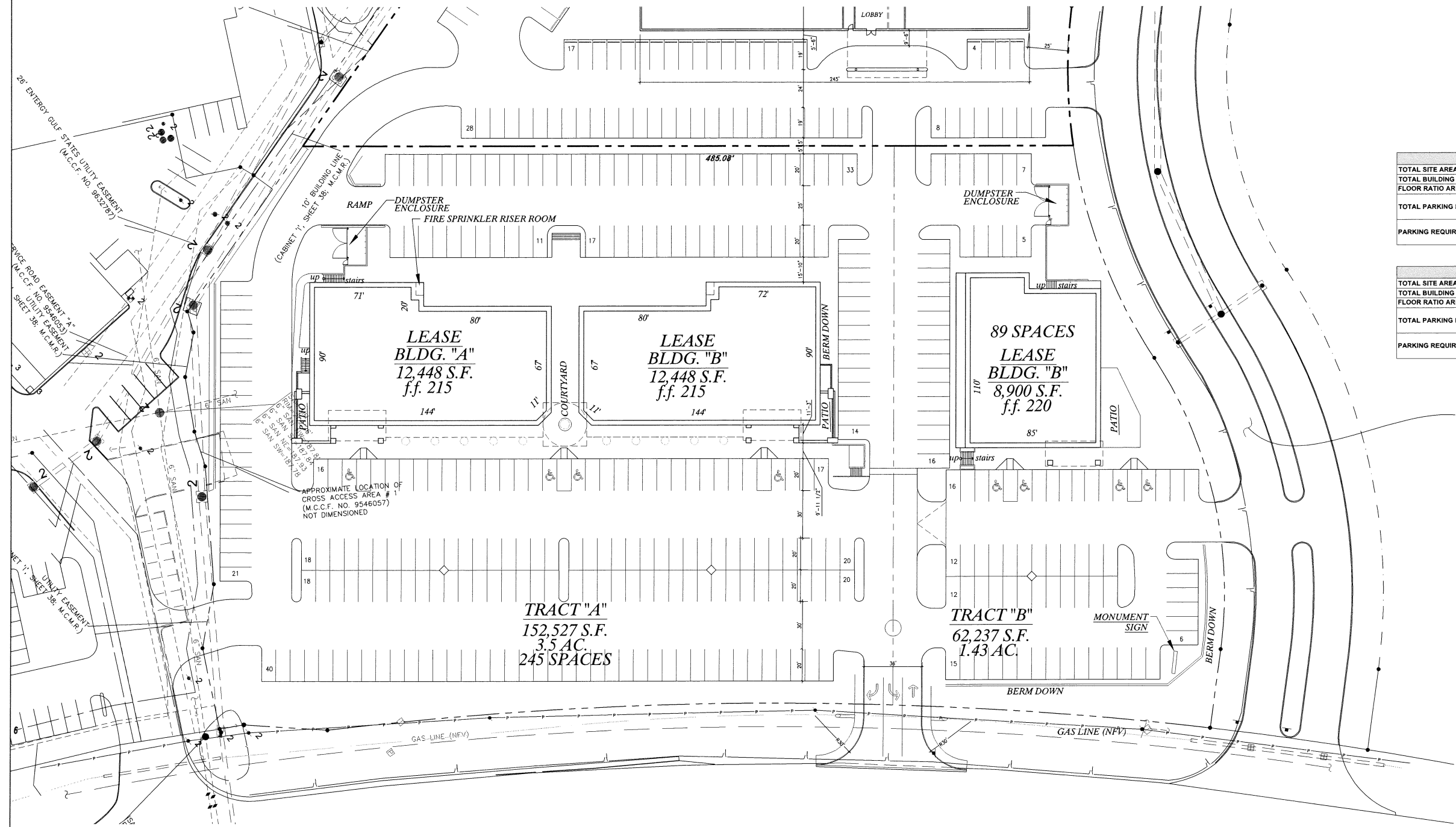


Conroe Development Opportunity

Up to ±7.54 Acres Available

State Highway 105 & North Loop 336 | Conroe, Texas





TRACT A DATA	
TOTAL SITE AREA	3.5 ACRES (152,527 SF)
TOTAL BUILDING AREA	24,896 SF (12,448 x 2)
FLOOR RATIO AREA (FAR)	16.3 %
TOTAL PARKING PROVIDED	245 SPACES (9.84 SPACES PER 1,000 SF = 1 SPACE PER 101.6 SF)
PARKING REQUIRED	4 SPACES PER 1,000 SF = 1 PARK PER 250 SF

