



THE GROVE ON GLADSTELL

CONROE, TX

OFFERING MEMORANDUM



PRESENTED BY

SUBMISSIONS

OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied with the purchasers' qualifications to close the transactions.

RAYMOND LORD | SENIOR MANAGING DIRECTOR
918.850.1779 | rlord@svn.com

CHASE LORD | SENIOR ADVISOR
918.520.6619 | chase.lord@svn.com

GARRETT HUIE | SENIOR ADVISOR
918.557.6897 | ghuie@svn.com

DAVE PINSON | SENIOR ADVISOR
479.858.8802 | dave.pinson@svn.com

KRISTI LORD | SALES ASSOCIATE
918.704.4066 | klord@svn.com

Raymond Lord
Senior Managing Director
918.850.1779
rlord@svn.com

Garrett Huie
Senior Advisor
918.557.6897
ghuie@svn.com

Chase Lord
Senior Advisor
918.520.6619
chase.lord@svn.com

Kristi Lord
Sales Associate
918.704.4066
klord@svn.com

Dave Pinson
Senior Advisor
479.858.8802
dave.pinson@svn.com



TABLE OF CONTENTS

03 EXECUTIVE SUMMARY

10 SALES COMPARABLES

23 MARKET OVERVIEW

DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with "target housing" regulation for multifamily housing constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

52-Unit, 1972-Vintage Multifamily Community

SVN Oak Realty Advisors has been exclusively engaged to offer The Grove on Gladstell, an established 52-unit multifamily community situated on 2.18 acres in the growing urban market of Conroe, Texas. Built in 1972, this 52,810 SF property is located at 311 Gladstell Street and currently maintains a strong 92.3% occupancy rate. Operating with a diverse unit mix of one-, two-, and three-bedroom floor plans, it offers a stable tenant base with distinct value-add potential for the next operator.

The property is thoughtfully laid out across six two-story buildings with pitched composition shingle roofs, providing a comfortable residential setting. A central courtyard area features a swimming pool, complemented by on-site laundry facilities and a rental office integrated into the manager's apartment. Individual units are equipped to attract and retain tenants, offering private balconies or patios, individual air conditioning, high-speed internet access, and semi-private entries, alongside 60 grade-level parking spaces for resident convenience.

Fronting Gladstell Street with major street exposure to 13,655, the site pairs excellent local visibility with strategic regional access via nearby Interstate 45. The asset sits advantageously within both a Qualified Census Tract and an Opportunity Zone. With the surrounding 3-mile population of 52,802 projected to grow to over 57,400 in the next five years, well-located workforce housing properties like this remain in high demand.

52

UNITS

1,016 SF

AVERAGE UNIT SIZE

1972

YEAR BUILT

±52,810 SF

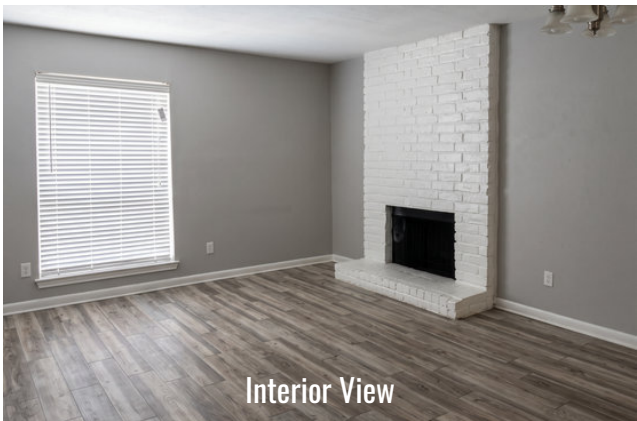
TOTAL RENTABLE AREA



Property Exterior



Community View



Interior View

EXECUTIVE SUMMARY

Property Details

PROPERTY DETAILS

Address	311 Gladstell Street, Conroe, TX 77301
Property Name	GROVE ON GLADSTELL
Building Size	52,810 Total Unit SqFt
Lot Size	2.18 acres (Net Site Size)
Year Built / Reno	1972 (Completion Year)
Stories / Config	Two Story, 6 buildings
Property Type	Multifamily / Apartment
Parking	60 Spaces (Grade Level)
Offices	Rental Office In Manager's Apartment
Interior Mix	One Bedroom, Two Bedroom/One Bath, and Three Bedroom/Two Bath units
Roof	Pitched (Composition Shingle)
HVAC	Individual Air Conditioning; Individual Electric Heat
Occupancy at COE	92.3%
Traffic	13,655 cars per day
Class	Location Class: Urban; Improvements/Location Rating: C



FINANCIAL ANALYSIS

Unit Mix

UNIT MIX DETAIL				
Unit Type	Unit Count	% of Total	Size (SqFt) Unit	Size (SqFt) Total
One Bedroom	10	19.23%	655	6,550
Two Bedroom/One Bath	24	46.15%	930	22,320
Three Bedroom/Two Bath	18	34.62%	1,330	23,940
Total/Average	52	100%	1,016	52,810

EXECUTIVE SUMMARY

Property Highlights

STABILIZED ASSET WITH PROVEN OCCUPANCY

Currently operating at a strong 92.3% occupancy rate. The property offers a reliable, established tenant base, providing immediate cash flow and stability for the next operator from day one.

DIVERSE AND SPACIOUS UNIT MIX

The community features a highly attractive mix of one-, two-, and three-bedroom floor plans with an impressive average unit size of 1,016 SF. The large three-bedroom, two-bath layouts reach 1,330 SF, catering perfectly to families and long-term renters in the Conroe market.

CLEAR PATH TO REVENUE UPSIDE

Operating with current concessions of six weeks free on all two- and three-bedroom units. With an average actual rent of \$1.17 per SF, a new owner has immediate value-add potential to burn off concessions, tighten operations, and drive NOI growth.

