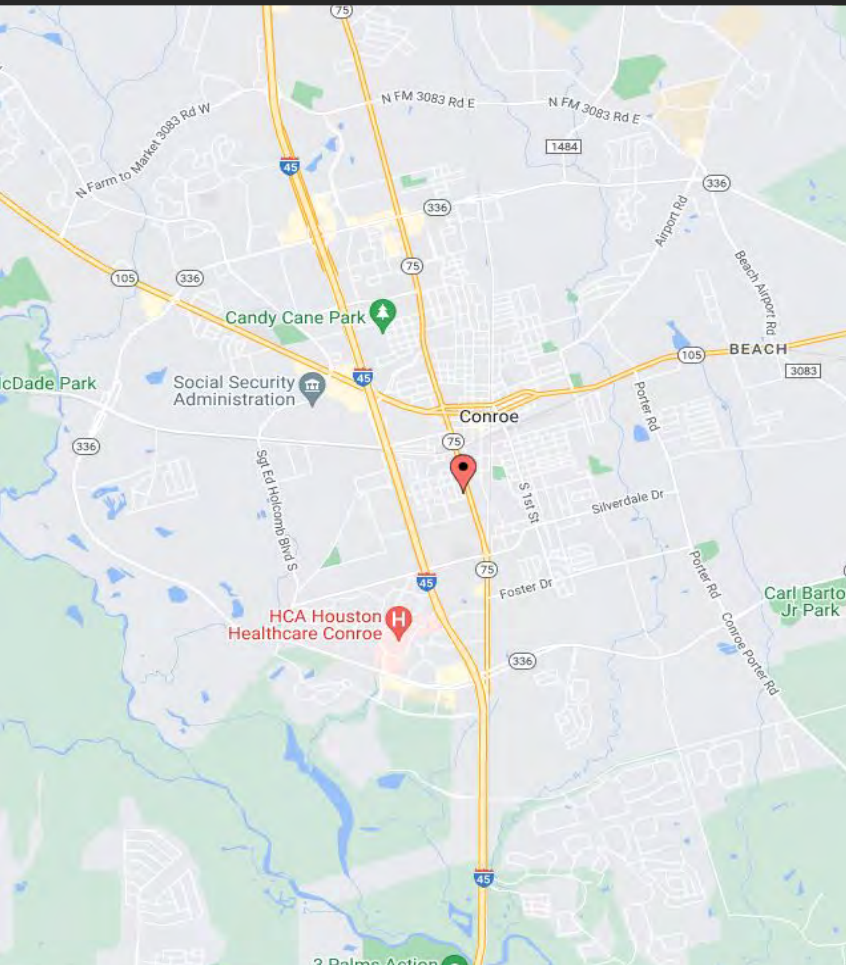


Shady Grove Shopping Center

535 S. Frazier Street, Conroe, TX 77301



PROPERTY DETAILS

- ❖ Shady Grove Shopping Center
535 S Frazier St, Conroe, TX
- ❖ Highly desirable Conroe city center
- ❖ Property has excellent visibility
- ❖ Recently updated with new roof, paint, & drainage improvements
- ❖ Suite H - 10' x 9' overhead door with 12' x 14' main office off entry, bathroom in warehouse, and freshly painted with new lighting
- ❖ Cars Per Day
S Frazier: 10,610 VPD
Mill Ave: 2,180 VPD

Monthly Rent

- Suite H - \$1,000/Mo.

