

Conroe Courier Buildings

100 Sherman Street & 100 Avenue A
Conroe, Texas 77301

Infill development and investment opportunity in one of the Top-15 fastest growing Large Cities in the U.S.*

- Two properties offered individually or together
- End-user warehouse or redevelopment opportunity at 100 Sherman Street
- End-user office or investor opportunity at 100 Avenue A



Offering Summary

Address	Asking Price	Interest Offered	Terms
100 Sherman Street (Warehouse)	\$ 454,000 (\$45/Bldg SF)	Fee Simple	All Cash
100 Avenue A (Office)	\$1,405,000 (\$90/Bldg SF)	Fee Simple	All Cash
Total	\$1,859,000		

\$1.86M

Total Asking Price

Properties are offered individually or together

Property Summary

Address	100 Sherman Street & 100 Avenue A, Conroe, TX 77301
Total Building Area	±25,686 SF
Year Built/Renovated	1965/2001 (100 Avenue A only)
Total Land Area	±1.39 Acres (60,506 SF)
Parcels	5

Building Details	100 Sherman Street	100 Avenue A
Building Area	Warehouse: ±10,080 SF	Office: ±15,606 SF
	<ul style="list-style-type: none"> Warehouse with mezzanine storage and small office space Can accommodate both dock high and grade level loading ±17,000 SF of unimproved land can be used for additional parking or outside storage 	<ul style="list-style-type: none"> Office space includes 7 private offices, 2 conference rooms, break room, and bullpen area for 60+ employees ±11,325 SF of unimproved land available for additional parking

Parcel Details	100 Sherman Street	100 Avenue A
Land Area	±0.771 Acres (33,600 SF)	±0.619 Acres (26,950 SF)
Montgomery CAD Parcel IDs	R143532 & R143533	R143529, R143530 & R143531

Zoning The City of Conroe does not have a Zoning Ordinance, although several land use guidelines and controls have been adopted by City Council for residential and commercial developments within certain geographical areas. Buyer should verify the zoning and confirm with the City of Laredo that its intended use is in compliance. Please contact the City Planner's Office at (936) 522-3608 for additional information.

\$45/Bldg SF

100 Sherman Street

\$90/Bldg SF

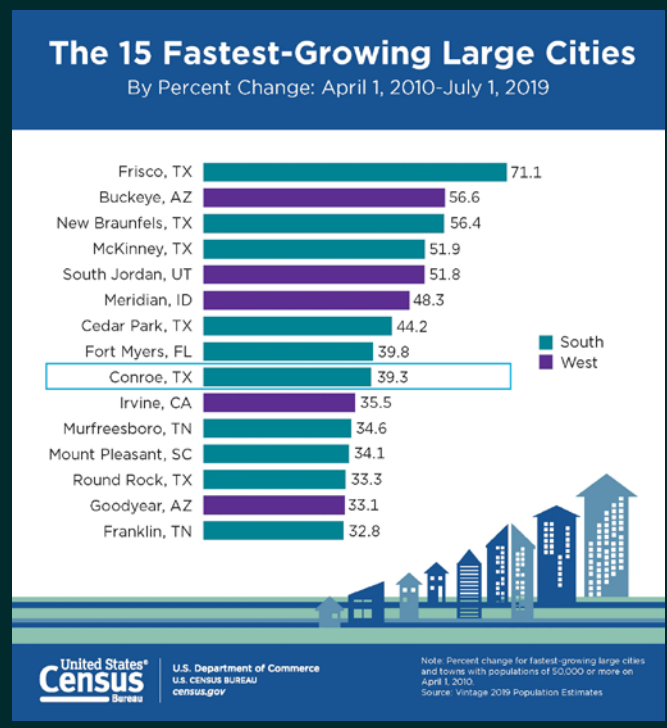
100 Avenue A

Property Features

Located 40 miles north of Houston along I-45, Conroe's strategic location attracts a wide variety of industries ranging from tourism to distribution, manufacturing, and professional services. Residents are attracted to Conroe's livability; its new and affordable homes, lower than average cost of living, highly ranked public schools, vibrant downtown, and its great outdoor recreation including the 22,000 acre Lake Conroe and forests.

