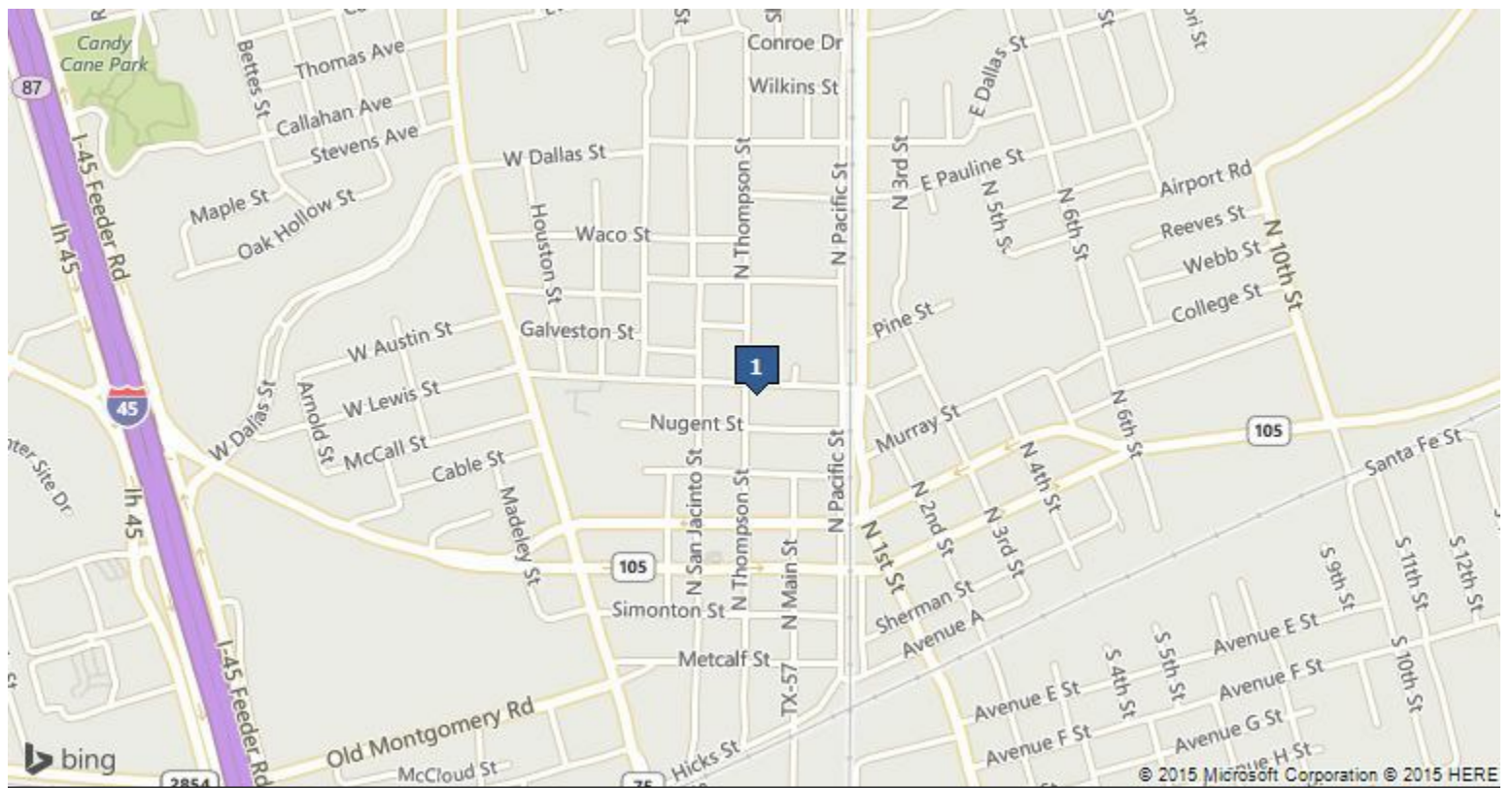
Space Available	1,253 SF
Rental Rate	\$1,723 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D, Institutional/Governmental
Min. Divisible	340 SF
Max. Contiguous	2,579 SF
Lease Type	Full Service
Date Available	Dec 2015
Lease Term	36 Months

Buildings Premier Spaced located at lobby. Includes waiting, copy room, 2 offices, priv. restroom in one. Connects to approx. 1,000sf space with separate kitchen. Additional space could be reconfigured to add several offices.

