



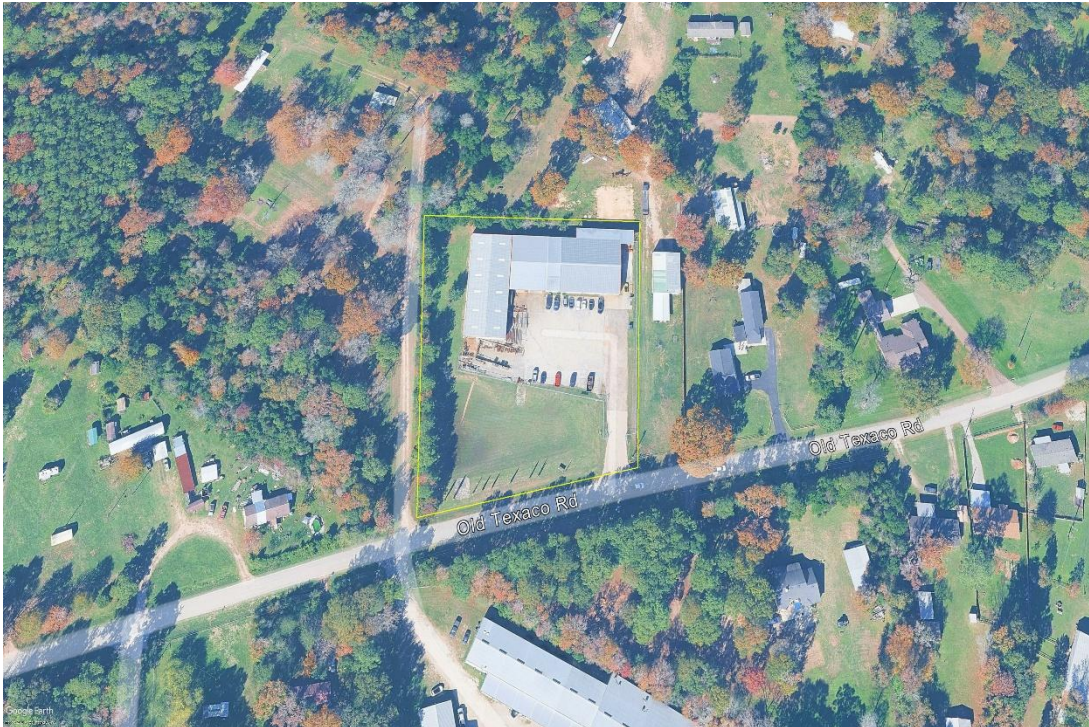
22,220 SF INVESTMENT WAREHOUSE ON 2.5 ACRES IN CONROE!

7.57% CAP RATE / NOI: \$174,000

FOR SALE FOR \$2,300,000

13939 OLD TEXACO ROAD

CONROE, TX 77302



Industrial Investment in Conroe! Long-term Tenant just renewed lease for another 5 years! Lease signed for July 1, 2026 – July 1, 2031!

22,220 SF Industrial/Manufacturing Facility on 2.5 Acres Consisting of a 9,000 SF Warehouse, a 7,200 SF Warehouse and a 4,800 SF Covered Canopy That Can Be Enclosed Between the Two Buildings. 1,220 SF of Office Space with Two Offices, a restroom, and a kitchenette. High and dry acreage, located along the northwest line of Old Texaco Rd, just southwest of FM 3083!