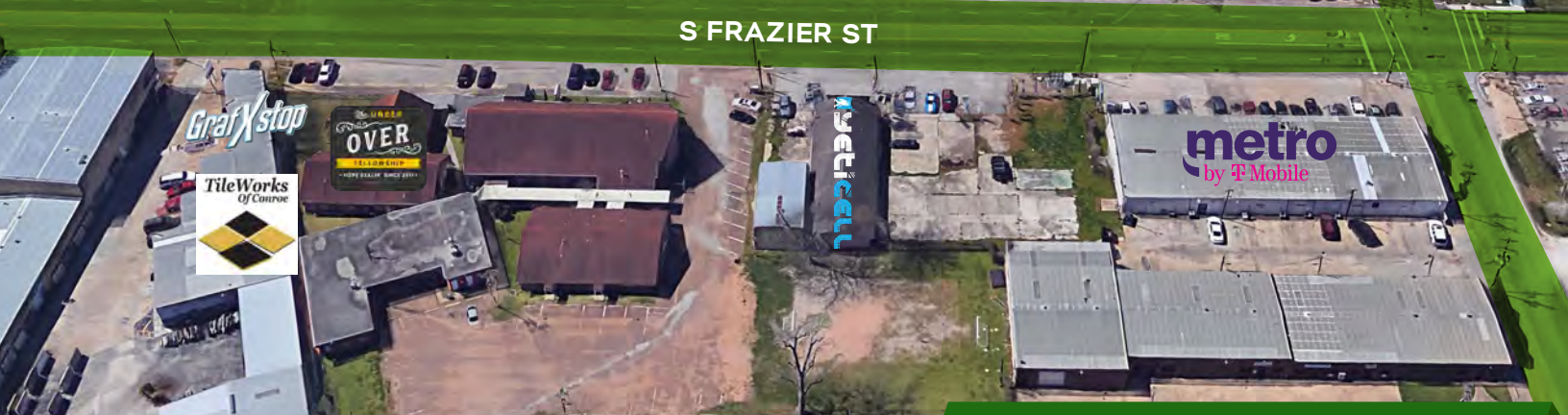
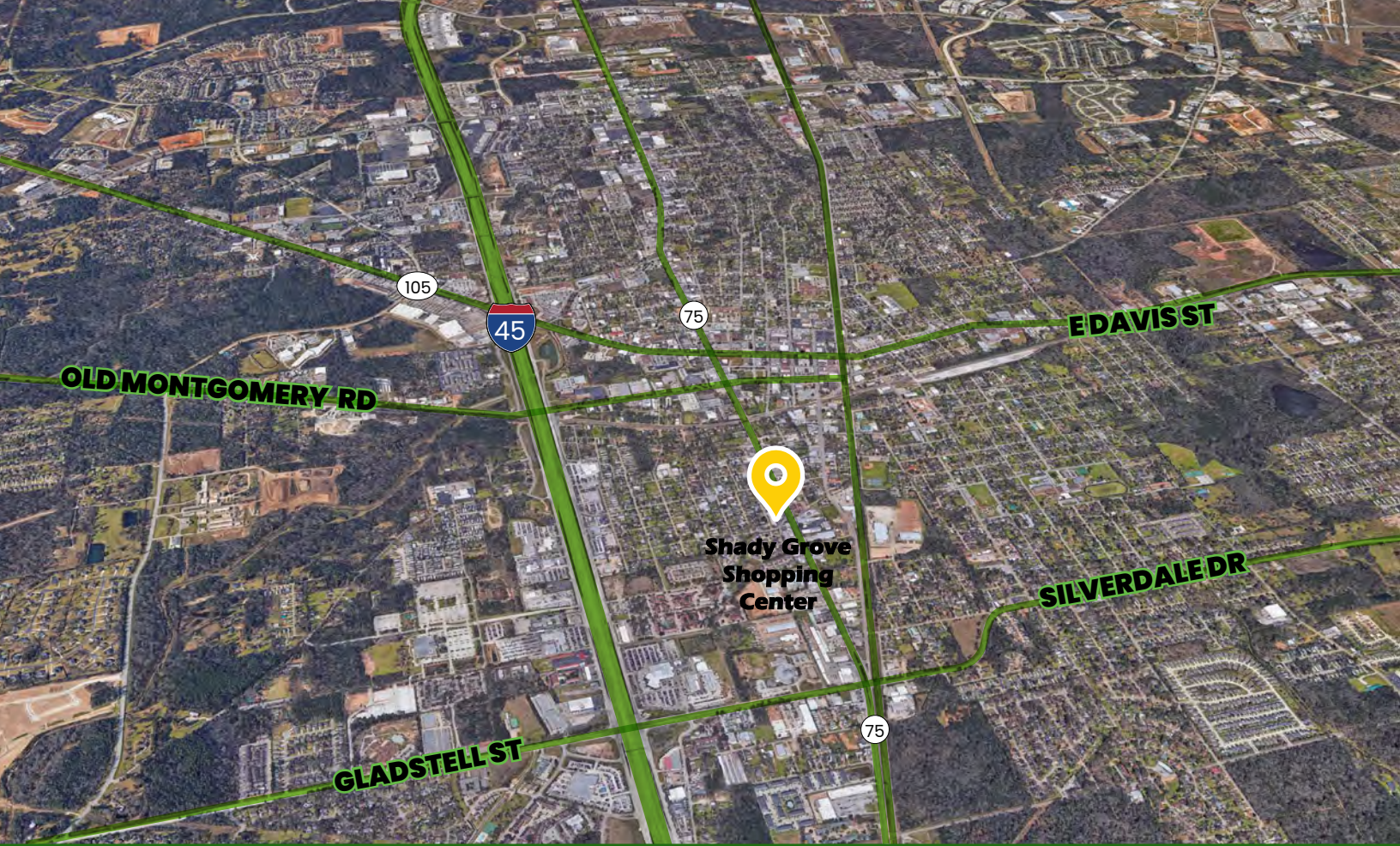


