



PINE HOLLOW SHOPPING CENTER

2000-2022 IH-45 NORTH, CONROE, TX 77301

Features

- Off-ramp provides convenient access into the shopping center
- Excellent visibility from both IH-45 north and southbound
- Located at well-developed shopping hub
- Significant population growth anticipated in surrounding area over the next 5 years

FOR LEASE

TOTAL SF: 107,663
AVAILABLE SF: 15,926
MIN CONTIGUOUS SF: 1,968
MAX CONTIGUOUS SF: 13,958
CONTACT FOR MORE INFORMATION

pinehollowsc.com

Traffic Counts

W. Cartwright Rd	27,509 VPD
Plantation Dr.	2,715 VPD
I-45	119,871 VPD
Hillcrest Dr.	1,718 VPD

Demographics

	YEAR: 2022	1 MILE	3 MILE	5 MILE
Population		10,317	50,661	89,793
Households		4,620	18,122	32,131
Average HH Income		\$90,774	\$92,043	\$104,907
Daytime Population		14,355	60,430	97,662

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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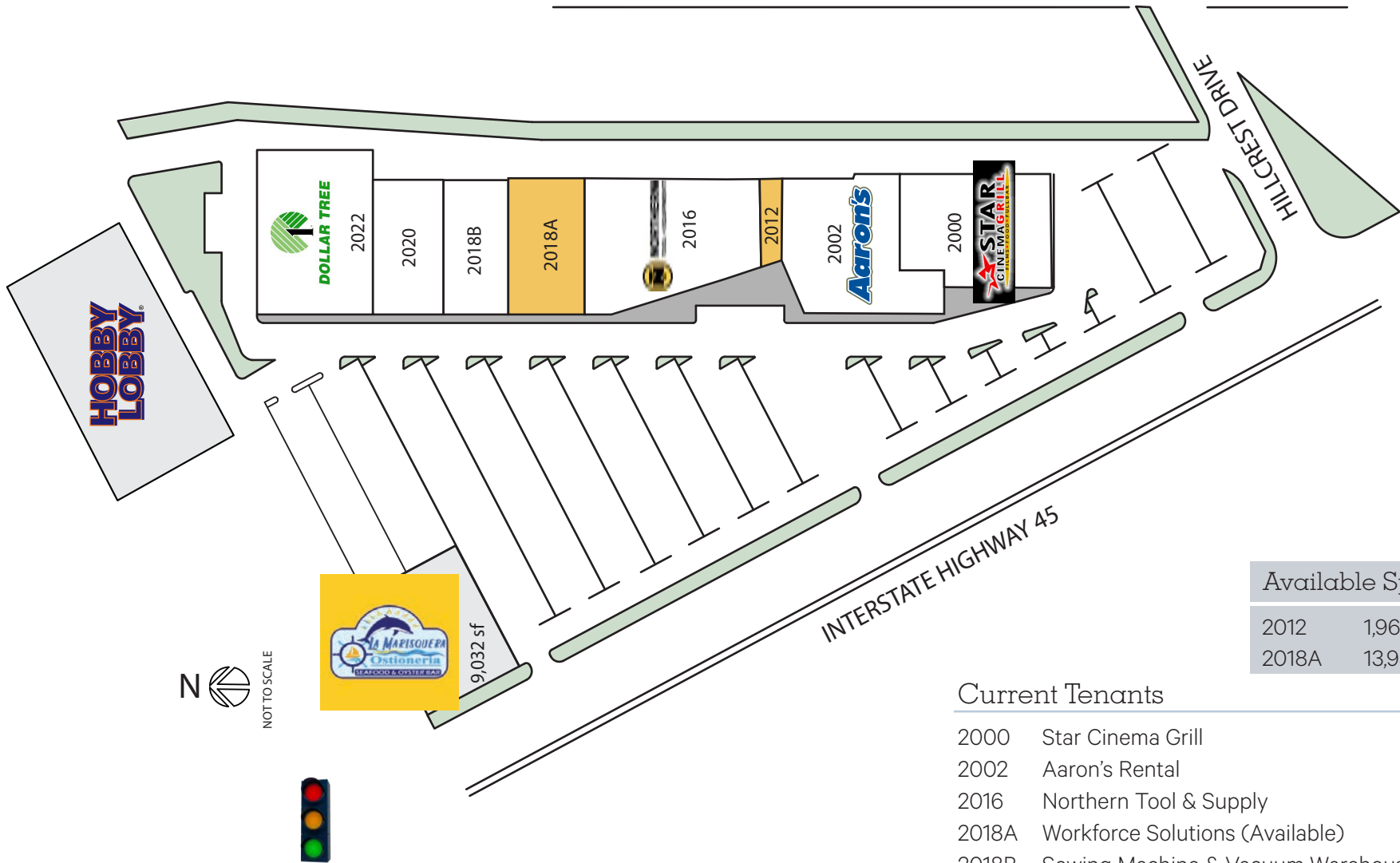
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PLANTATION DRIVE