TRACT B DATA	
TOTAL SITE AREA	1.43 ACRES (62,237 SF)
TOTAL BUILDING AREA	8,900 SF
FLOOR RATIO AREA (FAR)	14.3 %
TOTAL PARKING PROVIDED	89 SPACES (10 SPACES PER 1,000 SF = 1 SPACE PER 100 SF)
PARKING REQUIRED	10 SPACES PER 1,000 SF = 1 PARK PER 8.9 SF

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HEIGHTS VENTURE ARCHITECTS, LLP

ISSUE DATES	
DATE	ISSUE NAME
11-10-14	OWNER REVIEW

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HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713.889.1152 V

DALLAS
5717 Legacy Drive, Suite 400
Ft. Worth, Texas 76204
817.489.7262 V

HEIGHTS
VENTURE
ARCHITECTS, LLP

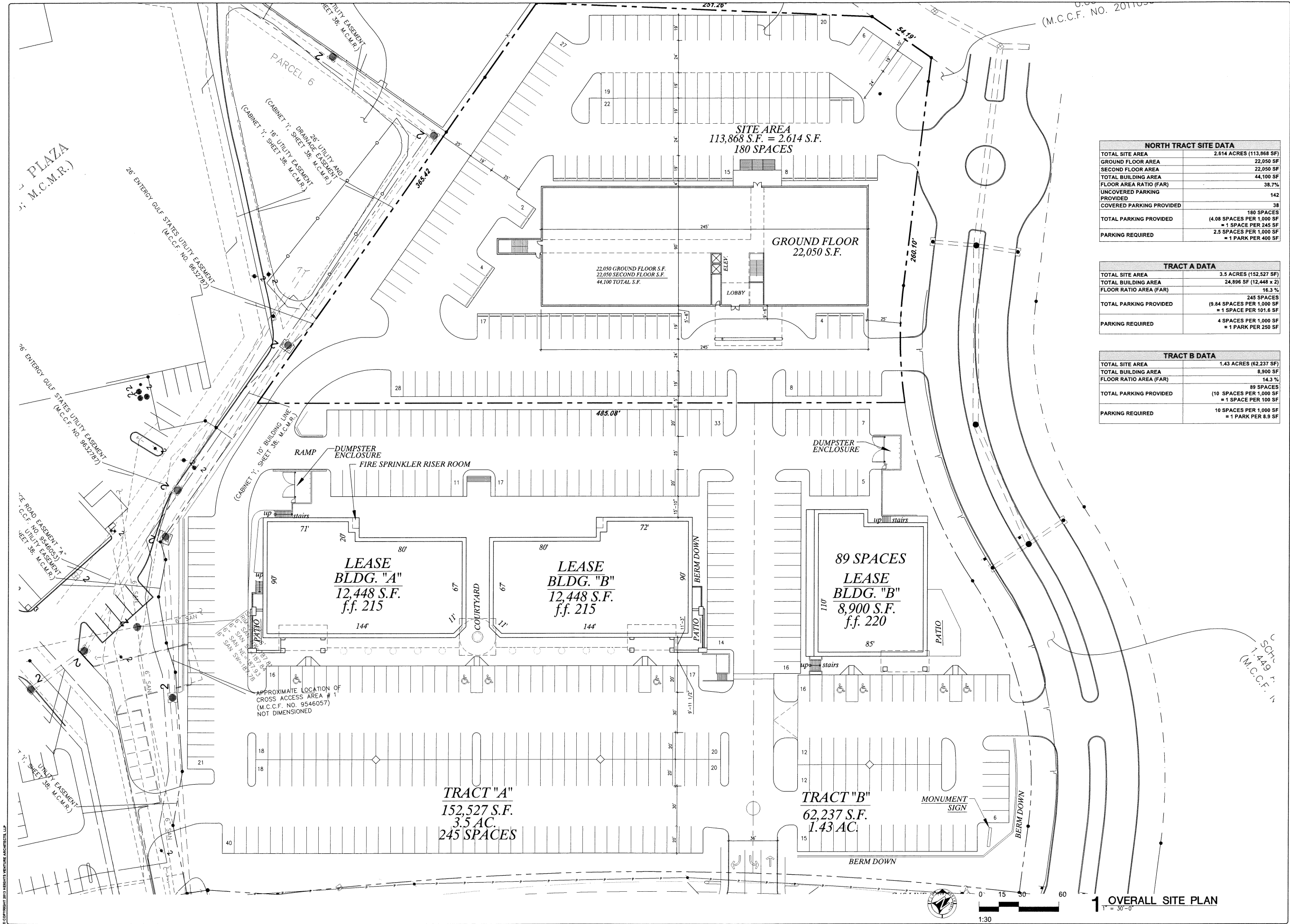
CONROE 336 OFFICE CENTER
AN OFFICE BUILDING AT STATE HWY 336 AND STATE HWY 105,
CONROE, TX

