

FOR SALE

1686 SAPP ROAD

Conroe, TX 77304

PRESENTED BY:

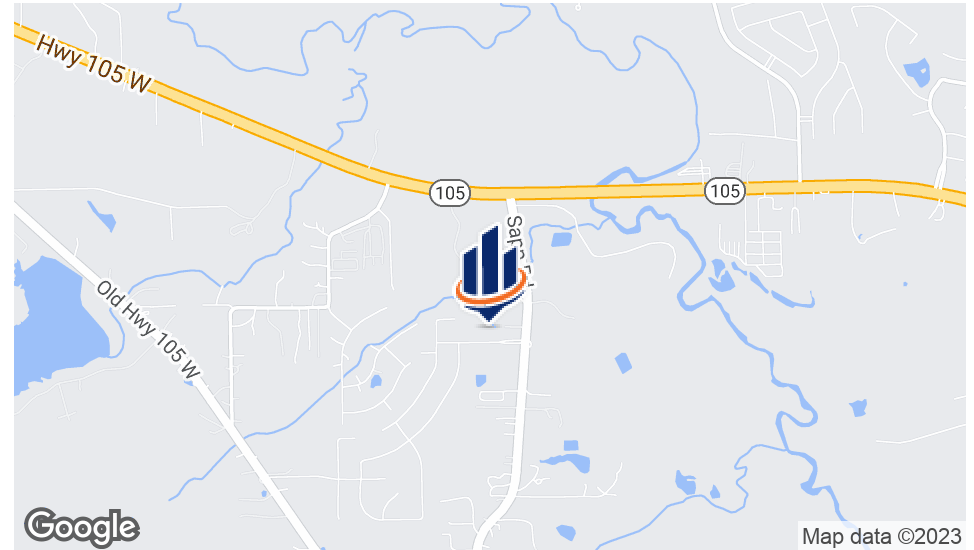
TREY KIRBY

O: 979.431.4400

trey.kirby@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	2.7 Acres

PROPERTY OVERVIEW

Tenant-occupied, income producing property located on a prime 2.7-acre lot, strategically positioned between SH-105 and FM 2854 within the fast growing city of Conroe's ETJ. Current structures can be used as either residential or commercial space, featuring both a house and a well-equipped shop, ideal for a variety of uses. Situated adjacent to a newly established residential development comprising over 300 homes, this property benefits from a bustling and rapidly expanding community and could be developed as a retail center, daycare, or storage facility. The location offers good visibility, accessibility, and convenience in one of the fastest growing cities in the country.

PROPERTY HIGHLIGHTS

- Income producing workshop
- Utilities available
- Within Conroe ETJ
- Adjacent to Woods of Conroe neighborhood
- Situated along the growth corridor of SH 105 to Lake Conroe