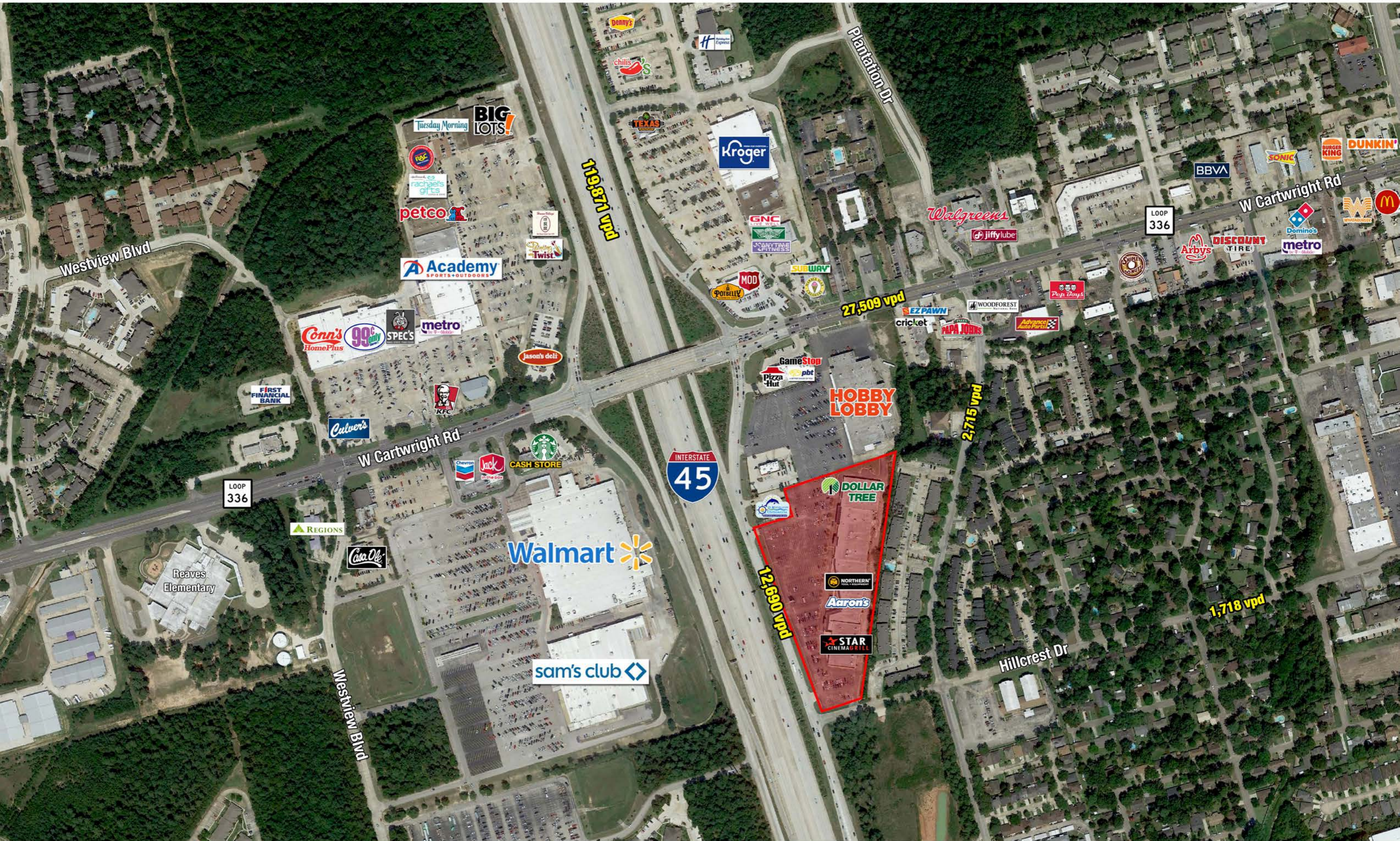
Available Space	
2012	1,968 sf
2018A	13,958 sf