### Space 170

Space Available	1,275 SF
Rental Rate	\$1,593.75 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D, Institutional/Governmental
Min. Divisible	248 SF
Lease Type	Full Service
Date Available	Dec 2015
Lease Term	36 Months

Reception, 2 offices, & large 27 ft x 10 ft room that could , could be built into smaller office. Space also has 2 separate entrances & can be divided into 2 smaller suites. Lots of windows & Carpet in good cond. & replaced in 2014.



## 704 North Thompson St, Conroe, TX 77301

This office Plaza is conveniently located just 3 blocks from revitalized downtown Conroe and offers the professional a unique and quality office environment within walking distance of the courthouse. A large conference room with kitchen is available within this facility for meetings and other functions. Ample parking is available to meet the needs of your office, staff and visitors.



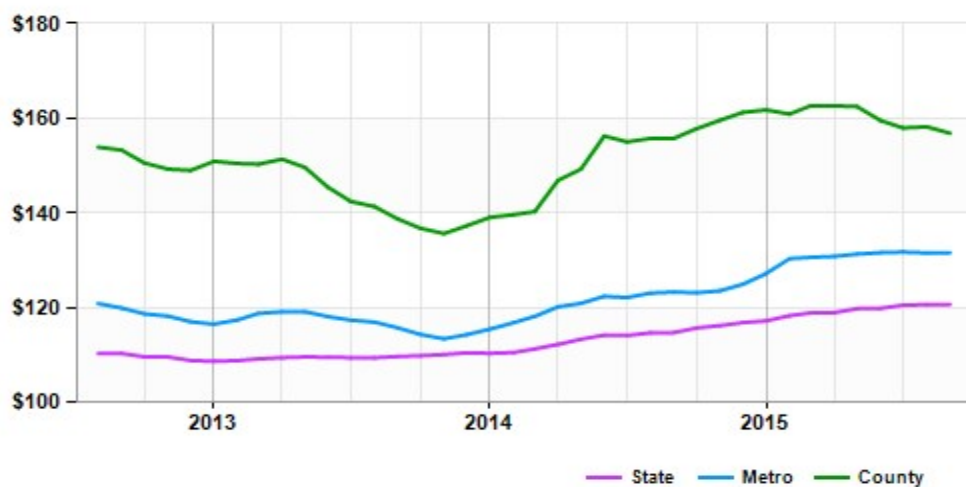
## Property Photos

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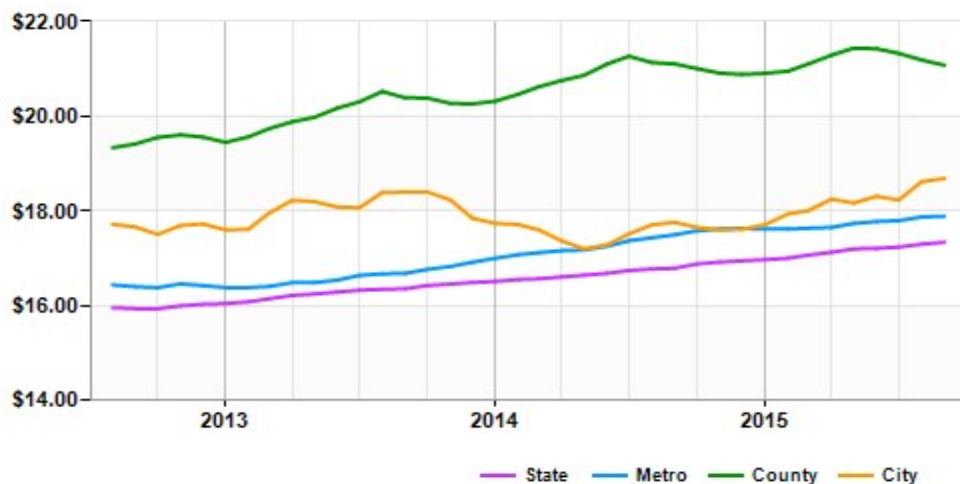
# Market Trends

