

±9.83 ACRES – GLADSTELL STREET, CONROE, TEXAS

LOCATION: North line of Gladstell Street, Conroe, TX
~3/4 miles west of I-45, ~1/2 mile north of South Loop 336 West

LOT SIZE: ±9.83 acres (±428,195 square feet)

PRICE: \$1,500,000 (±\$3.50 PSF)

PROPERTY TYPE: Vacant land (*no known restrictions; drill site released*)

ACCESS: ±265 FF on Gladstell Street and ± 556 FF on Kirk Road

UTILITIES: City of Conroe

FLOODPLAIN: Shaded Zone 'X' (500-year floodplain)

KEY MAP: 187G (Montgomery County)

IDEAL USE: Residential (Single-Family, Multi-Family, Senior Living, etc.)

AMENITIES: Across the street from 10-acre Kasmiersky Park

**GREAT LOCATION IN THE ♥ OF THE CITY OF CONROE;
IDEAL FOR A RESIDENTIAL DEVELOPMENT (SINGLE OR MULTI-FAMILY);
MINUTES FROM CONROE REGIONAL MEDICAL CENTER.**



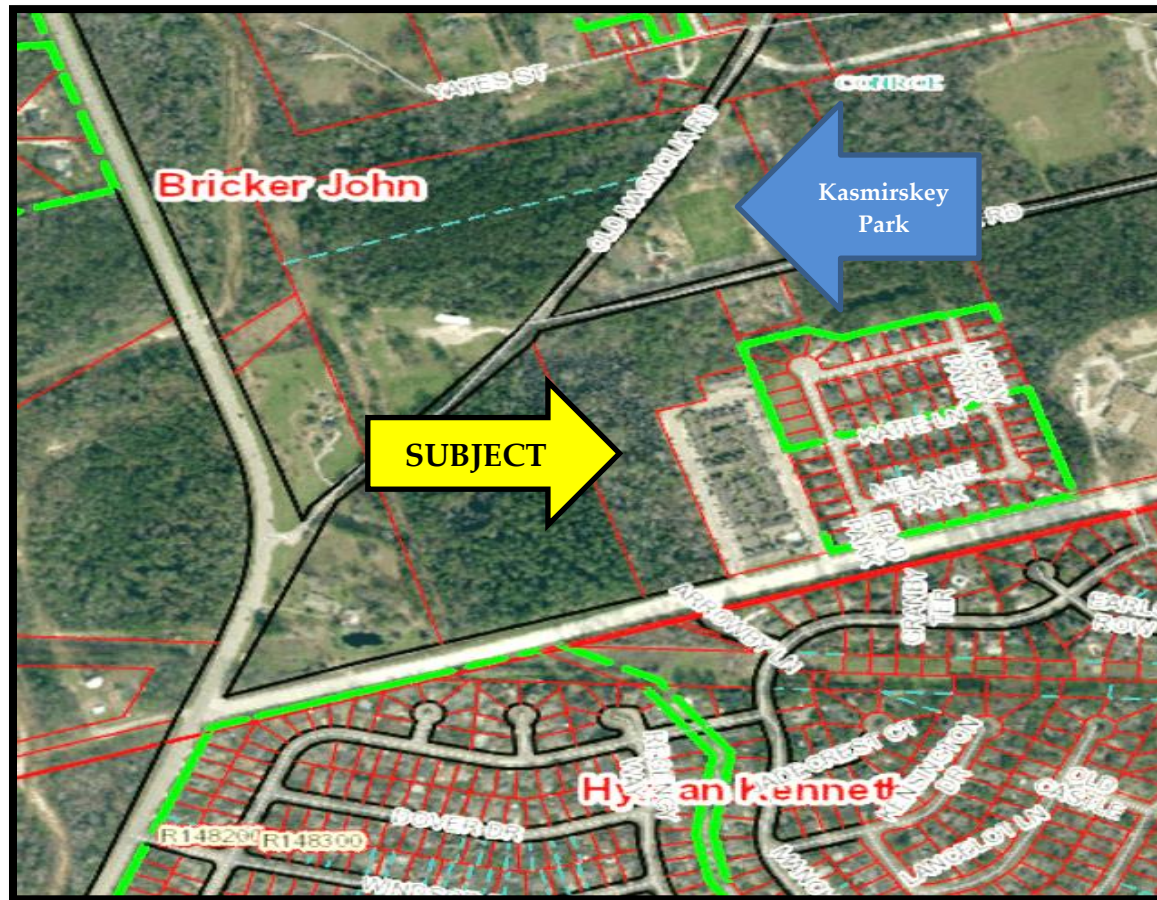
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Osenbaugh & Associates Number One, Inc.
REAL ESTATE BROKERAGE & CONSULTING SERVICES