- + Less than 1 hour from Houston, 3 hours from Austin, 3 hours from Dallas/Fort Worth, and 4 hours from San Antonio
- + Property is located in the Old Town Marketplace District in Downtown Conroe, just one block east of the Central Business District and Urban Core in close proximity to all major activity centers including the Montgomery County Courthouse, City Hall, Heritage Park & Founders Plaza
- + Downtown Conroe is regionally known as a shopping, cultural, arts and entertainment destination that offers live theater at the historic Crighton and Owen theaters, a variety of unique cafes and restaurants, craft breweries, wineries, a distillery, art galleries, boutique shops, and live music nightly at several venues.
- + Walk Score - Very Walkable (82)
- + Property includes Office, Production/Warehouse Space and unimproved land
- + High residual value of office tenant improvements
- + Convenient Access to Public Transportation
 - Bus: Conroe Connection (City of Conroe)
 - Inbound Stop N-36: 1st @ W Davis St (located adjacent to Property)
 - Route 1 (North / Walmart), Route 3 (West / Tri-County Behavioral Healthcare) and Route 4 (Northeast / Lone Star College - Conroe Center)
 - Outbound Stop N-4A: 1st St of Avenue A (located 200' from Property)
 - Route 1 (North / Walmart), and Route 4 (Northeast / Lone Star College - Conroe Center)
- + A range of local and State economic incentives available to qualifying new, relocating or expanding companies in Conroe area. For more information, contact the Conroe Economic Development Council, Danielle Scheiner, Executive Director at (936) 522-3529 or scheiner@conroeEDC.org
- + Property is located in the Downtown Housing Target Zone (DHTZ). New or infill residential development may be eligible for a development incentive not to exceed \$15,000 per housing unit per the City's Downtown Residential Incentive Program, subject to Residential Incentive Design Standards and other conditions*

*Eligible residential projects must result in a minimum taxable project value of \$350,000 based estimated construction cost. Incentive not to exceed \$15,000 per housing unit, payable in annual installments on a reimbursement basis for up to 10 consecutive years, or until maximum incentive has been paid. Annual installment shall not exceed 75% of the ad valorem tax collected for the project for the preceding year. Please contact Planning Department for additional details



United States Census Bureau | U.S. Department of Commerce U.S. CENSUS BUREAU census.gov | Note: Percent change for fastest-growing large cities and towns with populations of 50,000 or more on April 1, 2010. Source: Vintage 2019 Population Estimates