****Survey on Page 4 of This Flyer****

CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

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ADDITIONAL PHOTOS



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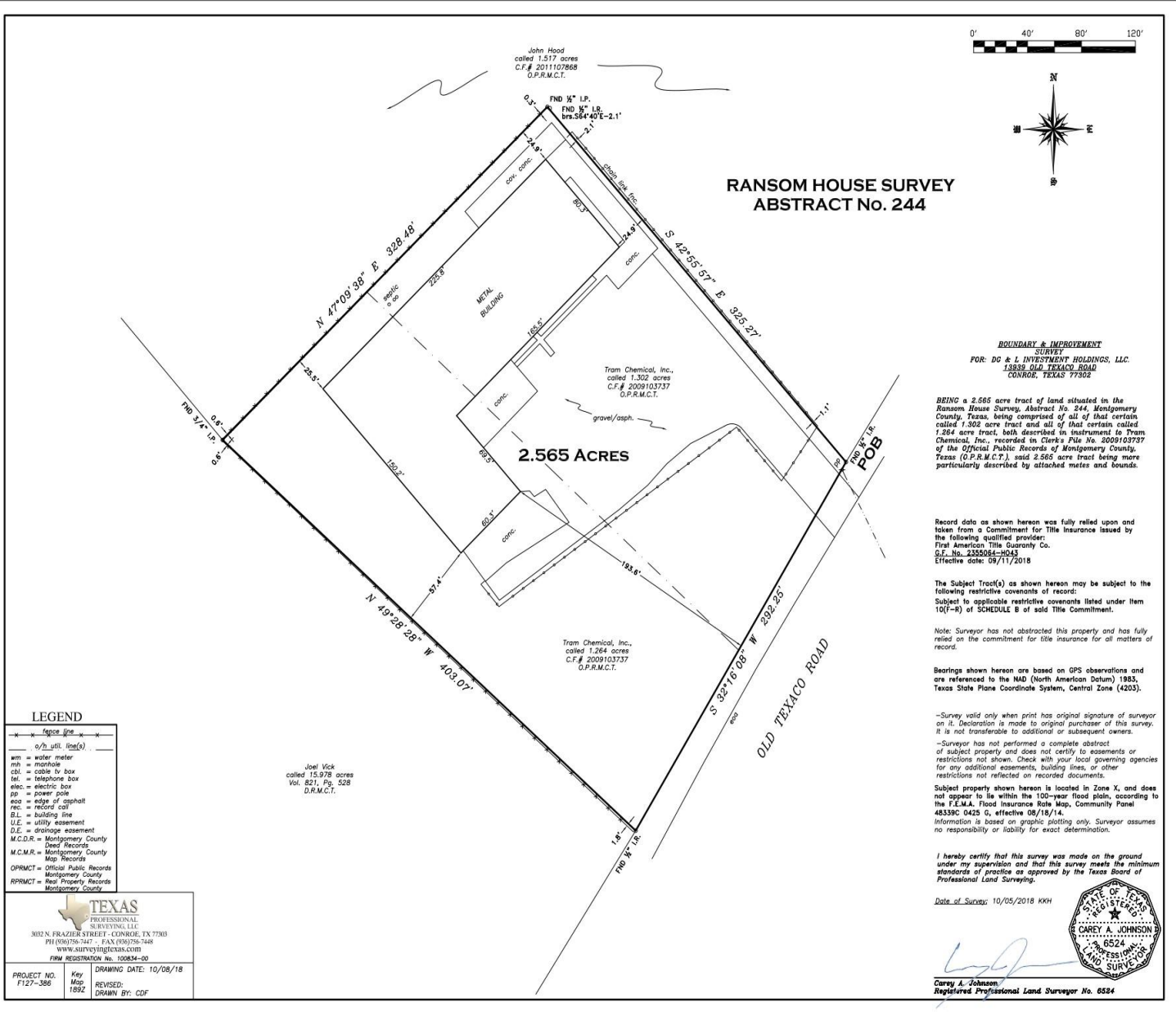
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SURVEY



RANSOM HOUSE SURVEY ABSTRACT No. 244



BOUNDARY & IMPROVEMENT SURVEY
FOR: DG & I INVESTMENT HOLDINGS, LLC
12833 OLD TEXACO ROAD
CONROE, TEXAS 77302

BEING a 2.565 acre tract of land situated in the Ransom House Survey, Abstract No. 244, Montgomery County, Texas, being comprised of all of that certain called 1.302 acre tract and all of that certain called 1.264 acre tract, both described in instrument to Tram Chemical, Inc., recorded in Clerk's File No. 2009103737 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.565 acre tract being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
First American Title Guaranty Co.
S.E. No. 255506-0045
Effective date: 09/11/2018

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Subject to applicable restrictive covenants listed under Item 10(F-R) of SCHEDULE B of said Title Commitment.