MAJOR STREET EXPOSURE THAT DOES THE ADVERTISING

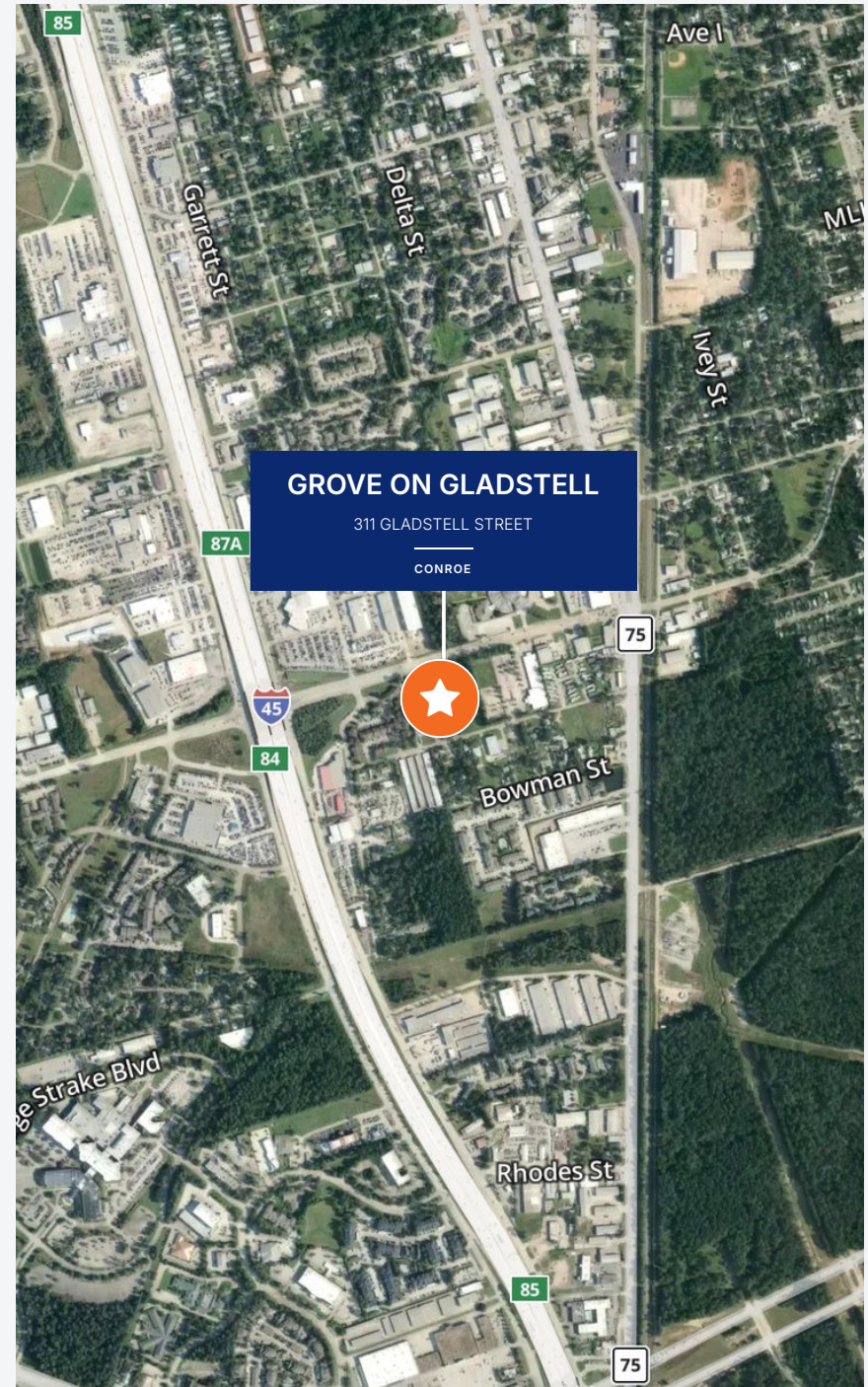
Fronting Gladstell Street with solid traffic counts of 13,655 vehicles per day. The site pairs excellent arterial visibility with quick, strategic access to nearby Interstate 45, making commuting highly convenient for residents.

OPPORTUNITY ZONE & QCT TAX INCENTIVES

Advantageously located within both an Opportunity Zone and a Qualified Census Tract (QCT). This dual-designation provides buyers with potential avenues for significant tax benefits and long-term capital gains advantages.

GROWING CONROE DEMOGRAPHICS

Situated in a rapidly expanding submarket where the 3-mile population of 52,802 is projected to grow to over 57,400 in the next five years. Steady population and household growth ensure a consistent pipeline of prospective tenants.



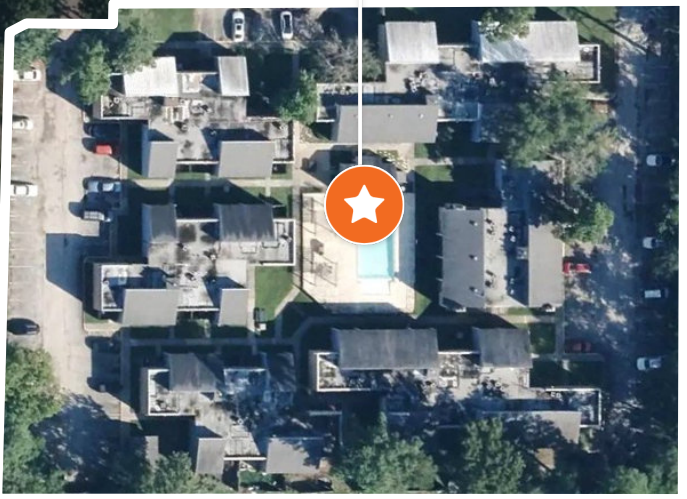


THE GROVE ON GRADSTELL

311 GLADSTELL STREET, CONROE, TX

CONROE

Gladstell St





SALES COMPARABLES

SALES COMPARABLES

Market Analysis



The Grove on Gladstell

Units Count	52
Avg SqFt	1016
Sale Price Per Unit	\$115,769
Completion Date	01/01/1972
Sale Price Per SqFt	\$114
Total Sale Price	\$6,020,000
Sale Date	10/01/2021
Year Built	1972



Hollow Creek

Units Count	120
Avg SqFt	1126
Sale Price Per Unit	\$133,833
Completion Date	01/01/1997
Sale Price Per SqFt	\$119
Total Sale Price	\$16,060,000
Sale Date	12/28/2021
Year Built	1997



River Pointe

Units Count	300
Avg SqFt	972
Sale Price Per Unit	-
Completion Date	01/01/1999
Sale Price Per SqFt	-
Total Sale Price	-
Sale Date	04/25/2025
Year Built	1999



Anatole at the Pines

Units Count	304
Avg SqFt	944
Sale Price Per Unit	-
Completion Date	03/23/2017
Sale Price Per SqFt	-
Total Sale Price	-
Sale Date	06/18/2024
Year Built	2017

SALES COMPARABLES

Market Analysis



The Strake at Grand Central

Units Count	317
Avg SqFt	890
Sale Price Per Unit	-
Completion Date	07/17/2023
Sale Price Per SqFt	-
Total Sale Price	-
Sale Date	10/27/2023
Year Built	2023



Woodridge at Grand Central Park

Units Count	288
Avg SqFt	971
Sale Price Per Unit	\$181,838
Completion Date	08/31/2021
Sale Price Per SqFt	\$187
Total Sale Price	\$52,369,333
Sale Date	08/30/2022
Year Built	2021



Urban Oaks at Conroe

Units Count	288
Avg SqFt	836
Sale Price Per Unit	\$124,366
Completion Date	07/31/2021
Sale Price Per SqFt	\$149
Total Sale Price	\$35,817,333
Sale Date	06/22/2023
Year Built	2021