W Phillips St

105

W Phillips St

105

105 W Davis St

N Thompson St

N Main St

N Pacific St

Allen St

N 1st St

105

E Davis St

105

N 2nd St

Simonton St

Conroe Central Market

THE FERM

Faso

The Brick Tavern

Crighton Theatre

202 MAIN

Heritage Place

Collins St

OWEN Theatre

Conroe Founder's Park

BREAKDOWN BAGELS

MOCO FOOD HALL

PACIFIC

N Pacific St

Allen St

Sherman St

N 1st St

100 Sherman Street

Isaac Conroe Homestead

100 Avenue A

Downtown Conroe Central Business District



Building Photos

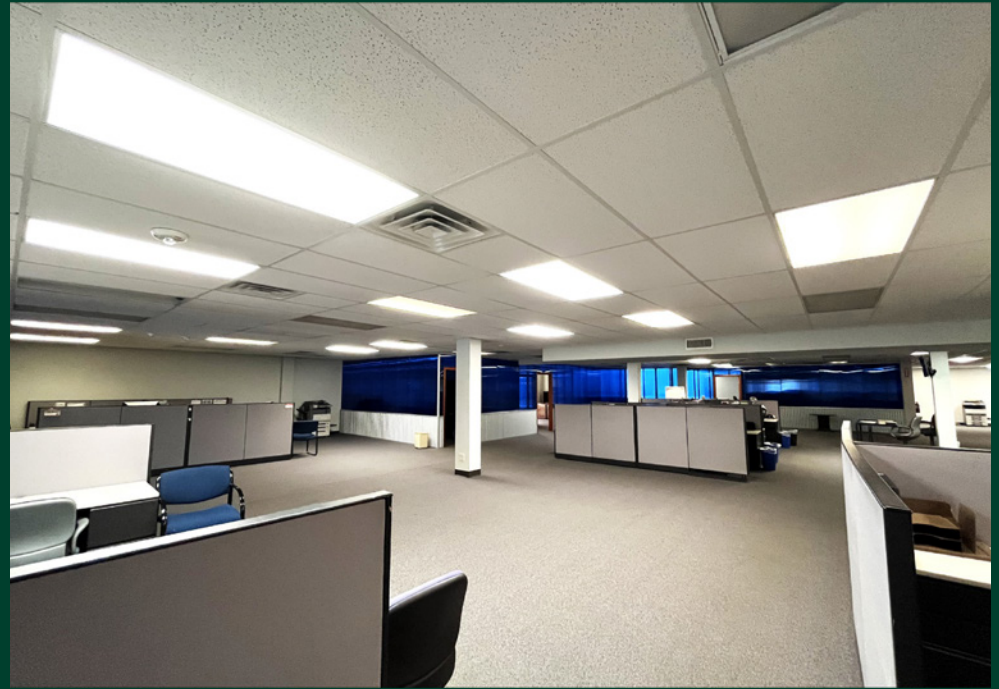
100 Avenue A



100 Sherman Street



Interior Photos (100 Avenue A)



Towne Center

PartyCity

Panera Bread

FedEx Office

SPECS

CHASE

UNITED STATES POST OFFICE

TACO BELL

PALAIS ROYAL

H&R BLOCK

REBEL

goodwill

cicis

FREEBIRDS WORLD BURRITO

Downtown Conroe (detailed map page 4)

THE STATE OF TEXAS

VILLA ITALIA

FIRST Baptist Conroe

B*E WINERY

HONOR CAFE

CITY OF CONROE

Carmelita's

Crighton Theatre

THE FERM

Conroe Central Market

Vernie's

THE STATE OF TEXAS

BRANFLOX

202 MAIN

Red Brick

Fass

THE CORNER PUB

PASTIC

MEGO

OWEN Theatre

Towne Center

THE HOME DEPOT

Target

BEST BUY

Starbucks

CHIPOTE RESTAURANT

Office DEPOT

Chick-fil-A

FIVE GUYS FRESH BURGERS and FRIES

GNC LIVE WELL

WELLS FARGO

GameStop power to the players

100 Sherman Street

100 Avenue A

Area Overview



Demographic Summary

City of Conroe, Montgomery County, Texas

Population 88,369

Square Miles 72 square miles

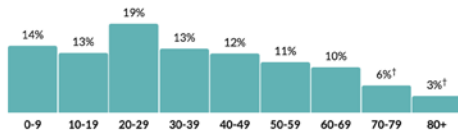
Census data: ACS 2020 5-year unless noted

Age

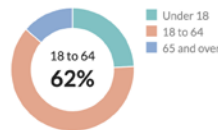
33.7
Median age

about the same as the figure in the Houston-The Woodlands-Sugar Land, TX Metro Area: 34.5
a little less than the figure in Texas: 34.8

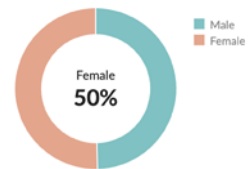
Population by age range



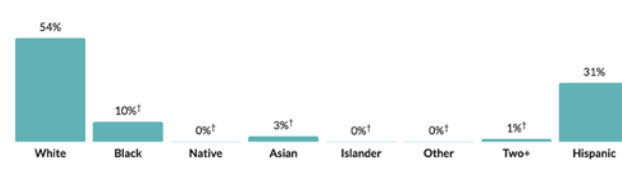
Population by age category



Sex



Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Income

\$33,481
Per capita income

a little less than the amount in the Houston-The Woodlands-Sugar Land, TX Metro Area: \$35,125
a little higher than the amount in Texas: \$32,177