Note: Surveyor has not abstracted this property and has fully relied on the commitment for title insurance for all matters of record.

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48330C 0405 G, effective 09/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 10/05/2018 KKH



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LEGEND

---	fence line
o/h util. line(s)	
wm	= water meter
ml	= manhole
cdl	= cable tv box
tel	= telephone box
elec	= electric box
pp	= power pole
ea	= edge of asphalt
rec	= record call
BL	= building line
U.E.	= utility easement
D.E.	= drainage easement
M.C.D.R.	= Montgomery County Deed Records
M.C.M.R.	= Montgomery County Map Records
OPRMCT	= Official Public Records Montgomery County
RRPMCT	= Real Property Records Montgomery County

Joel Vick
called 15.978 acres
Vol. 821, Pg. 528
D.R.M.C.T.

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRALICIA STREET - CONROE, TX 77385
PH (832) 756-7447 - FAX (832) 756-7448
www.surveyingtexas.com
Firm Registration No. 10084-00

PROJECT NO. T127-286	Key Map 1892	DRAWING DATE: 10/08/18
	REVISED: DRAWN BY: CDF	

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OFFER INSTRUCTIONS



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Thank you for submitting an offer on our listing!
Below, you will find important information in order to complete your offer!
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

Preferred Title Company & Contact Information:

Christie Herrin – McKnight Title Phone: (936) 267-4122
3710 W Davis Street, Conroe, TX 77304 Email: christieherrin@mcknighttitle.com

Seller's Name:

DG&L INVESTMENT HOLDINGS LLC

Earnest Money:

A minimum of 1% of the sales price is recommended.

Option Fee & Option Period:

An option fee of \$250.00 is preferred for a 10-day option period.

Prequalification Letter or Proof of Funds:

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

Exclusions:

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

Non-Realty Items:

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087
Email: robert@rgteamtx.com
Licensed Supervisor: Kevin Hasara
Broker License: 9005193

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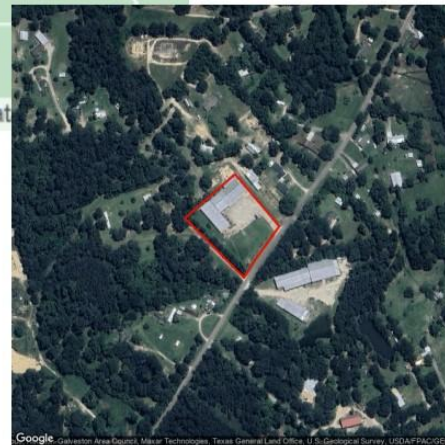
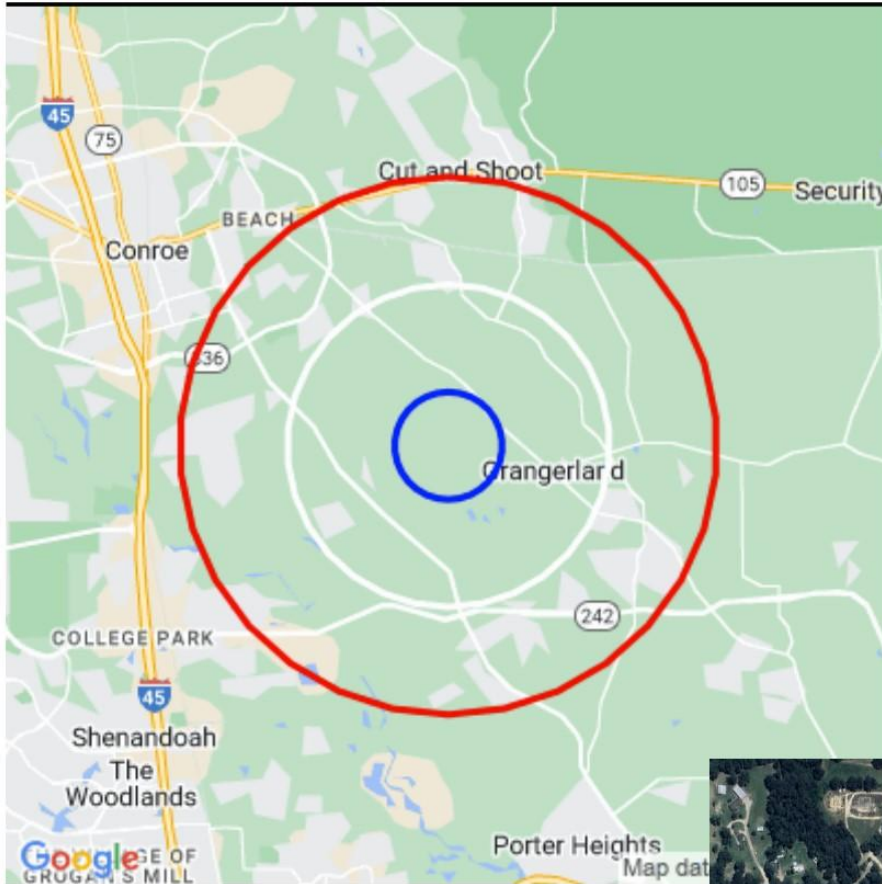
13939 Old Texaco Rd



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



13939 Old Texaco Rd

Population

Distance	Male	Female	Total
1- Mile	221	222	443
3- Mile	3,083	3,071	6,154
5- Mile	9,761	9,597	19,359



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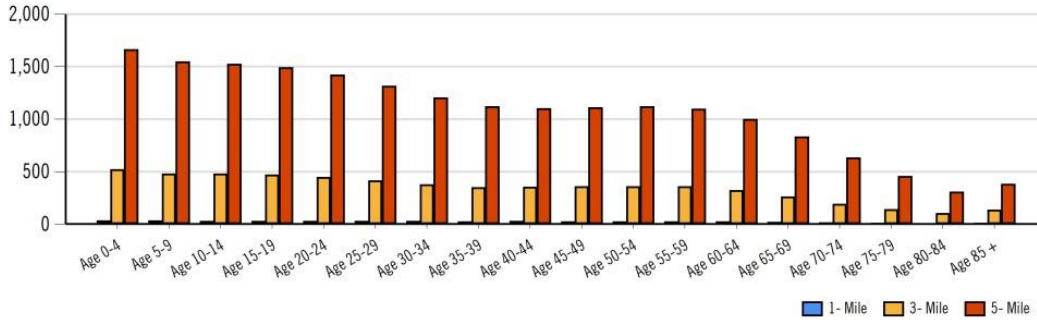


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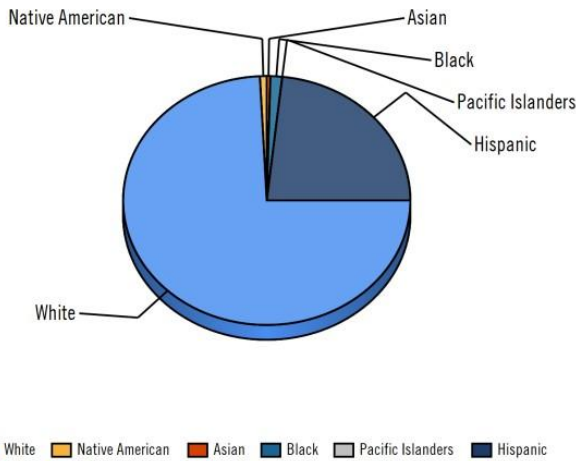
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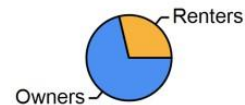
Population by Distance and Age (2020)