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Subject Tax Aerial

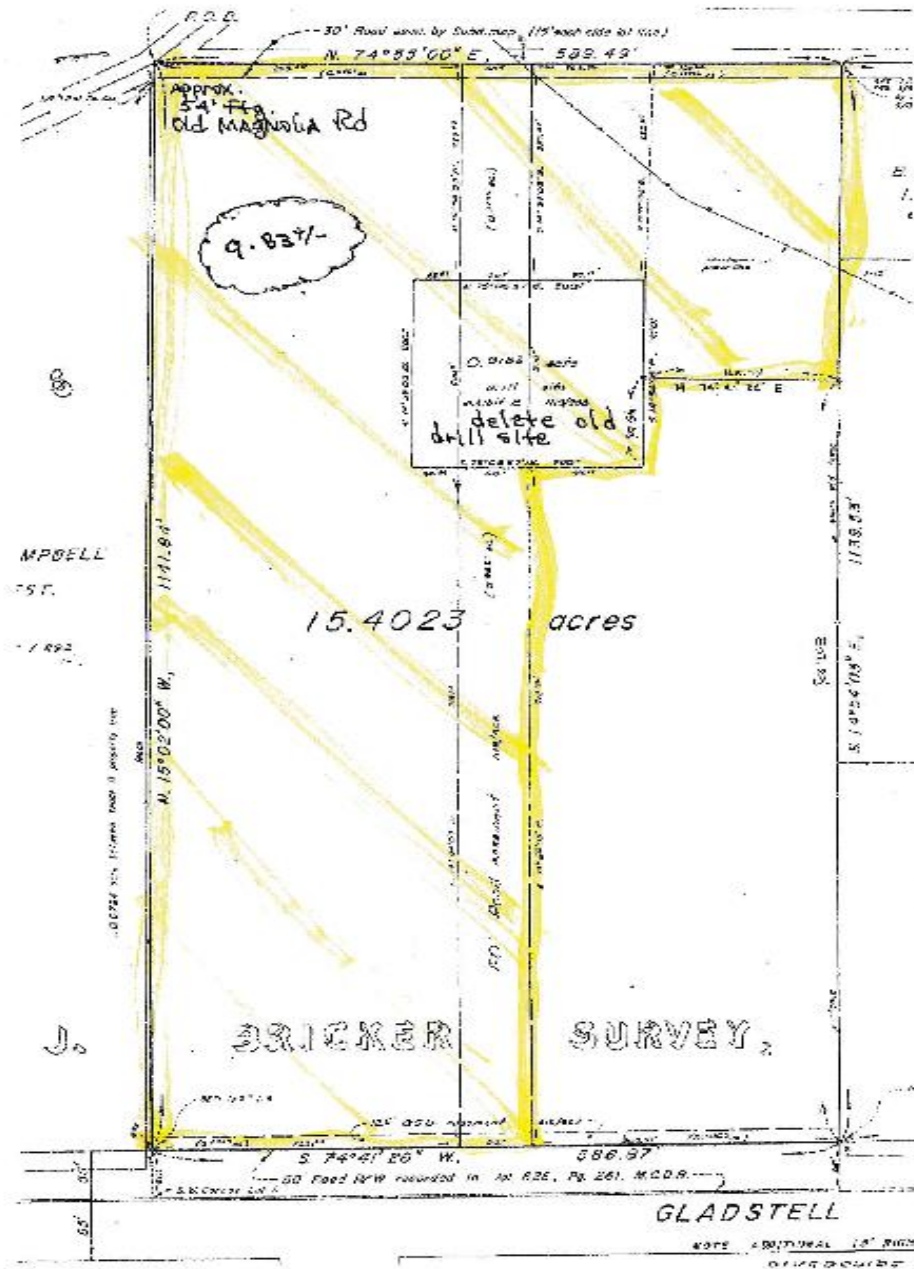


Daily Traffic Counts:

- I-45 between Gladstell Street and FM 2854: ±119,000 (2012)
- I-45 between Gladstell Street and South Loop 336: ±107,000 (2012)
- S. Loop 336 West between Sgt. Ed Holcombe Blvd and I-45: ±25,000 (2007)
- S. Loop 336 West, just west of Sgt. Ed Holcombe Blvd: ±20,600 (2006)
- W. Loop 336, just south of FM 2854: ±14,400 (2012)
- FM 2854 between West Loop 336 and Sgt. Ed Holcomb Blvd: ±8,600 (2012)
- FM 2854 between Sgt. Ed Holcomb Blvd and I-45: ±8,200 (2012)