\$61,997
Median household income

about 90 percent of the amount in the Houston-The Woodlands-Sugar Land, TX Metro Area: \$69,328
a little less than the amount in Texas: \$63,826

Household income

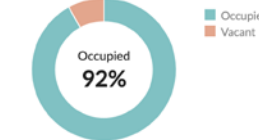


Units & Occupancy

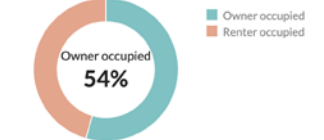
35,412 ±905
Number of housing units

the Houston-The Woodlands-Sugar Land, TX Metro Area: 2,646,682 ±980
Texas: 11,112,975 ±3,353

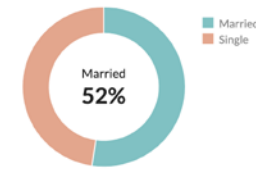
Occupied vs. Vacant



Ownership of occupied units

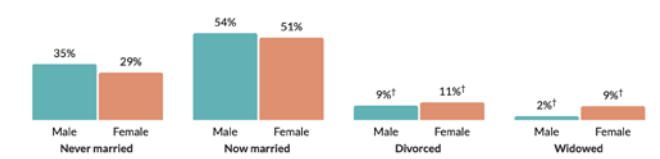


Marital status



* Universe: Population 15 years and over

Marital status, by sex

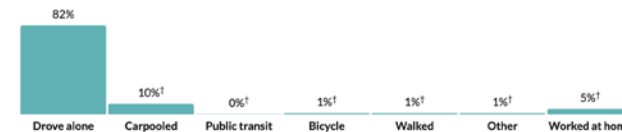


Transportation to work

27.5 minutes
Mean travel time to work

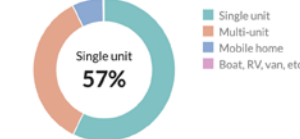
about 90 percent of the figure in the Houston-The Woodlands-Sugar Land, TX Metro Area: 30
a little higher than the figure in Texas: 26.6

Means of transportation to work

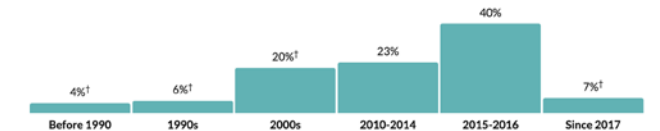


* Universe: Workers 16 years and over

Types of structure



Year moved in, by percentage of population



Value

\$208,100
Median value of owner-occupied housing units

about the same as the amount in the Houston-The Woodlands-Sugar Land, TX Metro Area: \$208,100
about 10 percent higher than the amount in Texas: \$187,200

Value of owner-occupied housing units



Households

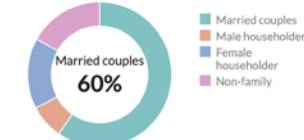
32,547
Number of households

the Houston-The Woodlands-Sugar Land, TX Metro Area: 2,407,993
Texas: 9,906,070

2.7
Persons per household

about 90 percent of the figure in the Houston-The Woodlands-Sugar Land, TX Metro Area: 2.9
a little less than the figure in Texas: 2.8

Population by household type



Geographical mobility

18.5%
Moved since previous year

about 25 percent higher than the rate in the Houston-The Woodlands-Sugar Land, TX Metro Area: 14.8%
about 20 percent higher than the rate in Texas: 15.3%

Population migration since previous year



Information about Brokerage Services



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.

CBRE, Inc.	299995	texaslicensing@cbre.com	713-577-1600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Caffey	437641	michael.caffey@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Peter Mainguy	558942	peter.mainguy@cbre.com	713-577-1600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Boomer White	708775	boomer.white@cbre.com	713-577-1676
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

100 Avenue A



Contact Us

Jim Stark

Senior Vice President

+1 713 577 1776

jim.stark@cbre.com

Boomer White

Industrial Leasing & Sales

+1 713 826 5033

boomer.white@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE