



# EVERGREEN™ Village

\*Conceptual Renderings

NWC of State Highway 242 & FM 1314 | Conroe, Texas





HIGHLIGHTS



# Property Highlights

- Evergreen Village will be part of the 740-acre master-planned Evergreen community, set to feature around 2,000 homes upon completion
- Houston Methodist The Woodland's Hospital and Caney Creek High School located within 5 miles
- Easily accessible and highly visible from two prominent thoroughfares
- Located in Conroe ISD, the 9th-largest district in Texas, serves approximately 72,000 students across 70 campuses
- Future anchor space, pads and inline retail for lease

## 36%

Population Growth Within Trade Area From 2020 to 2025

2020 Census, ESRI 2025

## 115K

Average Household Income Within Trade Area

## 94K

Current Population Within Trade Area



## Future Residential Growth

6,797 FUTURE HOMES & 2,104 ACTIVE HOMES  
 1,057 HOME STARTS & 1,091 HOME CLOSINGS | ANNUAL  
 \$406,622 AVERAGE HOME SALE PRICE

Zonda as of 1Q 2026





AERIAL





**Campbell ES**  
604 students

**SCHOOL SITE**  
E18.DAC  
**MAVERA**  
TOTAL UNITS: 2,988  
OCCUPIED: 124  
UNDER CONSTRUCTION: 444  
FUTURE: 2,420  
PRICE: \$300K - \$390K

COOPER ROSE WAY

STONECREST DR

14,976 VPD

**SITE**

COMMERCIAL TRACT

DRAINAGE  
E12.AE

1314

COMMERCIAL TRACT

**EVERGREEN**  
TOTAL UNITS: 2,000  
UNDER CONSTRUCTION: 266  
FUTURE: 1,734  
PRICE: \$350K - \$795K

ANCHOR IN NEGOTIATIONS

PROPOSED

62,648 VPD

THE HOME DEPOT

1

2

3

4

5

6

242 TEXAS

PROPOSED MIXED-USE

PROPOSED ANCHOR

**H-E-B**  
H-E-B OWNED TRACT

22,352 VPD

### PROPOSED CURB CUTS

- 1** 30' Public Road  
Turbo-Tee Median Break
- 2** 30' Public Road  
Turbo-Tee Median Break
- 3** 30' Public Road  
Median Opening with Left Turn Lanes  
Future Traffic Light
- South-Drive 1** 30' Public Road  
Median Opening with Left Turn Lanes  
Future Traffic Light
- 4** 30' Public Road  
Right-In/Right-Out
- 5** 30' Public Road  
Right-In/Right-Out
- 6** 30' Public Road  
Right-In/Right-Out
- 7** 30' Private Road  
Realign Median Opening
- 8** 30' Public Road  
Median Opening on FM 1314



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SITE PLAN

KEY	BUSINESS	AREAS
1	Future Fast Food	1,344 SF
2	Future Fast Food	3,075 SF
3	Future Fast Food	2,812 SF
4	Future Fast Food	2,229 SF
5	Proposed Fast Food	2,540 SF
6	Proposed Retail	10,000 SF
7	Proposed Daycare	10,005 SF
8	Proposed Specialty Auto Parts	7,396 SF
9	Proposed Bank	4,919 SF
10	Future Restaurant	7,600 SF

KEY	BUSINESS	AREAS
11	Future Restaurant	5,800 SF
12	Future Fast Food	4,000 SF
13	Future Retail	10,850 SF
14	Future Retail	10,850 SF
15	Proposed Restaurant	7,828 SF
16	Proposed Coffee	918 SF
17	Proposed Oil Change	1,871 SF
18	Proposed Car Wash	3,588 SF
19	Future Lease	4,200 SF
20	Proposed Eye Care	2,800 SF

KEY	BUSINESS	AREAS
21	Proposed Dental	3,500 SF
22	Proposed Restaurant	4,848 SF
23	Proposed Bank	3,380 SF
24	Proposed Fast Food	2,778 SF
25	Future Restaurant	918 SF
26	Future Lease	10,500 SF
27	Proposed Bank	3,558 SF
28	Proposed Gym	40,000 SF
29	Proposed Retail	8,001 SF
30	Proposed Retail	5,969 SF

KEY	BUSINESS	AREAS
31	Proposed Retail	25,051 SF
32	Proposed Retail	25,051 SF
33	Proposed Retail	25,051 SF
34	Proposed Retail	25,911 SF
35	Proposed Anchor	140,000 SF
36	Proposed Wellness	1,750 SF
37	Proposed Hair Salon	1,050 SF
38	Proposed Nail Salon	4,900 SF
39	Future Lease	8,400 SF
40	Proposed 3-Story Self Storage	86,175 SF



- AVAILABLE
- LEASED
- IN NEGOTIATION
- NOT A PART

LEGEND

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\*2020 Census, ESRI 2025

POPULATION	TRADE AREA
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Total Households	30,843
Total Population	93,632
Population Growth 2020 to 2025	36%
Projected Population 2030	115,494
2025 Median Age	35.9

RACE AND ETHNICITY	TRADE AREA
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2025 White	56.4%
2025 Black/African American	6.3%
2025 Asian	3.4%
2025 Hispanic	35,100

INCOME	TRADE AREA
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Average Household Income	\$114,604
Median Household Income	\$91,011
Per Capita Income	\$38,117

CENSUS HOUSEHOLDS	TRADE AREA
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1 Person Households	17.2%
2 Person Households	28.4%
3 Person Households	18.1%
Owner-Occupied Housing Units	81.2%
Renter-Occupied Housing Units	68.2%

# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Lara Lee LaMendola</b>	<b>766215</b>	<b>llamendola@newquest.com</b>	<b>281.640.7699</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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