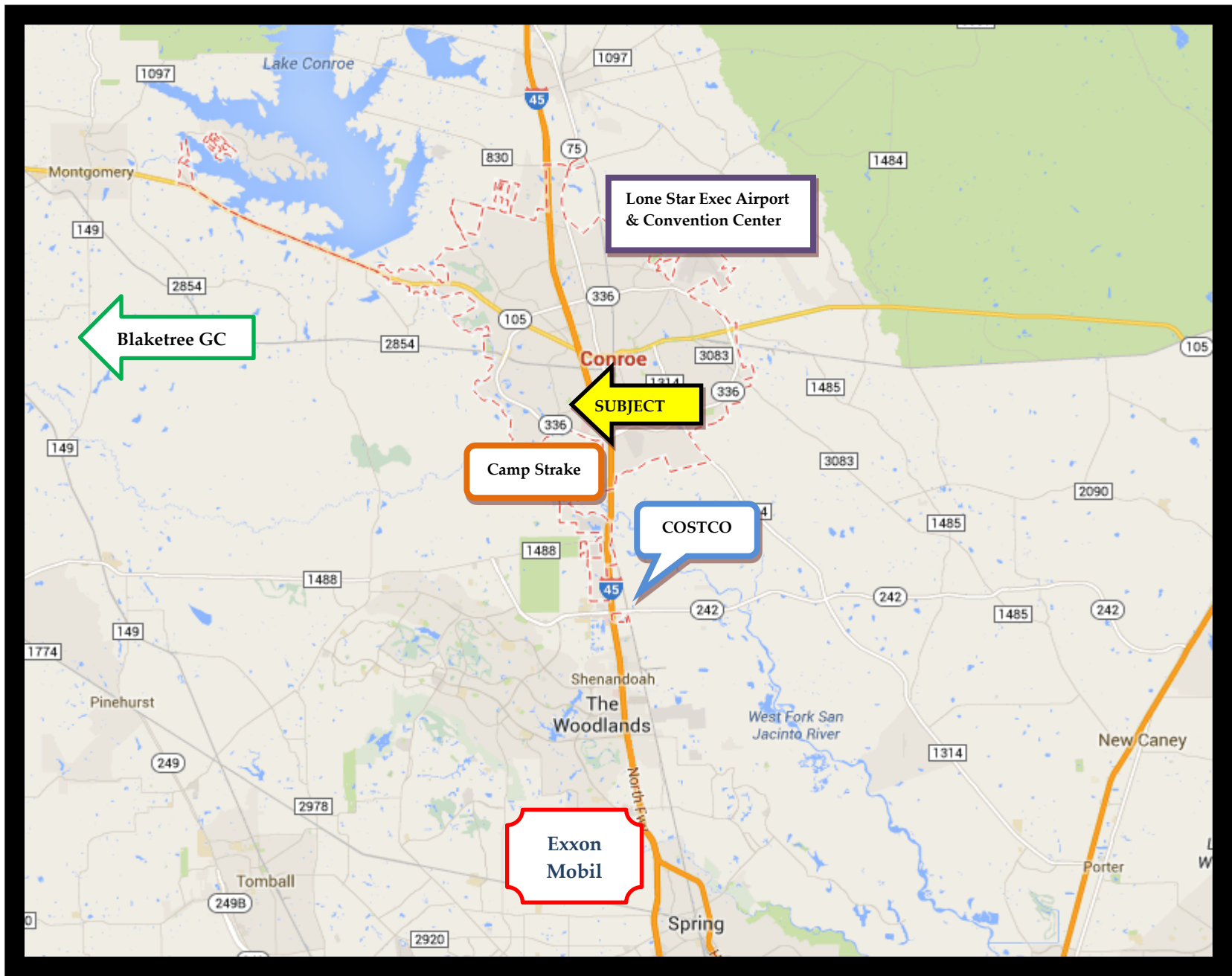
Source: www.dot.state.tx.us/apps/statewide_mapping/statewideplanningmap.html

SUBJECT SURVEY



MONTGOMERY COUNTY HIGHLIGHTS

- **Johnson Development** to redevelop **Camp Strake**, a 2,083 acre site, southwest corner of I-45 and S. Loop 336 West; into a mixed-use community with single-family homes, apartments, commercial and retail uses.
- **Anadarko** and **Exxon Mobil's** new Corporate HQ, in The Woodlands, is a ~15 minute commute south from the City of Conroe and is projected to open in 2015.
- **Lone Star Executive Airport** – Expansion of Primary Runway to 7,500 feet and proposed new U.S. Customs Facility.
- The **Conroe Regional Medical Center**, located ¼ mile from subject on S. Loop 336 West, recently expanded their facilities to 360 beds, a staff of 1,200 and over 250 physicians on staff. And, new Intensive Care and Cardiac Care Units provide state-of-the-art technology and monitoring for as many as 36 patients at a time.
- **Kasmiersky Park**, located north of the subject at Old Magnolia Rd & Kirk Road. This is a 10-acre city park with pavillions, picnic tables, an ADA compliant playground, exercise stations, a ½ mile lit walking trail, restroom facilities, tennis and basketball courts, skate park and off-leash area for pets.
- The property is situated within a 10-mile radius of **The Woodlands Town Center** where the population growth is projected to increase from 332,866 in 2010 to 408,079 by 2018 (+22.6%).
- **Tiger Woods Design** purchased 755 acres, including **Blaketree National Golf Club**, with plans to redevelop the course, add a new short course, a golf performance center and high-end residential golf community.
- **COSTCO** recently purchased a 17.5 acre tract at the intersection of Highway 242 & Interstate 45 (±6 miles south of subject) and plan to build a 153,000 SF facility, their first in Montgomery County.
- **Conroe ISD**, the largest school district in the State to ever achieve the highest exemplary ranking (in 2010); the school system serves over 53,800 students and 7,915 employees.



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written-listing agreement, or by agreeing to act as subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1) shall treat all parties honestly;
- 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- 4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of own party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Name _____

Date _____

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