FRIEDEN PROPERTIES
COMMERCIAL REAL ESTATE

1400 Broadfield Blvd, Ste. 200
Houston, TX 77084
281-940-8850
www.friedenproperties.com

PAYTON INDERMUEHLE, SIOR
281.940.8843
payton@friedenproperties.com





FRIEDEN PROPERTIES
COMMERCIAL REAL ESTATE

1400 Broadfield Blvd, Ste. 200
Houston, TX 77084
281-940-8850
www.friedenproperties.com

PAYTON INDERMUEHLE, SIOR
281.940.8843
payton@friedenproperties.com



St. Mary of the Woods Chapel

Sacred Heart Catholic School

Oscar Johnson Jr Community Center

Lewis Park

The Ark Church

AutoZone
O'Reilly AUTO PARTS

MARSALAS Italian Grill
VALERO

PA FITNESS
Watermill EXPRESS
Tejas BINGO
galleryONE

HCA Healthcare

U-HAUL

Montgomery

Panorama
Village

Lone Star
Executive
Airport

Beach

Four
Corners

Youer

2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,351	60,733	99,478
Households	3,063	21,647	35,908
Families	2,133	13,749	24,347
Average Household Size	3.04	2.69	2.69
Owner Occupied Housing Units	1,178	11,855	22,357
Renter Occupied Housing Units	1,885	9,792	13,551
Median Age	29.0	34.3	36.7
Median Household Income	\$42,334	\$62,373	\$76,394
Average Household Income	\$59,222	\$95,383	\$113,225

Mostyn

LOCATION

1 MILE

3 MILE

5 MILE

KEY FACTS (5-mile)



99,478
POPULATION



36.7 MEDIAN
AGE



2.7 AVG.
HOUSEHOLD
SIZE

\$76,394
Median Household
Income

BUSINESS



4,172
TOTAL BUSINESSES



48,664
TOTAL EMPLOYEES

INCOME



\$76,394
Median Household
Income



\$40,625
Per Capita
Income



\$160,454
Median
Net Worth

EDUCATION

13%

No High
School
Diploma



25%
High School
Graduate



26%
Some
College

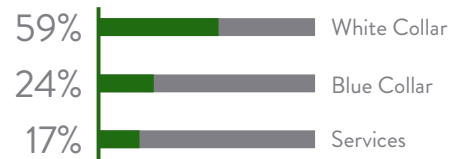


36%
Bachelo/Grad/
Prof Degree

EMPLOYMENT

2.3%

UNEMPLOYMENT
RATE



Households by Income
The largest group: \$50,000-\$74,999(17.1%)
The smallest group: <\$15,000 (5.9%)

Indicator	Value	Difference
<\$15,000	5.9%	-0.2%
\$15,000 - \$24,999	9.2%	+2.7%
\$100,000-\$149,999	13.6%	-3.8%
\$150,000-\$199,999	6.9%	-2.8%



FRIEDEN PROPERTIES
COMMERCIAL REAL ESTATE

1400 Broadfield Blvd, Ste. 200
Houston, TX 77084
281-940-8850
www.friedenproperties.com

PAYTON INDERMUEHLE, SIOR
281.940.8843
payton@friedenproperties.com



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.

FRIEDEN VENTURES LLC dba FRIEDEN PROPERTIES	9009922		(281)940-8850
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PAYTON INDERMUEHLE	525700	PAYTON@FRIEDENPROPERTIES.COM	(281)940-8850
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Frieden Properties, 1400 Broadfield Blvd., Suite 200 Houston TX 77084
Payton Indermuehle, SIOR

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 2819408850

Fax:

general forms

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com