



# Retail For Lease

3660 FM 1488  
Conroe, TX 77384

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Kuykendahl Rd



49,000 VPD FM 1483



Kuykendahl Rd







## Property Highlights

- Former Chase Bank in Conroe, TX
- Sits cross from the H-E-B on FM 1488
- 3,149-square-foot building on 1-acre lot
- Located at hard corner of signalized intersection
- Covered drive-thru window and four 94) drive-thru lanes
- 35 parking spots
- Frontage on FM 1488 with approxiamtely 49,000 VPD

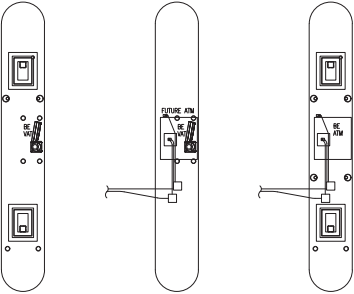
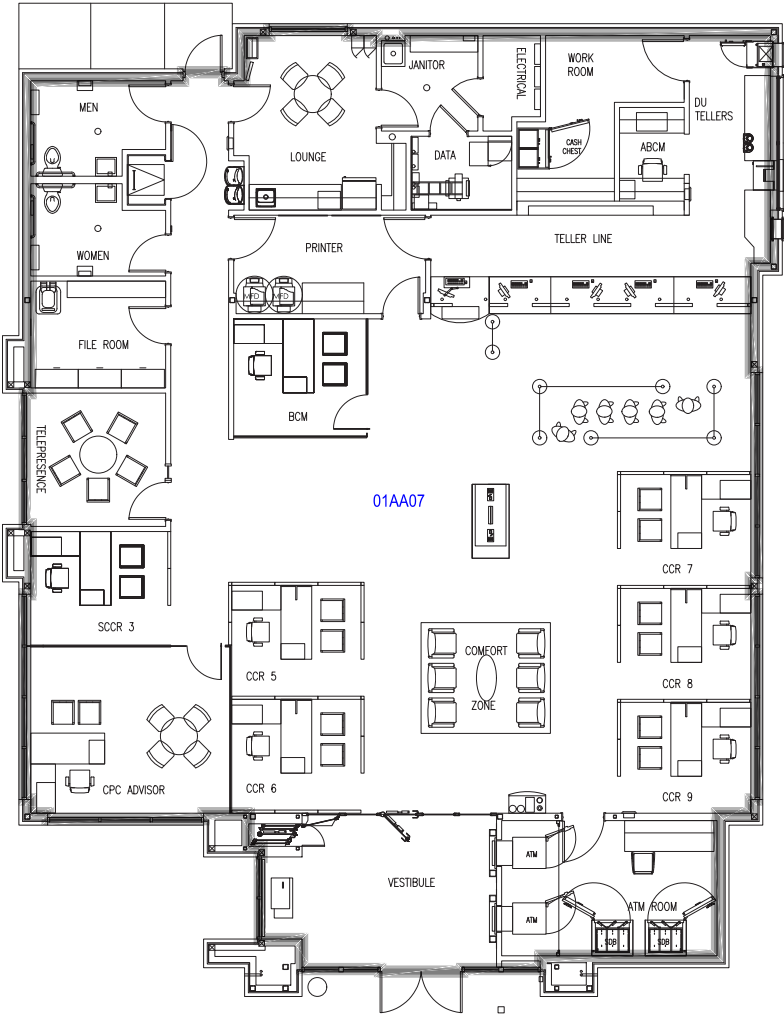
## Lease Rate

Contact listing agent.





3660 FM 1488, Conroe, TX 77384



Floor  
Plan







## Population Trend



3,056

2000 Total  
Population



4,652

2010 Total  
Population



5,956

Current Total  
Population



6,163

5 Yr Projected  
Total Population

## Median Household Income



\$127,969

Current Median HH  
Income



\$152,644

5 Yr Projected  
Median HH Income

## Average Household Income



156,477

Current Average  
HH Income



179,787

5 Yr Projected Avg  
HH Income

## Per Capita Income



\$64,243

Current Per Capita  
Income



\$74,293

5 Year Projected Per  
Capita Income

## 2010 Age Pyramid

The largest group:  
2010 Females  
Age 45-49  
(U.S. Census)