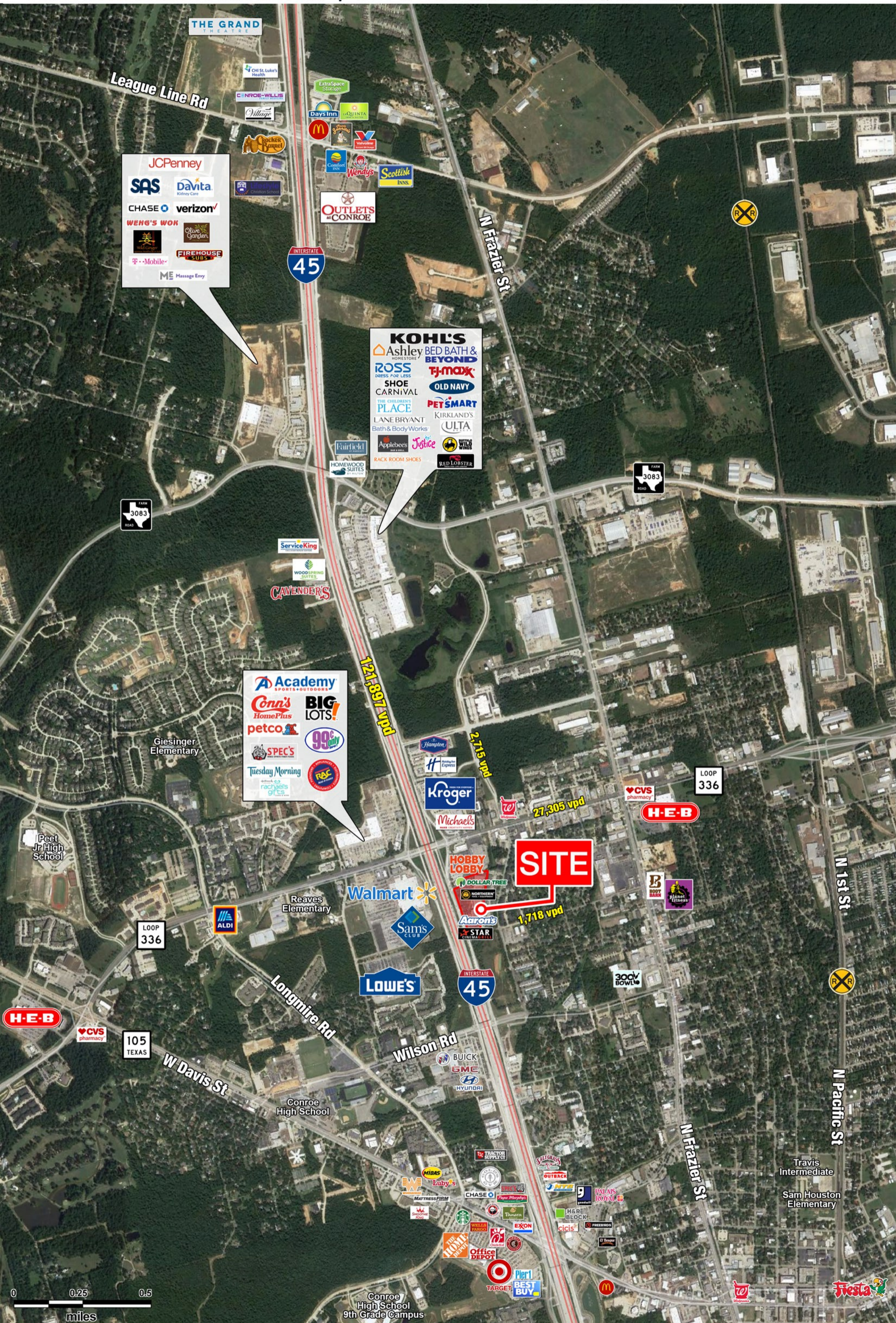
Current Tenants

2000	Star Cinema Grill	21,850 sf
2002	Aaron's Rental	10,500 sf
2016	Northern Tool & Supply	20,242 sf
2018A	Workforce Solutions (Available)	13,958 sf
2018B	Sewing Machine & Vacuum Warehouse	7,347 sf
2020	Kioku Supreme Buffet	10,998 sf
2022	Dollar Tree	20,800 sf



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JCPenney
SAS **Davita**
CHASE **verizon**
WENG'S WOK **Olive Garden**
Walden **FIREHOUSE SUBS**
T-Mobile
ME Message Envy

KOHL'S
Ashley **BED BATH & BEYOND**
ROSS **TJ-MAXX**
SHOE CARNIVAL **OLD NAVY**
THE CHILDREN'S PLACE **PET SMART**
LANE BRYANT **KIRKLAND'S**
Bath & Body Works **ULTA**
Fairfield **Applebees** **Justice** **WILD WINGS**
HOMESUITES **RACK ROOM SHOES** **RED LOBSTER**

Academy **BIG LOTS!**
Conn's HomePlus **petco**
SPEC'S **99c ONLY**
Tuesday Morning **RAC**
rachels gifts

SITE

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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 on 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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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