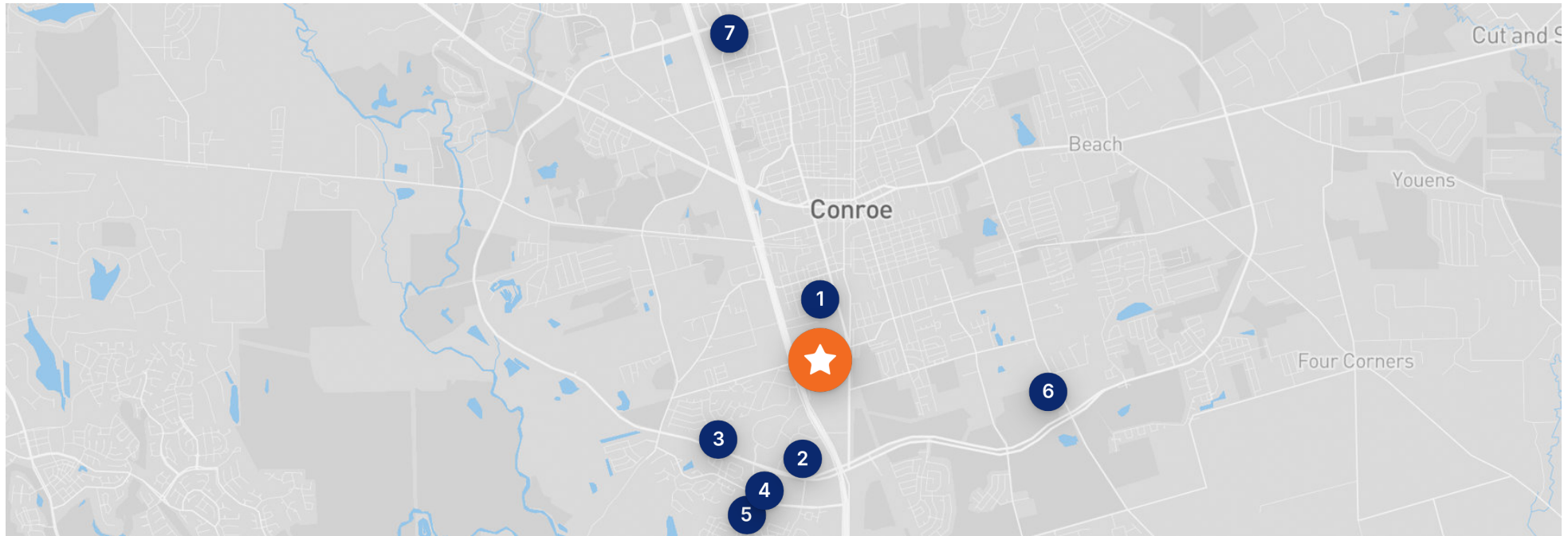


Northside Heights

Units Count	228
Avg SqFt	731
Sale Price Per Unit	\$134,503
Completion Date	01/01/1980
Sale Price Per SqFt	\$184
Total Sale Price	\$30,666,667
Sale Date	04/12/2022
Year Built	1980

SALES COMPARABLES

Summary

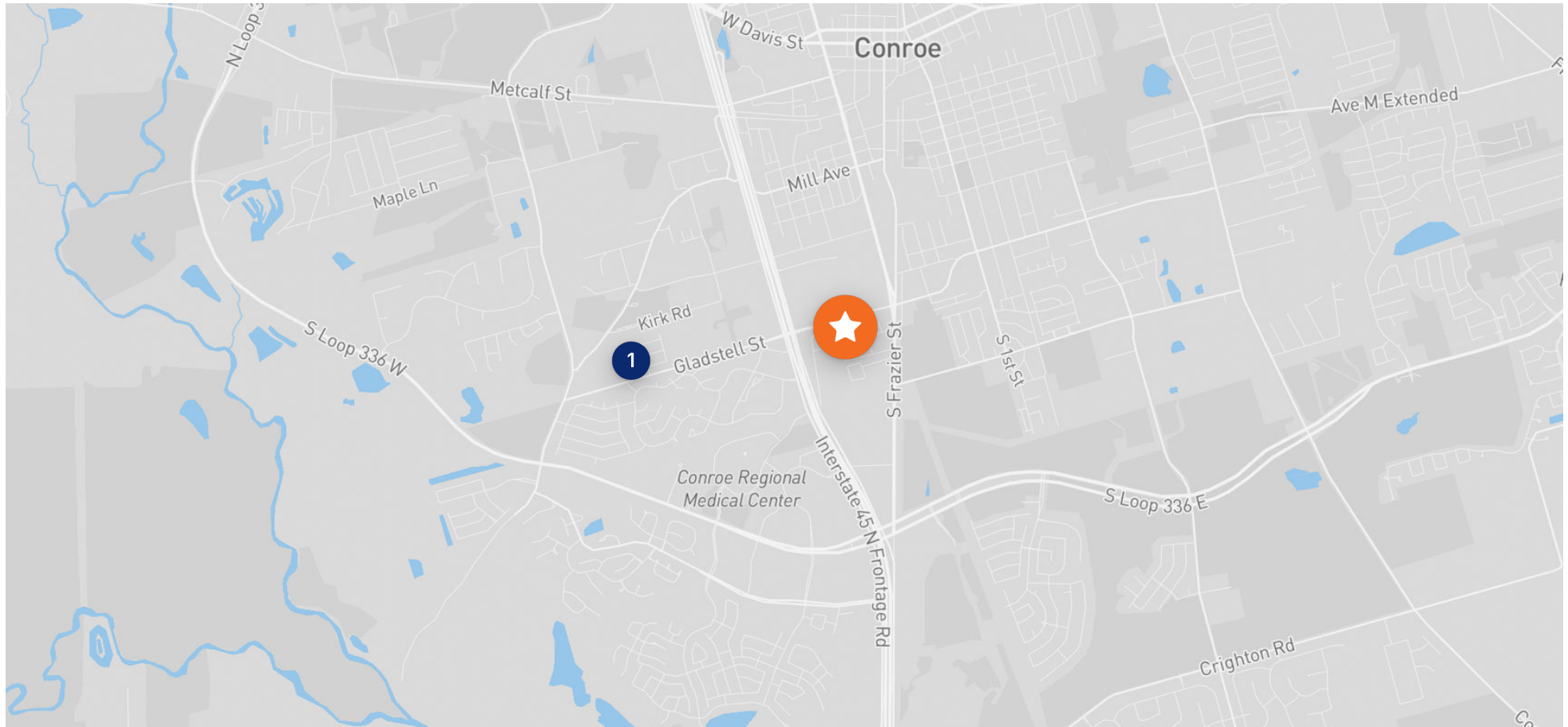


#	Address	Name	Unit Count	Avg SqFt	Sale Date	Completion Date	Price	Price/Unit	Price/SF
★	311 Gladstell Street	The Grove on Gladstell	52	1,016	10/01/2021	01/01/1972	\$6,020,000	\$115,769	\$113.99
1	500 Hickerson St	Hollow Creek	120	1,126	12/28/2021	01/01/1997	\$16,060,000	\$133,833	\$118.76
2	1600 River Pointe Drive	River Pointe	300	972	04/25/2025	01/01/1999	-	-	-
3	1100 South Loop 336 West	Anatole at the Pines	304	944	06/18/2024	03/23/2017	-	-	-
4	171 Town Park Drive	The Strake at Grand Central	317	890	10/27/2023	07/17/2023	-	-	-
5	300 Town Park Dr	Woodridge at Grand Central Park	288	971	8/30/2022	08/31/2021	\$52,369,333	\$181,838	\$187.09
6	2086 Porter Rd	Urban Oaks at Conroe	288	836	6/22/2023	07/31/2021	\$35,817,333	\$124,366	\$148.67
7	2020 Plantation Dr	Northside Heights	228	731	4/12/2022	01/01/1980	\$30,666,667	\$134,503	\$183.80

RENT COMPARABLES

STUDIO BEDROOM RENT COMPARABLES

Map



Summary

#	Address	Property Name	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Actual Rent	Actual Rent Per SqFt
★	311 Gladstell Street	The Grove on Gladstell	1972	52	10	655	\$978	\$1.49
1	1000 Gladstell Street	Gladstell Forest	1984	168	32	475	\$841	\$1.77