The smallest group:  
2010 Males  
Age 80-84  
(U.S. Census)

Dots show  
comparison to  
48339 (Montgomery County)

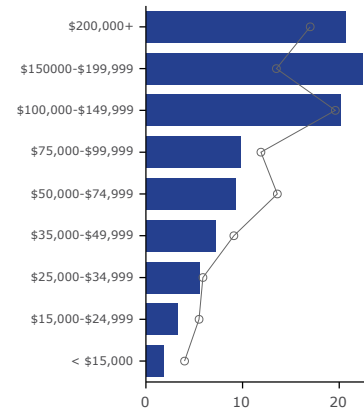
## 2025 Age Pyramid

The largest group:  
2027 Female  
Population Age  
60-64 (Esri)

The smallest group:  
2027 Male  
Population Age  
85+ (Esri)

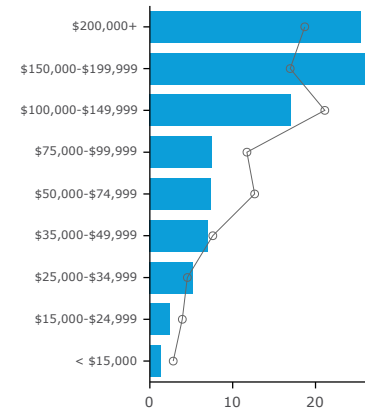
Dots show  
comparison to  
48339 (Montgomery County)

## Current HH By Income



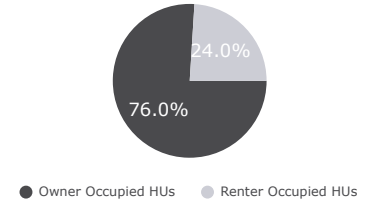
Dots show comparison to  
48339 (Montgomery County)

## 5 Yr Projected HH By Income

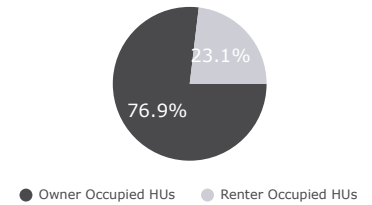


Dots show comparison to  
48339 (Montgomery County)

## Current Housing By Ownership



## 5 Yr Projected Housing By Ownership



## Race and Ethnicity

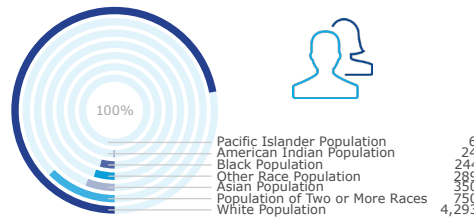
The largest group: White Alone (72.08)

The smallest group: Pacific Islander Alone (0.10)

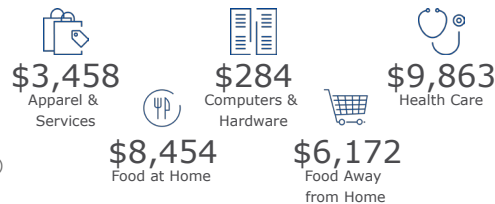
Indicator	Value	Difference
White Alone	72.08	+7.06
Black Alone	4.10	-1.56
American Indian/Alaska Native Alone	0.40	-0.64
Asian Alone	5.88	+2.37
Pacific Islander Alone	0.10	-0.03
Other Race	4.85	-6.29
Two or More Races	12.59	-0.91
Hispanic Origin (Any Race)	16.96	-10.54

Bars show deviation from  
48339 (Montgomery County)

## Current Year Population By Race



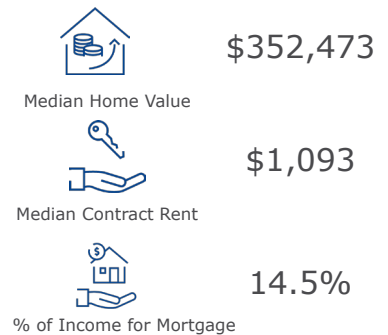
## Current Annual Household Spending



## Tapestry Segments



## Current Year Housing Stats



3660 FM-1488, Conroe, Texas, 77384  
1 mile radius

Population, income & housing trends







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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.*

11-2-2015



### 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Date