THE RETAIL PROPERTIES GROUP
720 N. POST OAK, SUITE 300, HOUSTON, TX 77024

PROJECT NO.	CONROE 336 & 105
DATE PLOTTED:	
CHECKED BY:	SR
DRAWN BY:	NU
FILE NAME:	

SHEET TITLE	
TRACTS A&B SITE PLAN	

SHEET NUMBER	
A1.0c	



NORTH TRACT SITE DATA	
TOTAL SITE AREA	2.614 ACRES (113,868 SF)
GROUND FLOOR AREA	22,050 SF
SECOND FLOOR AREA	22,050 SF
TOTAL BUILDING AREA	44,100 SF
FLOOR AREA RATIO (FAR)	38.7%
UNCOVERED PARKING PROVIDED	142
COVERED PARKING PROVIDED	38
TOTAL PARKING PROVIDED	180 SPACES (4.08 SPACES PER 1,000 SF = 1 SPACE PER 245 SF)
PARKING REQUIRED	2.5 SPACES PER 1,000 SF = 1 PARK PER 400 SF

TRACT A DATA	
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ISSUE DATES		
DATE	ISSUE NAME	OWNER REVIEW
11-10-14		

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HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713.889.1152 V

DALLAS
5717 Legacy Drive, Suite 240
Ft. Worth, Texas 76244
817.499.7262 V

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VENTURE
ARCHITECTS, LLP**

CONROE 336 OFFICE/RETAIL CENTER
AN OFFICE BUILDING AT STATE HWY 336 AND STATE HWY 105,
CONROE, TX

THE RETAIL PROPERTIES GROUP
720 N. POST OAK, SUITE 300, HOUSTON, TX 77024

PROJECT NO.	CONROE 336 & 105
DATE PLOTTED:	
CHECKED BY:	SR
DRAWN BY:	CB
FILE NAME:	

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A1.0a

Property Overview

- Located adjacent to Kroger at the NWQ of Loop 336 and TX SH 105 in Conroe, Texas and across SH 105 from the new HEB
- Property offers cross access to SH 105 through the Kroger Center
- Excellent visibility along Loop 336 with over 555' of frontage
- Detention has been satisfied

2015 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	4,027	35,318	66,177
Average Household Income	\$90,404	\$65,308	\$65,594
Median Age	38.8	32.9	33.0

Traffic Counts	Vehicles Per Day
West Loop 336 north of SH 105	14,100
West Loop 336 south of SH 105	15,200
SH 105 west of West Loop 336	30,800
SH 105 east of West Loop 336	19,600

2013 Average Daily Traffic Counts

Within 5 miles, there are:

- 35 subdivisions
- 6,114 homes
- 3,505 future lots