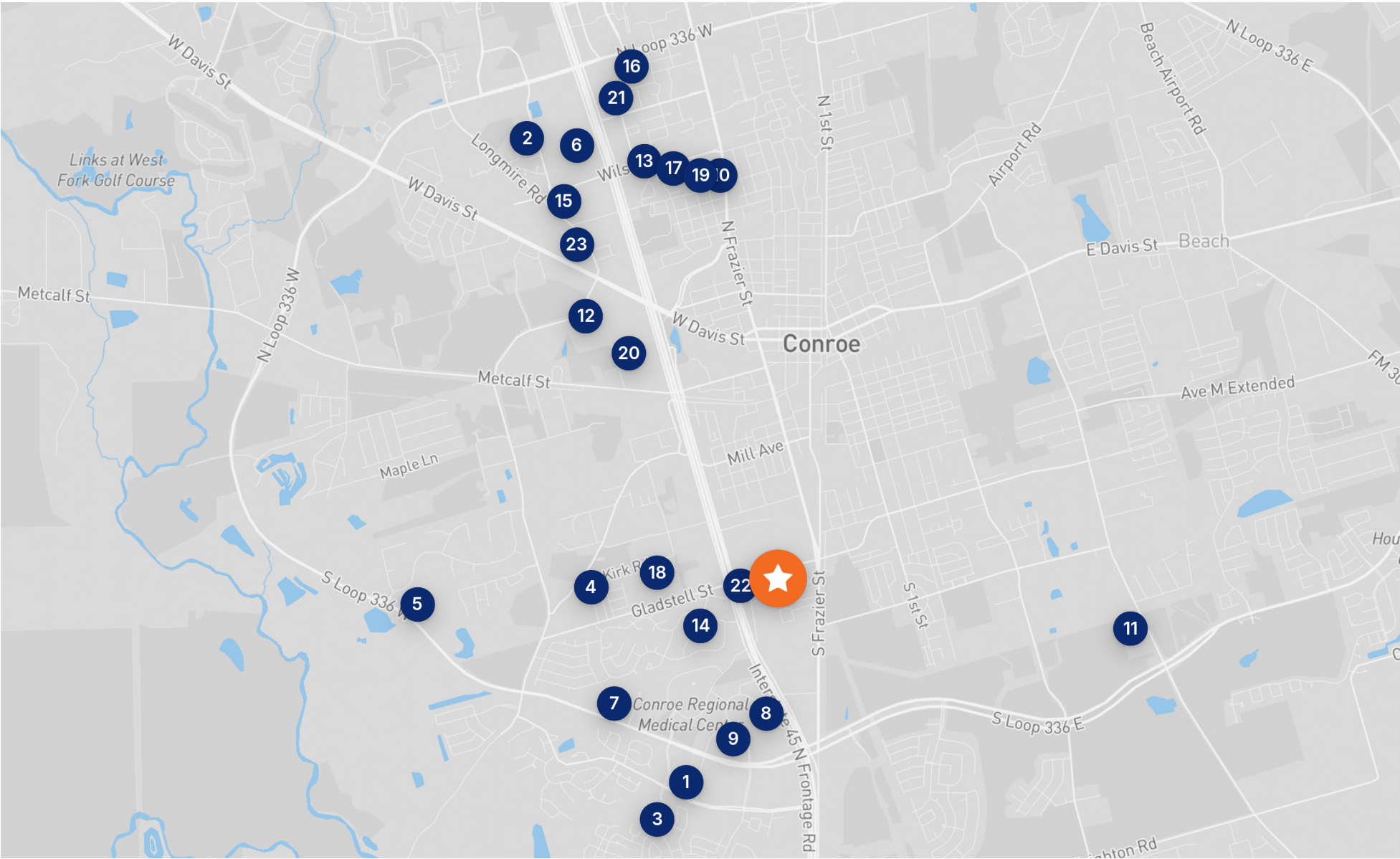
ONE-BEDROOM RENT COMPARABLES

Summary

#	Address	Property Name	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Actual Rent	Actual Rent Per SqFt
★	311 Gladstell Street	The Grove on Gladstell	1972	52	10	655	\$978	\$1.49
1	171 Town Park Drive	The Strake at Grand Central	2023	317	88 - 93	715 - 830	\$1341 - \$1684	\$1.88 - \$2.03
2	1945 Westview Blvd	Ariza Westview	2024	240	2 - 70	688 - 790	\$1197 - \$1674	\$1.60 - \$2.12
3	300 Town Park Drive	Woodridge at Grand Central Park	2021	288	25 - 60	678 - 755	\$1171 - \$1560	\$1.55 - \$2.26
4	1721 Kirk Road	Conroe Senior Village	2023	76	4 - 36	775 - 820	\$1376 - \$1401	\$1.71 - \$1.78
5	2490 South Loop 336 West	LEO at West Fork	2022	197	16 - 30	644 - 868	\$1199 - \$1449	\$1.67 - \$1.86
6	1900 Westview Blvd	The Lakes at Westview	2005	356	4 - 114	637 - 750	\$1083 - \$1278	\$1.49 - \$1.76
7	1100 South Loop 336 West	Anatole at the Pines	2017	304	22 - 83	700 - 823	\$1123 - \$1257	\$1.50 - \$1.60
8	201 River Pointe Drive	Riverwood	2006	224	20 - 40	684 - 946	\$1125 - \$1305	\$1.38 - \$1.64
9	1600 River Pointe Drive	River Pointe	1999	300	50	660 - 750	\$1170 - \$1239	\$1.65 - \$1.77
10	1619 North Frazier Street	The Flats at Hooper Hill	2023	158	1 - 40	669 - 779	\$1029 - \$1203	\$1.46 - \$1.59
11	2086 Porter Road	Urban Oaks at Conroe	2021	288	24 - 48	605 - 742	\$1030 - \$1174	\$1.58 - \$1.70
12	650 Sgt Ed Holcomb Blvd North	Alta Sergeant	2024	354	72	723 - 860	\$1115 - \$1345	\$1.42 - \$1.61
13	1210 Wilson Road	Plantation	1965	88	8	735	\$1,133	\$1.54
14	291 Scarborough Drive	Riverwalk	1983	184	24 - 48	556 - 698	\$989 - \$1089	\$1.43 - \$1.78
15	1515 Wilson Road	Carriage Woods	1973	176	12 - 36	555 - 743	\$880 - \$1046	\$1.41 - \$1.59
16	2020 Plantation Drive	Northside Heights	1980	228	64 - 96	607 - 692	\$790 - \$1030	\$1.30 - \$1.49
17	1101 Wilson Road	Treehouse	1980	178	16 - 48	544 - 810	\$873 - \$1058	\$1.31 - \$1.60
18	808 Gladstell Road	Reston, The	1983	212	16 - 48	540 - 800	\$876 - \$1055	\$1.32 - \$1.62
19	901 Wilson Road	The Heritage at Hooper Hill	2005	200	24 - 36	581 - 917	\$891 - \$1118	\$1.17 - \$1.66
20	231 Interstate 45 North	The Abbey at Conroe	1980	468	16 - 128	519 - 836	\$840 - \$960	\$1.15 - \$1.62
21	2021 Plantation Drive	Autumn Wood	1983	152	80	600	\$909	\$1.51
22	407 Gladstell Street	Pine Ridge	1972	90	39	770	\$844	\$1.10
23	403 Longmire Road	Cedars in Conroe	1980	128	48	668	\$826	\$1.24