TREY KIRBY
O: 979.431.4400
trey.kirby@svn.com

ADDITIONAL PHOTOS



TREY KIRBY
O: 979.431.4400
trey.kirby@svn.com

1686 SAPP ROAD Conroe, TX 77304

VEHICLE TRAFFIC COUNT MAP

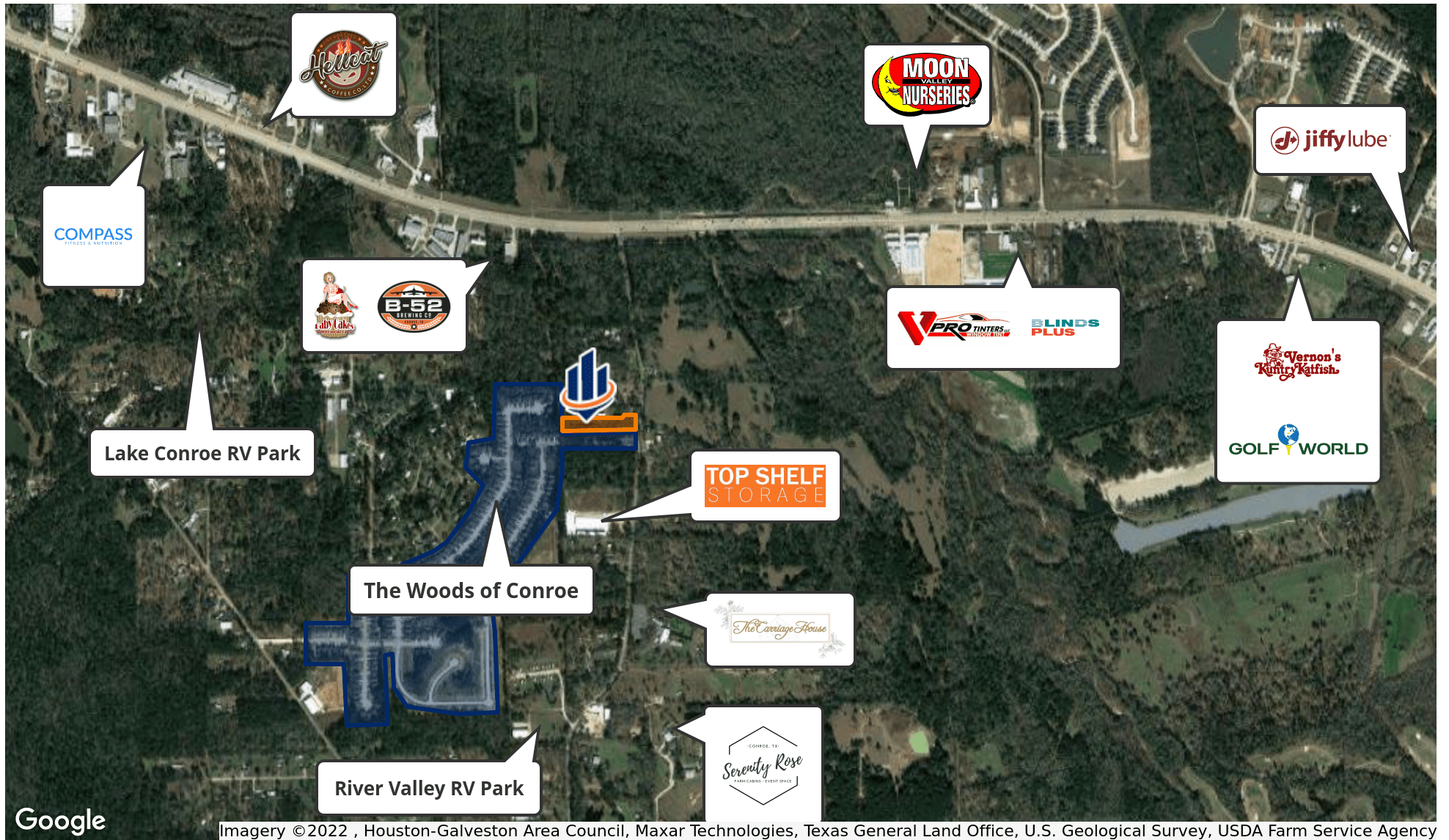


TREY KIRBY
O: 979.431.4400
trey.kirby@svn.com

1686 SAPP ROAD Conroe, TX 77304

SVN | RIVERSTONE COMMERCIAL REAL ESTATE 4

RETAILER MAP



TREY KIRBY
O: 979.431.4400
trey.kirby@svn.com

Site Demographic Summary



Ring of 5 miles

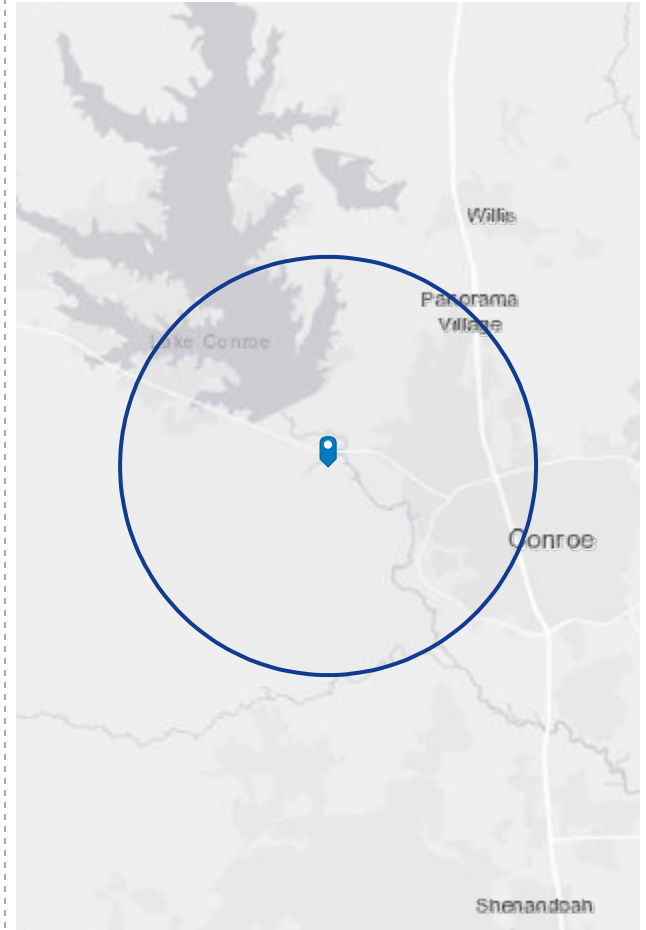
INCOME


\$129,267
 Average Household Income


\$50,645
 Per Capita Income


\$1,575,148
 Average Net Worth


\$399,044
 Average Home Value



KEY FACTS

69,863
 Population

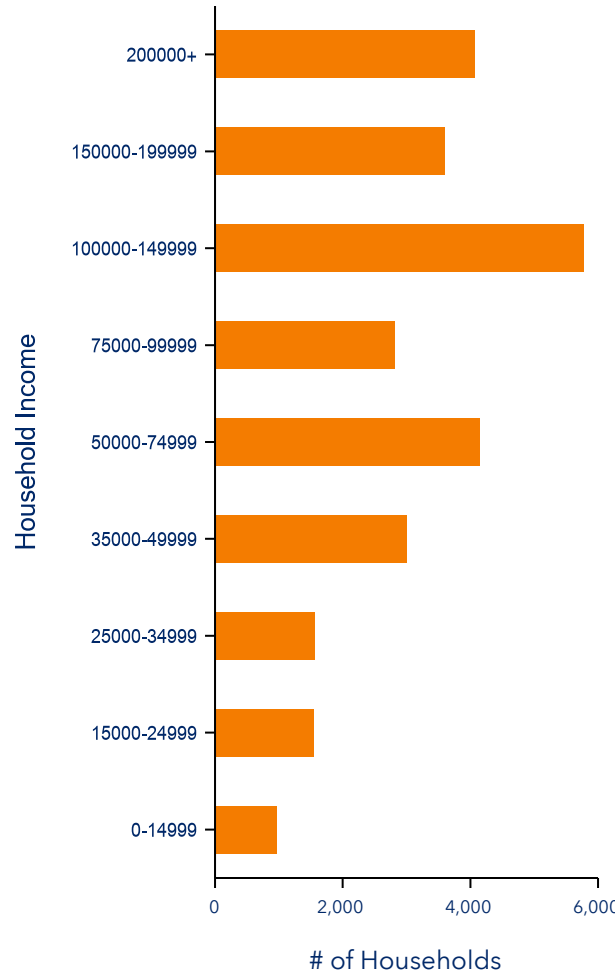
42.2

Median Age



27,442
 Households

\$79,461
 Median Disposable Income



EDUCATION

6%

No High School Diploma



24%
 High School Graduate



29%
 Some College



41%
 College Graduate

EMPLOYMENT

     **66%**

White Collar



Blue Collar



Services

22%

3.8%
 Unemployment Rate

13%

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.

Riverstone C.R.E. Co.

9005980

riverstone@svn.com

(979) 431-4400

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

James Jones

545598

jim.jones@svn.com

(979) 431-4400

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Trey Kirby

723365

trey.kirby@svn.com

(979) 431-4400

Sales Agent/Associate's Name

License No.

Email

Phone