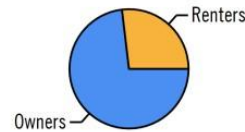
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	191	11	1.12 %
3-Mile	2,643	120	1.47 %
5-Mile	8,401	361	1.85 %



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13939 Old Texaco Rd



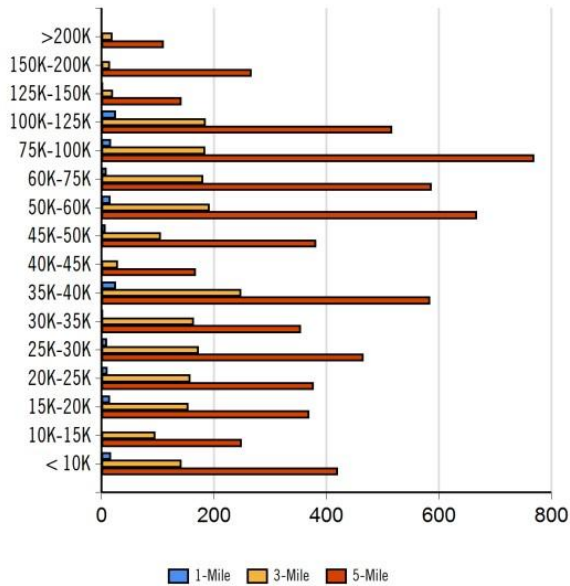
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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	13	31	17	4	21	8	0	10	36	25	8	18
3-Mile	6	94	314	377	143	406	177	49	131	310	270	97	252
5-Mile	32	237	956	1,032	316	1,419	701	199	604	1,243	538	245	664

Household Income



Radius	Median Household Income
1-Mile	\$33,656.00
3-Mile	\$52,067.43
5-Mile	\$60,310.93

Radius	Average Household Income
1-Mile	\$52,505.00
3-Mile	\$59,119.43
5-Mile	\$66,552.67

Radius	Aggregate Household Income
1-Mile	\$8,063,550.94
3-Mile	\$102,713,548.83
5-Mile	\$384,702,941.75

Education

	1-Mile	3-mile	5-mile
Pop > 25	283	3,744	11,699
High School Grad	91	1,288	3,843
Some College	65	844	2,692
Associates	26	199	561
Bachelors	3	137	851
Masters	4	76	268
Prof. Degree	4	43	121
Doctorate	0	15	53

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	6 %	14 %
Teen's	22 %	39 %	53 %
Expensive Homes	0 %	25 %	51 %
Mobile Homes	112 %	182 %	214 %
New Homes	13 %	66 %	103 %
New Households	18 %	34 %	44 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	37 %	39 %	35 %
Public Transportation Users	7 %	5 %	7 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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13939 Old Texaco Rd