ONE-BEDROOM RENT COMPARABLES

Map



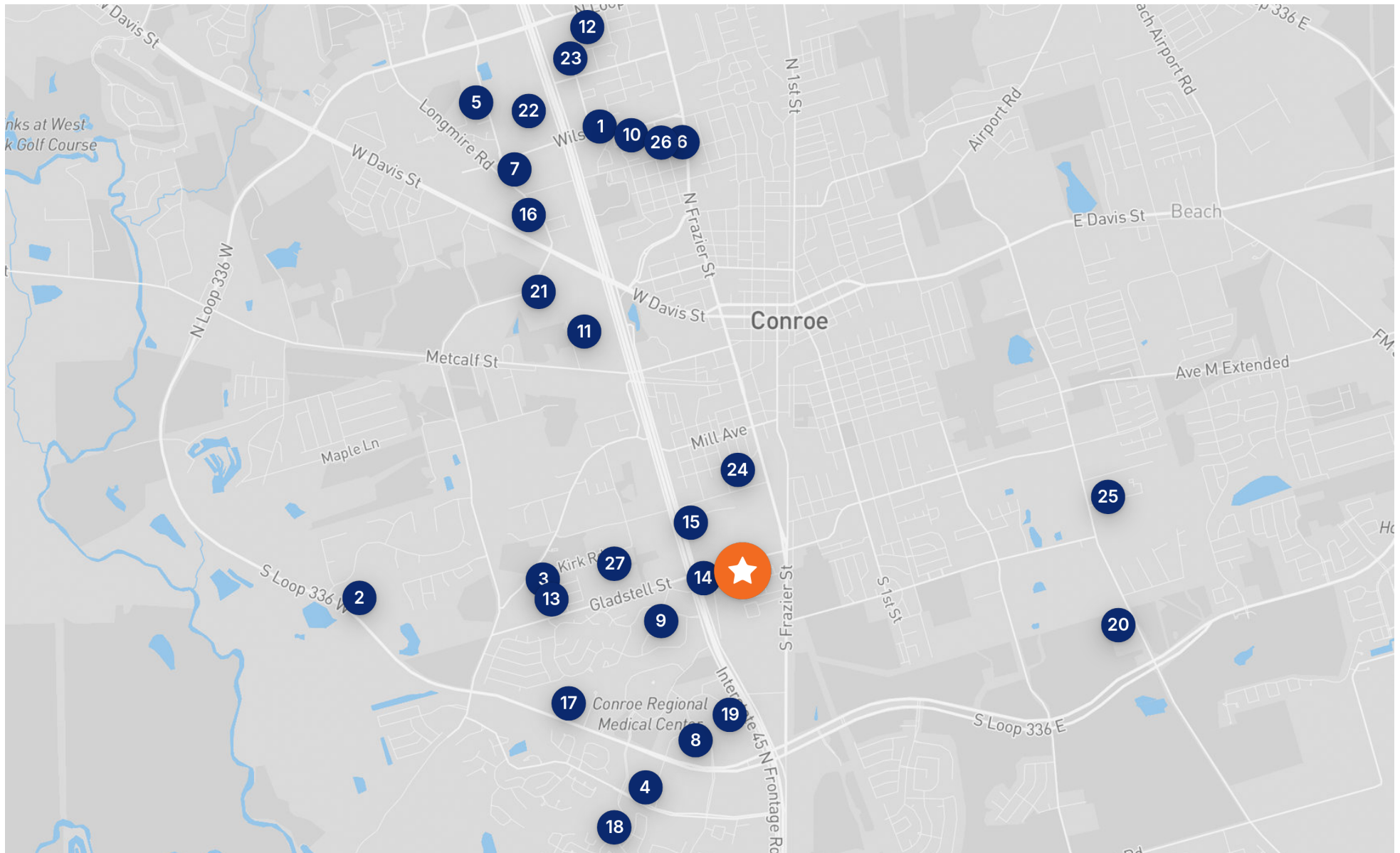
TWO-BEDROOM RENT COMPARABLES

Summary

#	Address	Property Name	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Actual Rent	Actual Rent Per SqFt
★	311 Gladstell Street, Conroe	Grove on Gladstell, The	1972	52	24	930	\$1,125.00	\$1.21
1	1210 Wilson Road, Conroe	Plantation	1965	88	36	935	\$1,242 - \$1,291	\$1.33 - \$1.38
2	2490 South Loop 336 West, Conroe	LEO at West Fork	2022	197	60	900 - 1,238	\$1,579 - \$1,899	\$1.46 - \$1.75
3	1721 Kirk Road, Conroe	Conroe Senior Village	2023	76	10	1,104	\$1,652.00	\$1.50
4	171 Town Park Drive, Conroe	Strake at Grand Central, The	2023	317	59	911 - 1,149	\$1,613 - \$1,870	\$1.52 - \$1.77
5	1945 Westview Blvd, Conroe	Ariza Westview	2024	240	54	968 - 1,069	\$1,425 - \$1,601	\$1.47 - \$1.50
6	1619 North Frazier Street, Conroe	Flats at Hooper Hill, The	2023	158	64	980 - 1,173	\$1,102 - \$1,303	\$1.10 - \$1.21
7	1515 Wilson Road, Conroe	Carriage Woods	1973	176	34	874 - 1,030	\$900 - \$1,226	\$1.01 - \$1.26
8	1600 River Pointe Drive, Conroe	River Pointe	1999	300	50	925 - 1,175	\$1,296 - \$1,511	\$1.29 - \$1.40
9	291 Scarborough Drive, Conroe	Riverwalk	1983	184	56	805 - 1,039	\$1,199 - \$1,389	\$1.28 - \$1.51
10	1101 Wilson Road, Conroe	Treehouse	1980	178	48	860 - 965	\$1,183 - \$1,252	\$1.30 - \$1.38
11	231 Interstate 45 North, Conroe	Abbey at Conroe, The	1980	468	128	880 - 1,038	\$1,110 - \$1,350	\$1.22 - \$1.30
12	2020 Plantation Drive, Conroe	Northside Heights	1980	228	68	839 - 952	\$1,095 - \$1,115	\$1.17 - \$1.31
13	1000 Gladstell Street, Conroe	Gladstell Forest	1984	168	60	835 - 969	\$991 - \$1,106	\$1.14 - \$1.19
14	407 Gladstell Street, Conroe	Pine Ridge	1972	90	51	970	\$943.00	\$0.97
15	811 Interstate 45 South, Conroe	Pinewood Townhomes	1974	64	28	950	\$1,000.00	\$1.05
16	403 Longmire Road, Conroe	Cedars in Conroe	1980	128	80	924 - 1,010	\$976 - \$1,001	\$0.99 - \$1.06
17	1100 South Loop 336 West, Conroe	Anatole at the Pines	2017	304	43	1,002 - 1,566	\$1,393 - \$1,891	\$1.21 - \$1.54
18	300 Town Park Drive, Conroe	Woodridge at Grand Central Park	2021	288	78	1,041 - 1,174	\$1,352 - \$1,838	\$1.26 - \$1.73
19	201 River Pointe Drive, Conroe	Riverwood	2006	224	58	1,117 - 1,376	\$1,476 - \$1,762	\$1.22 - \$1.32
20	2086 Porter Road, Conroe	Urban Oaks at Conroe	2021	288	120	966 - 973	\$1,643 - \$1,676	\$1.70 - \$1.72
21	650 Sgt Ed Holcomb Blvd North, Conroe	Alta Sergeant	2024	354	66	1,112 - 1,172	\$1,345 - \$1,655	\$1.15 - \$1.49
22	1900 Westview Blvd, Conroe	Lakes at Westview, The	2005	356	168	1,016	\$1,505 - \$1,517	\$1.48 - \$1.49
23	2021 Plantation Drive, Conroe	Autumn Wood	1983	152	56	900	\$1,311.00	\$1.46
24	500 Hickerson Street, Conroe	Hollow Creek	1997	120	51	938	\$1,307.00	\$1.39
25	1933 Argo Road, Conroe	Argo Pointe	2023	60	60	964	\$1,300.00	\$1.35
26	901 Wilson Road, Conroe	Heritage at Hooper Hill, The	2005	200	24	997 - 1,180	\$1,178 - \$1,297	\$1.10 - \$1.22
27	808 Gladstell Road, Conroe	Reston, The	1983	212	72	865 - 950	\$1,101 - \$1,216	\$1.27 - \$1.28

