



PAD SITES AVAILABLE • CONROE, TX

16961 *FM-1314*

±6,500 SF pad site opportunity in Conroe — 40 miles north of downtown Houston, with easy I-45 access and proximity to Lake Conroe.

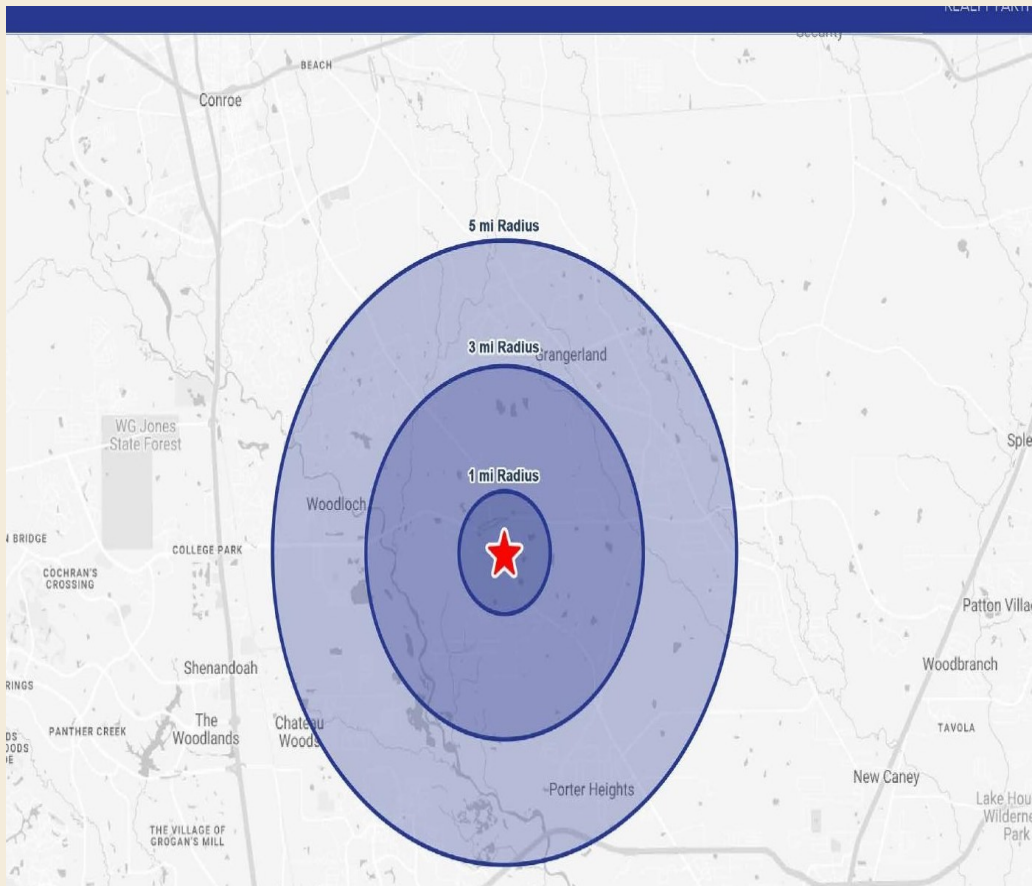
16961 FM-1314 • CONROE, TEXAS 77302

SF AVAILABLE	VPD TX-242	VPD FM-1314	AVG HH (5-MI)	POP (5-MI)
±6,500	24,716	17,713	\$127K+	46K+

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SECTION • DEMOGRAPHICS

2023 *Demographics*



2023 DEMOGRAPHICS
16961 FM-1314

RING	1 - MI	3 - MI	5 - MI
Population	466	9,788	46,645
Households	136	3,093	14,989
Avg HH Income	\$121,685	\$99,623	\$127,026
Daytime Empl.	51	844	5,977

5 - MILE TRADE AREA

46,645
residents · \$127,026 avg HH income





SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding 16961 FM-1314 are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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- L** TX Broker · TREC #560896



Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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TOUR THE PROPERTY

Tours of 16961 FM-1314 are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.