Arrowstar Realty

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	6,579,218		86,195,919		291,576,086	
Average annual household	42,983		44,714		47,949	
Food	5,720	13.31 %	5,894	13.18 %	6,263	13.06 %
Food at home	3,844		3,928		4,103	
Cereals and bakery products	548		559		584	
Cereals and cereal products	198		201		208	
Bakery products	350		358		375	
Meats poultry fish and eggs	762		785		817	
Beef	175		180		189	
Pork	139		143		147	
Poultry	141		147		154	
Fish and seafood	123		126		132	
Eggs	65		65		67	
Dairy products	388		392		415	
Fruits and vegetables	794		799		832	
Fresh fruits	118		117		122	
Processed vegetables	154		155		160	
Sugar and other sweets	141		144		150	
Fats and oils	122		125		130	
Miscellaneous foods	717		738		771	
Nonalcoholic beverages	332		339		350	
Food away from home	1,876		1,966		2,160	
Alcoholic beverages	290		306		340	
Housing	15,802	36.76 %	16,391	36.66 %	17,312	36.11 %
Shelter	9,444		9,854		10,444	
Owned dwellings	5,516		5,763		6,234	
Mortgage interest and charges	2,757		2,860		3,126	
Property taxes	1,799		1,924		2,097	
Maintenance repairs	960		978		1,010	
Rented dwellings	3,327		3,386		3,376	
Other lodging	601		704		833	
Utilities fuels	3,896		3,975		4,086	
Natural gas	356		365		381	
Electricity	1,573		1,604		1,633	
Fuel oil	150		152		159	
Telephone services	1,214		1,236		1,270	
Water and other public services	603		617		641	
Household operations	1,017	2.37 %	1,076	2.41 %	1,171	2.44 %
Personal services	278		297		334	
Other household expenses	739		779		836	
Housekeeping supplies	511		544		585	
Laundry and cleaning supplies	149		153		160	
Other household products	291		314		339	
Postage and stationery	71		77		85	
Household furnishings	934		940		1,024	
Household textiles	74		70		77	
Furniture	172		187		222	
Floor coverings	21		22		26	
Major appliances	150		142		137	
Small appliances	74		81		87	
Miscellaneous	443		436		472	
Apparel and services	1,130	2.63 %	1,168	2.61 %	1,276	2.66 %
Men and boys	212		224		252	
Men 16 and over	176		186		210	
Boys 2 to 15	36		37		42	
Women and girls	424		431		464	



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Arrowstar Realty		14500 Hasara Lane Willis, TX 77378 936-672-2472	
Women 16 and over	344	356	390
Girls 2 to 15	80	75	74
Children under 2	78	84	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	6,579,218		86,195,919		291,576,086	
Average annual household	42,983		44,714		47,949	
Transportation	6,178	14.37 %	6,244	13.96 %	6,588	13.74 %
Vehicle purchases	1,491		1,444		1,556	
Cars and trucks new	730		732		800	
Cars and trucks used	724		675		715	
Gasoline and motor oil	2,008		2,024		2,085	
Other vehicle expenses	2,299		2,369		2,483	
Vehicle finance charges	149		157		166	
Maintenance and repairs	806		815		865	
Vehicle insurance	1,057		1,109		1,138	
Vehicle rental leases	287		288		313	
Public transportation	380		404		463	
Health care	3,521	8.19 %	3,592	8.03 %	3,738	7.80 %
Health insurance	2,309		2,369		2,454	
Medical services	739		744		785	
Drugs	362		364		376	
Medical supplies	111		115		121	
Entertainment	2,626	6.11 %	2,672	5.98 %	2,843	5.93 %
Fees and admissions	432		466		537	
Television radios	964		985		1,012	
Pets toys	978		982		1,044	
Personal care products	562		573		620	
Reading	48		50		54	
Education	855		1,016		1,231	
Tobacco products	398		404		400	
Miscellaneous	608	1.41 %	696	1.56 %	760	1.59 %
Cash contributions	1,114		1,214		1,283	
Personal insurance	4,131		4,488		5,235	
Life and other personal insurance	155		155		164	
Pensions and Social Security	3,976		4,333		5,071	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	753	597	26.13 %	153	561	543	210	10	
3-Mile	2020	7,384	5,481	31.47 %	1,273	5,780	5,569	1,815	51	
5-Mile	2020	16,382	12,028	32.80 %	2,661	13,011	12,898	3,484	484	
1-Mile	2023	812	597	36.01 %	165	605	589	223	31	
3-Mile	2023	7,947	5,481	41.58 %	1,372	6,220	6,006	1,941	256	
5-Mile	2023	17,612	12,028	42.71 %	2,865	13,984	13,836	3,776	765	



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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