TWO-BEDROOM RENT COMPARABLES

Map



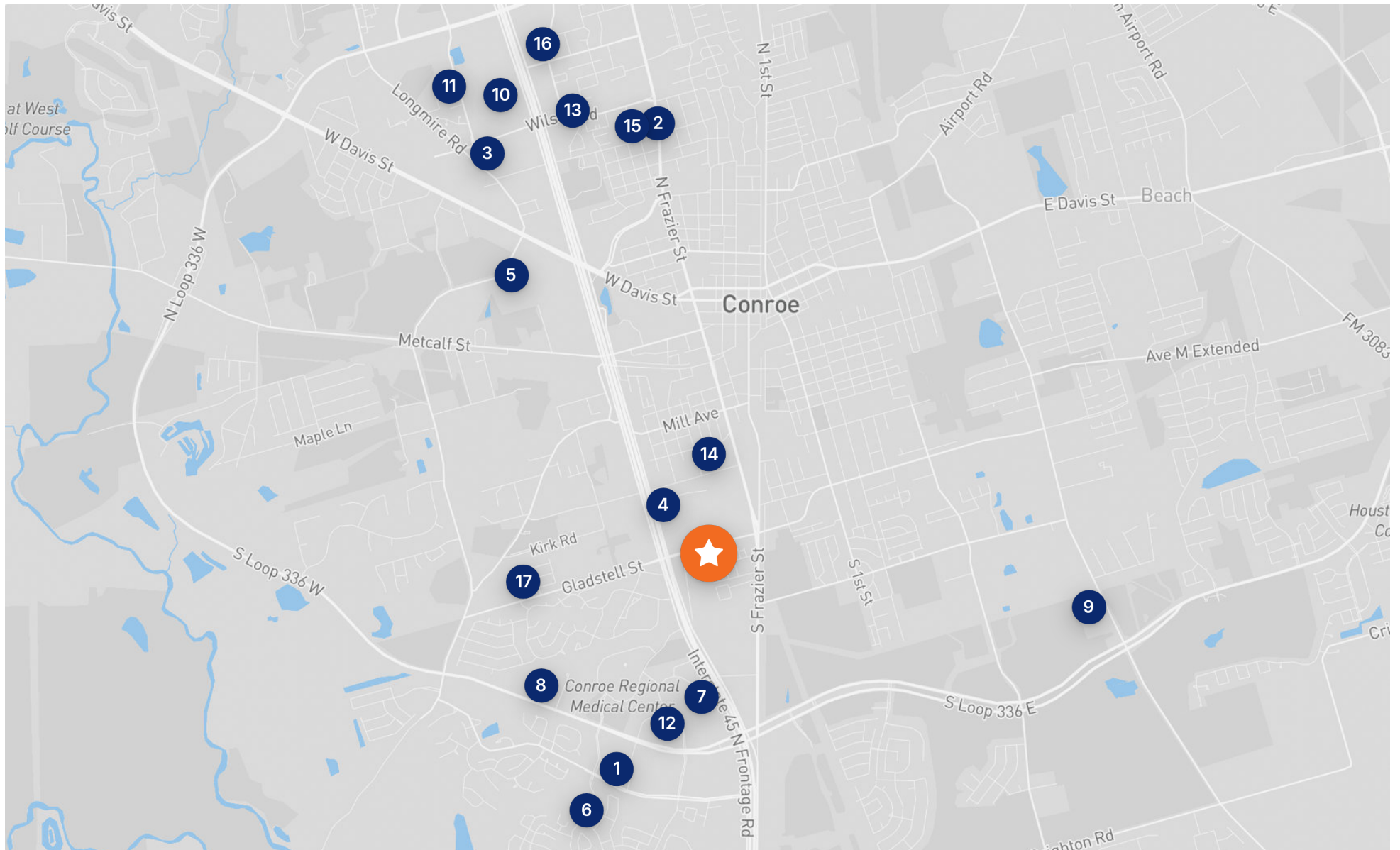
THREE-BEDROOM RENT COMPARABLES

Summary

#	Address	Property Name	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Actual Rent	Actual Rent Per SqFt
★	311 Gladstell Street	Grove on Gladstell, The	1972	52	18	1,330	\$1,391	\$1.05
1	171 Town Park Drive	Strake at Grand Central, The	2023	317	6	1,400	\$2,279	\$1.63
2	1619 North Frazier Street	Flats at Hooper Hill, The	2023	158	11	1,398	\$1,548	\$1.11
3	1515 Wilson Road	Carriage Woods	1973	176	8	1,024	\$1,331 - \$1,381	\$1.30 - \$1.35
4	811 Interstate 45 South	Pinewood Townhomes	1974	64	36	1,200	\$1,200	\$1
5	650 Sgt Ed Holcomb Blvd North	Alta Sergeant	2024	354	3	1,580	\$2,070	\$1.31
6	300 Town Park Drive	Woodridge at Grand Central Park	2021	288	24	1,251 - 1,362	\$1,683 - \$2,353	\$1.35 - \$1.77
7	201 River Pointe Drive	Riverwood	2006	224	22	1,385 - 1,462	\$1,646 - \$1,968	\$1.13 - \$1.42
8	1100 South Loop 336 West	Anatole at the Pines	2017	304	8	1,548	\$1,941	\$1.25
9	2086 Porter Road	Urban Oaks at Conroe	2021	288	24	1,150	\$1,887	\$1.64
10	1900 Westview Blvd	Lakes at Westview, The	2005	356	16	1,186	\$1,796	\$1.51
11	1945 Westview Blvd	Ariza Westview	2024	240	18	1,175	\$1,796	\$1.53
12	1600 River Pointe Drive	River Pointe	1999	300	50	1,268	\$1,758	\$1.39
13	1210 Wilson Road	Plantation	1965	88	8	1,500	\$1,550	\$1.03
14	500 Hickerson Street	Hollow Creek	1997	120	43	1,190	\$1,501	\$1.26
15	901 Wilson Road	Heritage at Hooper Hill, The	2005	200	16	1,295	\$1,485	\$1.15
16	2021 Plantation Drive	Autumn Wood	1983	152	16	1,150	\$1,317	\$1.15
17	1000 Gladstell Street	Gladstell Forest	1984	168	8	1,050	\$1,176	\$1.12