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



	Sep 15	vs. 3 mo. prior	Y-O-Y
State	\$121	+0.7%	+5.2%
Metro	\$132	0.0%	+6.7%
County	\$157	-1.7%	+0.7%

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



	Sep 15	vs. 3 mo. prior	Y-O-Y
State	\$17.33	+0.7%	+3.3%
Metro	\$17.88	+0.6%	+2.2%
City	\$18.68	+2.1%	+5.2%
County	\$21.07	-1.6%	-0.1%

# Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	5,081	23,430	31,556
2013 Female Population	4,545	22,269	30,709
% 2013 Male Population	52.78%	51.27%	50.68%
% 2013 Female Population	47.22%	48.73%	49.32%
2013 Total Population: Adult	6,643	33,006	45,594
2013 Total Daytime Population	13,479	61,379	76,353
2013 Total Employees	8,128	35,937	41,919
2013 Total Population: Median Age	29	30	32
2013 Total Population: Adult Median Age	41	40	43
2013 Total population: Under 5 years	988	4,284	5,375
2013 Total population: 5 to 9 years	830	3,543	4,644
2013 Total population: 10 to 14 years	682	2,950	4,102
2013 Total population: 15 to 19 years	777	3,278	4,282
2013 Total population: 20 to 24 years	838	4,230	5,124
2013 Total population: 25 to 29 years	862	4,459	5,431
2013 Total population: 30 to 34 years	747	3,744	4,849
2013 Total population: 35 to 39 years	641	3,158	4,256
2013 Total population: 40 to 44 years	657	2,765	3,814
2013 Total population: 45 to 49 years	570	2,615	3,767
2013 Total population: 50 to 54 years	516	2,402	3,600
2013 Total population: 55 to 59 years	427	2,062	3,289
2013 Total population: 60 to 64 years	285	1,673	2,781
2013 Total population: 65 to 69 years	241	1,282	2,205
2013 Total population: 70 to 74 years	203	1,019	1,653
2013 Total population: 75 to 79 years	145	790	1,244
2013 Total population: 80 to 84 years	114	697	943
2013 Total population: 85 years and over	103	748	906
% 2013 Total population: Under 5 years	10.26%	9.37%	8.63%
% 2013 Total population: 5 to 9 years	8.62%	7.75%	7.46%
% 2013 Total population: 10 to 14 years	7.08%	6.46%	6.59%
% 2013 Total population: 15 to 19 years	8.07%	7.17%	6.88%
% 2013 Total population: 20 to 24 years	8.71%	9.26%	8.23%
% 2013 Total population: 25 to 29 years	8.95%	9.76%	8.72%
% 2013 Total population: 30 to 34 years	7.76%	8.19%	7.79%
% 2013 Total population: 35 to 39 years	6.66%	6.91%	6.84%
% 2013 Total population: 40 to 44 years	6.83%	6.05%	6.13%
% 2013 Total population: 45 to 49 years	5.92%	5.72%	6.05%
% 2013 Total population: 50 to 54 years	5.36%	5.26%	5.78%
% 2013 Total population: 55 to 59 years	4.44%	4.51%	5.28%
% 2013 Total population: 60 to 64 years	2.96%	3.66%	4.47%
% 2013 Total population: 65 to 69 years	2.50%	2.81%	3.54%
% 2013 Total population: 70 to 74 years	2.11%	2.23%	2.65%
% 2013 Total population: 75 to 79 years	1.51%	1.73%	2.00%



# Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	1.18%	1.53%	1.51%
% 2013 Total population: 85 years and over	1.07%	1.64%	1.46%
2013 White alone	5,535	30,236	44,203
2013 Black or African American alone	1,049	5,154	5,898
2013 American Indian and Alaska Native alone	151	549	734
2013 Asian alone	34	587	1,067
2013 Native Hawaiian and OPI alone	n/a	17	24
2013 Some Other Race alone	2,443	7,558	8,318
2013 Two or More Races alone	414	1,598	2,021
2013 Hispanic	6,264	20,694	23,403
2013 Not Hispanic	3,362	25,005	38,862
% 2013 White alone	57.50%	66.16%	70.99%
% 2013 Black or African American alone	10.90%	11.28%	9.47%
% 2013 American Indian and Alaska Native alone	1.57%	1.20%	1.18%
% 2013 Asian alone	0.35%	1.28%	1.71%
% 2013 Native Hawaiian and OPI alone	0.00%	0.04%	0.04%
% 2013 Some Other Race alone	25.38%	16.54%	13.36%
% 2013 Two or More Races alone	4.30%	3.50%	3.25%
% 2013 Hispanic	65.07%	45.28%	37.59%
% 2013 Not Hispanic	34.93%	54.72%	62.41%
2000 Not Hispanic: White alone	2,966	19,151	27,014
2000 Not Hispanic: Black or African American alone	1,377	3,938	4,081
2000 Not Hispanic: American Indian and Alaska Native alone	18	80	98
2000 Not Hispanic: Asian alone	19	287	359
2000 Not Hispanic: Native Hawaiian and OPI alone	6	10	11
2000 Not Hispanic: Some Other Race alone	1	30	32
2000 Not Hispanic: Two or More Races	30	266	328
% 2000 Not Hispanic: White alone	31.39%	53.52%	60.45%
% 2000 Not Hispanic: Black or African American alone	14.57%	11.01%	9.13%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.19%	0.22%	0.22%
% 2000 Not Hispanic: Asian alone	0.20%	0.80%	0.80%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.06%	0.03%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.01%	0.08%	0.07%
% 2000 Not Hispanic: Two or More Races	0.32%	0.74%	0.73%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	9,626	45,699	62,265
2013 Households	2,769	14,881	20,945

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	159	2,129	3,335
Household Change 2010-2013	-5	334	587
% Population Change 2010-2013	1.68%	4.89%	5.66%
% Household Change 2010-2013	-0.18%	2.30%	2.88%
Population Change 2000-2013	177	9,919	17,576
Household Change 2000-2013	-67	2,308	5,021
% Population Change 2000 to 2013	1.87%	27.72%	39.33%
% Household Change 2000 to 2013	-2.36%	18.36%	31.53%

## Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	3,085	13,726	17,305
2000 Occupied Housing Units	2,836	12,573	15,924
2000 Owner Occupied Housing Units	1,596	6,139	8,694
2000 Renter Occupied Housing Units	1,240	6,434	7,230
2000 Vacant Housings Units	248	1,153	1,381
% 2000 Occupied Housing Units	91.93%	91.60%	92.02%
% 2000 Owner occupied housing units	56.28%	48.83%	54.60%
% 2000 Renter occupied housing units	43.72%	51.17%	45.40%
% 2000 Vacant housing units	8.04%	8.40%	7.98%

## Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$33,713	\$43,184	\$49,454
2013 Household Income: Average	\$43,177	\$51,391	\$64,465
2013 Per Capita Income	\$12,565	\$17,628	\$22,527
2013 Household income: Less than \$10,000	297	1,269	1,357
2013 Household income: \$10,000 to \$14,999	161	1,074	1,117
2013 Household income: \$15,000 to \$19,999	194	952	1,075
2013 Household income: \$20,000 to \$24,999	308	1,161	1,463
2013 Household income: \$25,000 to \$29,999	221	854	1,250
2013 Household income: \$30,000 to \$34,999	274	935	1,167
2013 Household income: \$35,000 to \$39,999	133	721	837
2013 Household income: \$40,000 to \$44,999	123	745	1,009
2013 Household income: \$45,000 to \$49,999	257	1,128	1,344
2013 Household income: \$50,000 to \$59,999	235	1,640	2,241
2013 Household income: \$60,000 to \$74,999	191	1,217	1,686
2013 Household income: \$75,000 to \$99,999	174	1,723	2,838
2013 Household income: \$100,000 to \$124,999	116	773	1,327
2013 Household income: \$125,000 to \$149,999	37	294	622
2013 Household income: \$150,000 to \$199,999	38	176	745
2013 Household income: \$200,000 or more	10	219	867
% 2013 Household income: Less than \$10,000	10.73%	8.53%	6.48%
% 2013 Household income: \$10,000 to \$14,999	5.81%	7.22%	5.33%

# Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	7.01%	6.40%	5.13%
% 2013 Household income: \$20,000 to \$24,999	11.12%	7.80%	6.98%
% 2013 Household income: \$25,000 to \$29,999	7.98%	5.74%	5.97%
% 2013 Household income: \$30,000 to \$34,999	9.90%	6.28%	5.57%
% 2013 Household income: \$35,000 to \$39,999	4.80%	4.85%	4.00%
% 2013 Household income: \$40,000 to \$44,999	4.44%	5.01%	4.82%
% 2013 Household income: \$45,000 to \$49,999	9.28%	7.58%	6.42%
% 2013 Household income: \$50,000 to \$59,999	8.49%	11.02%	10.70%
% 2013 Household income: \$60,000 to \$74,999	6.90%	8.18%	8.05%
% 2013 Household income: \$75,000 to \$99,999	6.28%	11.58%	13.55%
% 2013 Household income: \$100,000 to \$124,999	4.19%	5.19%	6.34%
% 2013 Household income: \$125,000 to \$149,999	1.34%	1.98%	2.97%
% 2013 Household income: \$150,000 to \$199,999	1.37%	1.18%	3.56%
% 2013 Household income: \$200,000 or more	0.36%	1.47%	4.14%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$753,775	\$3,988,115	\$5,397,630
2013 Jewelry stores	\$411,304	\$2,122,841	\$2,800,701
2013 Mens clothing stores	\$609,614	\$4,221,185	\$5,715,942
2013 Shoe stores	\$1,036,395	\$4,668,207	\$6,264,689
2013 Womens clothing stores	\$1,304,632	\$6,939,361	\$9,471,672
2013 Automobile dealers	\$10,659,138	\$50,453,267	\$74,349,663
2013 Automotive parts and accessories stores	\$2,194,420	\$11,665,516	\$16,172,136
2013 Other motor vehicle dealers	\$343,299	\$1,846,580	\$3,435,839
2013 Tire dealers	\$1,003,612	\$5,575,231	\$7,584,151
2013 Hardware stores	\$11,872	\$79,319	\$138,767
2013 Home centers	\$172,667	\$986,067	\$1,364,781
2013 Nursery and garden centers	\$245,829	\$1,365,915	\$1,851,667
2013 Outdoor power equipment stores	\$444,526	\$1,791,805	\$2,383,758
2013 Paint andwallpaper stores	\$10,831	\$90,220	\$143,034
2013 Appliance, television, and other electronics stores	\$1,350,039	\$8,410,340	\$11,932,440
2013 Camera andphotographic supplies stores	\$217,500	\$879,975	\$1,223,991
2013 Computer andsoftware stores	\$3,473,037	\$20,449,251	\$28,178,705
2013 Beer, wine, and liquor stores	\$526,400	\$3,346,664	\$4,392,197
2013 Convenience stores	\$2,736,377	\$14,904,338	\$20,529,882
2013 Restaurant Expenditures	\$2,606,385	\$16,124,654	\$21,835,333
2013 Supermarkets and other grocery (except convenience) stores	\$10,006,556	\$55,930,156	\$77,939,989
2013 Furniture stores	\$884,936	\$4,828,805	\$6,911,120
2013 Home furnishings stores	\$2,554,235	\$14,753,597	\$19,617,882
2013 General merchandise stores	\$12,950,744	\$71,749,099	\$98,857,674
2013 Gasoline stations with convenience stores	\$8,405,431	\$45,989,760	\$63,837,414
2013 Other gasoline stations	\$5,954,095	\$32,657,133	\$45,553,820
2013 Department stores (excl leased depts)	\$12,539,441	\$69,626,258	\$96,056,973
2013 General merchandise stores	\$12,950,744	\$71,749,099	\$98,857,674
2013 Other health and personal care stores	\$918,859	\$4,952,749	\$6,896,614

# Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$2,754,414	\$15,160,800	\$21,254,946
2013 Pet and pet supplies stores	\$828,336	\$4,519,981	\$6,600,110
2013 Book, periodical, and music stores	\$223,629	\$1,256,948	\$1,719,649
2013 Hobby, toy, and game stores	\$235,826	\$1,116,931	\$1,566,409
2013 Musical instrument and supplies stores	\$37,938	\$302,211	\$664,412
2013 Sewing, needlework, and piece goods stores	\$77,794	\$574,640	\$810,792
2013 Sporting goods stores	\$186,193	\$1,155,385	\$1,636,356