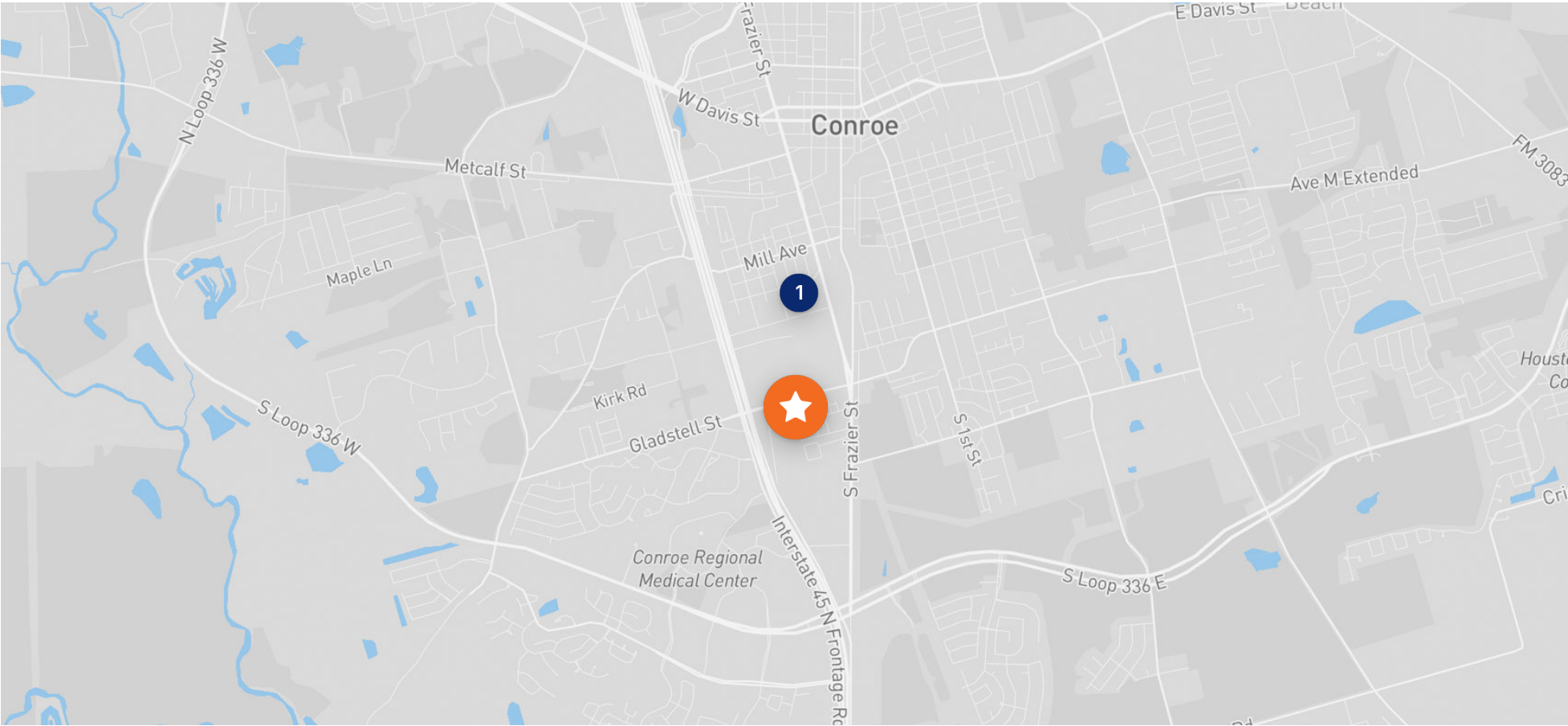
THREE-BEDROOM RENT COMPARABLES

Map



FOUR-BEDROOM RENT COMPARABLES

Map



Summary

#	Address	Property Name	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Actual Rent	Actual Rent Per SqFt
★	311 Gladstell Street	Grove on Gladstell, The	1972	52	18	1,330	\$1,391	\$1.05
1	500 Hickerson Street	Hollow Creek	1997	120	26	1,190	\$1,765	\$1.27

MARKET OVERVIEW

MARKET OVERVIEW

Conroe, Texas

Conroe, Texas, is a dynamic and rapidly evolving market within the Houston–The Woodlands–Sugar Land metropolitan area, presenting a compelling opportunity for investors seeking strong fundamentals and long-term appreciation. Serving as the seat of Montgomery County roughly 40 miles north of Houston, the city has garnered national recognition for its booming economy, top-rated Conroe ISD schools, and attractive cost of living relative to central Houston. Anchored by premier quality-of-life drivers such as Lake Conroe and a flourishing regional workforce, Conroe represents an exceptionally attractive destination for multi-family investment.

Conroe continues to experience historic population and economic expansion driven by northern spillover from Houston and The Woodlands along the I-45 corridor. The city's population reached 114,581 in 2024—more than doubling its 2010 population of 56,207—and earned Conroe the U.S. Census designation as the single fastest-growing large U.S. city in 2015–2016 (7.8% growth in a single year). Supported by top rankings including the #1 fastest-growing Houston-area suburb in the 2025 U-Haul Growth Index (#20 nationally), local housing units grew 37% and the labor force expanded 33% from 2019 to 2024, with the immediate submarket population projected to reach 57,403 over the next five years.

The multi-family rental market in Conroe demonstrates deep workforce demand and tight supply dynamics, reflected in a low submarket housing vacancy rate of 5.4% (representing just 1,099 vacant units). Roughly 45% of households rent (54.5% homeownership) with a median renter household income of \$48,809. The submarket surrounding the Gladstell Street corridor—strategically situated just south of downtown Conroe between I-45 and Loop 336—is particularly appealing due to limited Class C supply and direct connectivity to major employment centers. With nearby competitive properties commanding average rents of ~\$1,317 per month compared to the subject's in-place average of ~\$1,189, this significant rent gap supports a clear mark-to-market value-add thesis for The Grove on Gladstell.

MARKET OVERVIEW

Market Highlights

EMPLOYMENT BASE

Proximity to Conroe and Montgomery County employment centers; the city's largest resident employment sectors are Health Care & Social Assistance, Retail Trade, and Educational Services, and employment grew 5.66% from 2023 to 2024.

SUSTAINED GROWTH

Population of 114,581 (2024), more than double 2010's 56,207; Census-designated fastest-growing large U.S. city in 2015-16; housing units +37% from 2019 to 2024.

CONNECTIVITY

Direct access to I-45 linking Conroe to The Woodlands and Houston, with Loop 336 and TX-105 arterial connections serving the Gladstell Street corridor.

QUALITY OF LIFE

Conroe ISD schools, Lake Conroe recreation, downtown Conroe dining and entertainment, and housing costs below central Houston keep attracting new residents.

REGIONAL SYNERGY / WOODLANDS ACCESS

Located less than 10 minutes north of The Woodlands, providing residents seamless access to over 60,000 primary jobs, premier retail destinations, and major medical centers across the South Montgomery County & I-45 corridor.

INDUSTRIAL EXPANSION

Driven by the 1,000+ acre Conroe Park North Industrial Park, housing over 40 manufacturing, logistics, and distribution companies that support thousands of skilled workforce jobs.



MARKET OVERVIEW

Demographics

Population	3 Miles
------------	---------

Total Population	52,802
Population Density (per Sq mile)	1,653
Population Projection in 5 years	57,403
Population Median Age	34
Median Age	33.7
Employed Population	25,275

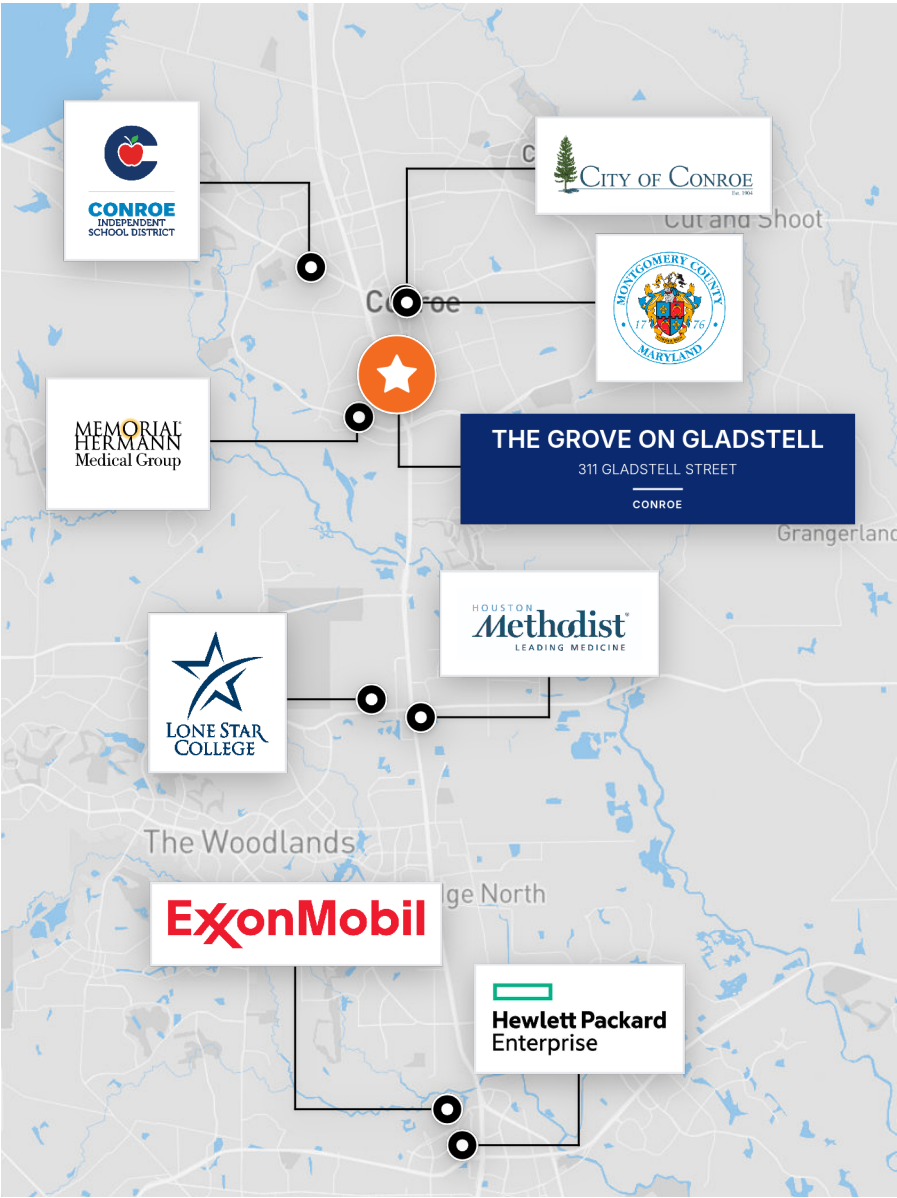
Household	3 Miles
-----------	---------

Total	20,244
Average People per Household	3
Median Household Income	\$69,326



MARKET OVERVIEW

Major Employers



Conroe's job base—anchored by education, energy, corporate technology, and county government—supports strong workforce renter demand near Gladstell Street. The city's largest resident employment sectors are Health Care & Social Assistance, Retail Trade, and Educational Services.

Leading employers such as Conroe Independent School District and ExxonMobil maintain major regional workforces of 10,000 and 8,500 employees respectively. Additionally, major corporate, government, and healthcare anchors including Hewlett Packard Enterprise, Montgomery County Government, and Memorial Hermann contribute another 2,500 jobs each within a convenient commute of the property.

The property's strategic position near these key economic drivers ensures steady leasing velocity supported by high-quality employment options. With premier regional anchors like Houston Methodist and Lone Star College Montgomery rounding out the submarket, the area benefits from a well-diversified economic foundation that supports consistent occupancy and rent growth at The Grove on Gladstell.

Employer	Industry	# of Employees	Distance
Conroe Independent School District	Education	10,000	2.8 miles
ExxonMobil	Energy	8,500	15.0 miles
Hewlett Packard Enterprise	Technology	2,500	14.8 miles
Montgomery County Government	Government	2,500	1.6 miles
Memorial Hermann	Healthcare	2,500	9.0 miles
Houston Methodist	Healthcare	1,500	6.8 miles
Lone Star College Montgomery	Education	1,000	5.7 miles

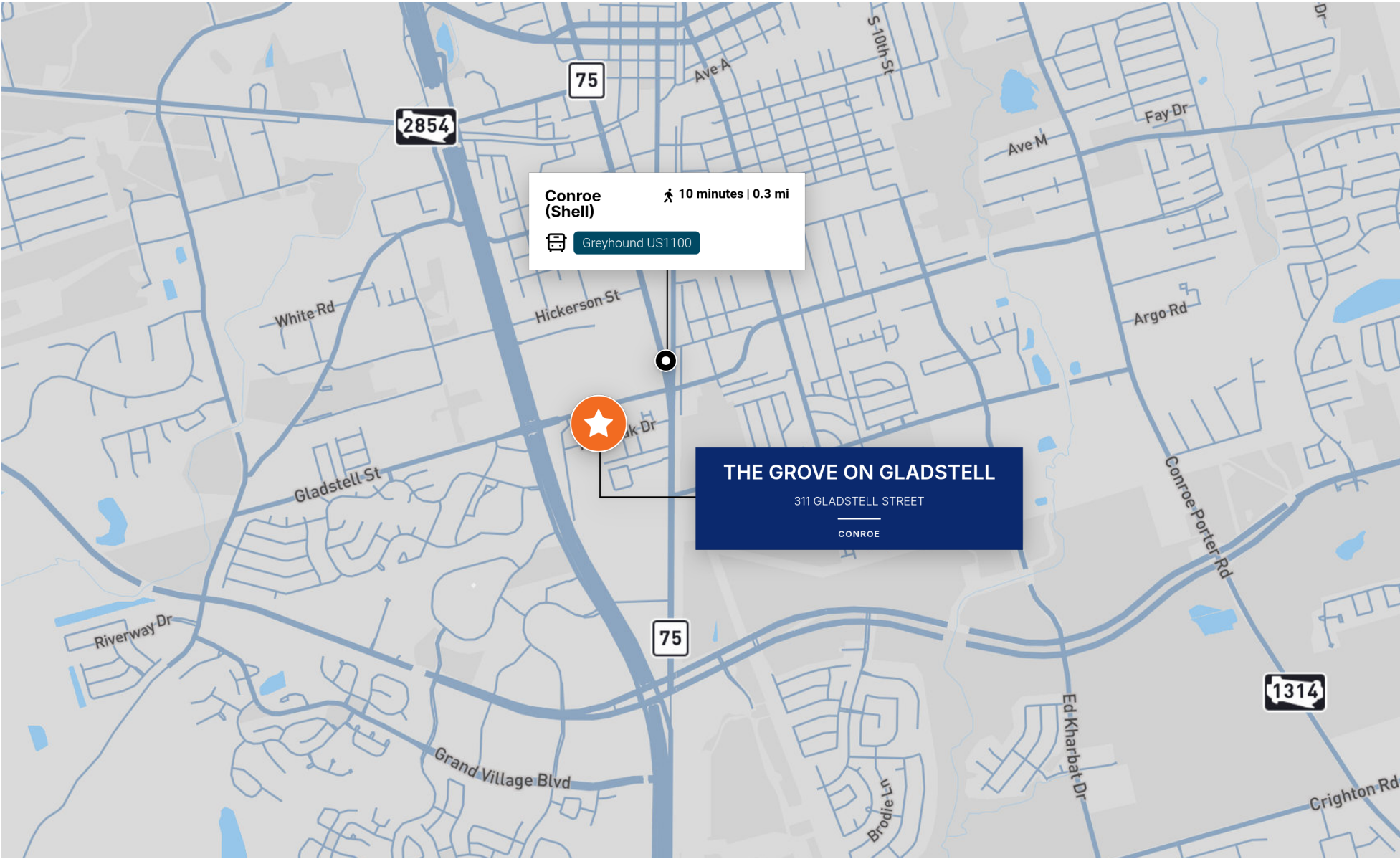
MARKET OVERVIEW

Amenities Map



MARKET OVERVIEW

Transportation Map



PRESENTED BY

Raymond Lord

Senior Managing Director
918.850.1779
rlord@svn.com

Chase Lord

Senior Advisor
918.520.6619
chase.lord@svn.com

Dave Pinson

Senior Advisor
479.858.8802
dave.pinson@svn.com

Garrett Huie

Senior Advisor
918.557.6897
ghuie@svn.com



svnoakrealty.com

Kristi Lord

Sales Associate
918.704.4066
klord@svn.com