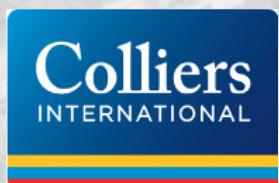


# LakeView Central

State Highway 105 @ McCaleb

*Lake Conroe's Newest Master Planned  
Mixed-Use Development*



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# LakeView Central



Future Residential

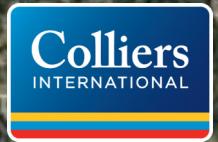
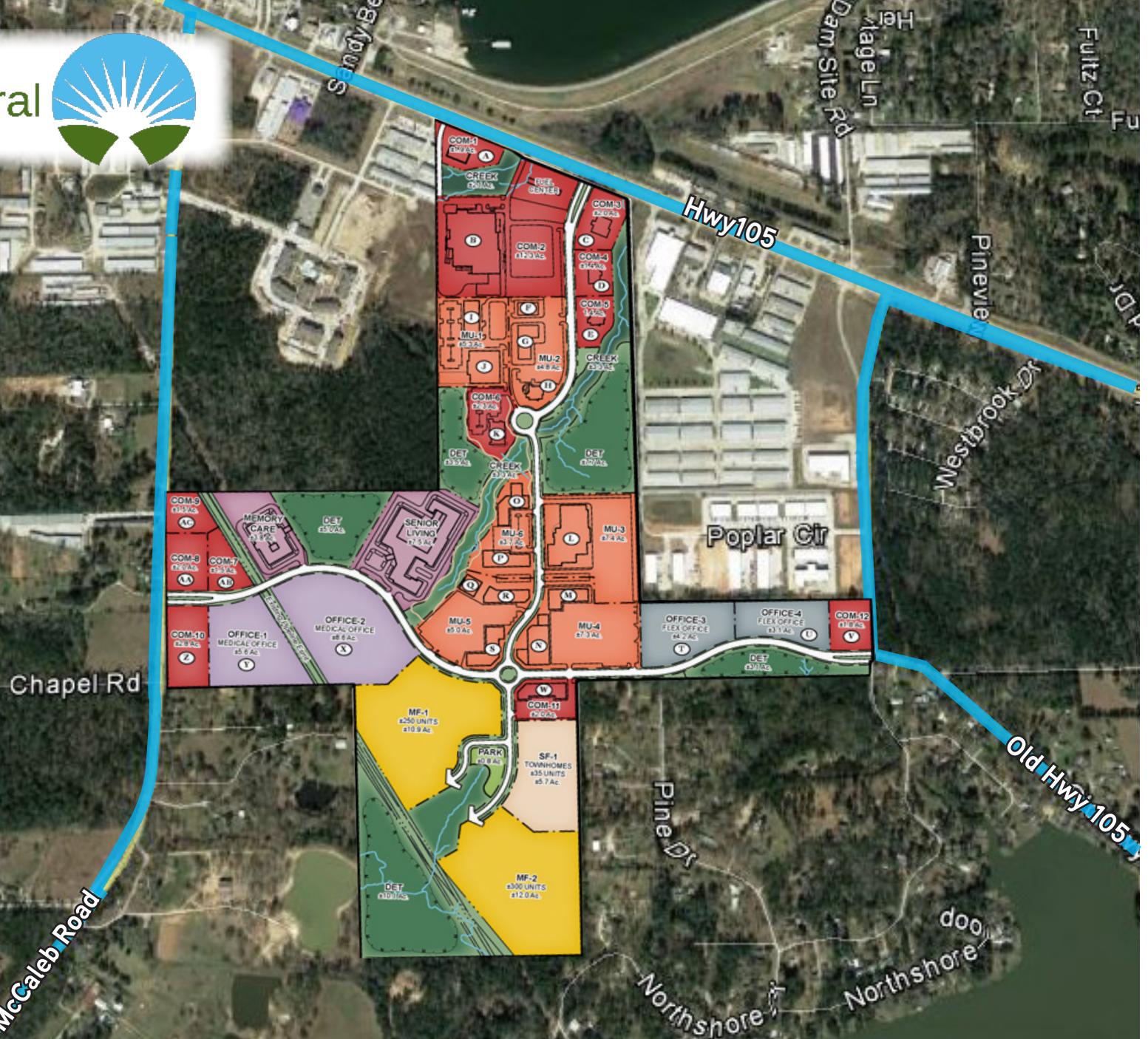
Highland Pass

Highland Ranch

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McCaleb Road



# Grocery-Anchored Retail



2019 Consumer Expenditures	10-min drivetime	20-min drivetime	25-min drivetime
Total Annual Household	\$717.02 M	\$3.03 B	\$5.32 B
Total Annual Retail	\$337.81 M	\$1.43 B	\$2.51 B



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# Restaurant Snapshot



2019 Consumer Expenditures	10-min drivetime	20-min drivetime	25-min drivetime
Annual Food and Beverages	\$104.41 M	\$445.17 M	\$777.38 M
Monthly Food and Beverages	\$813	\$788	\$857

2019 Demographics	10-min drivetime	20-min drivetime	25-min drivetime
Average Household Income	\$92,379	\$88,207	\$100,215
Median Household Income	\$80,879	\$77,600	\$85,707
Population	26,187	127,194	205,408
Labor Population Age 16+	21,319	100,082	160,139

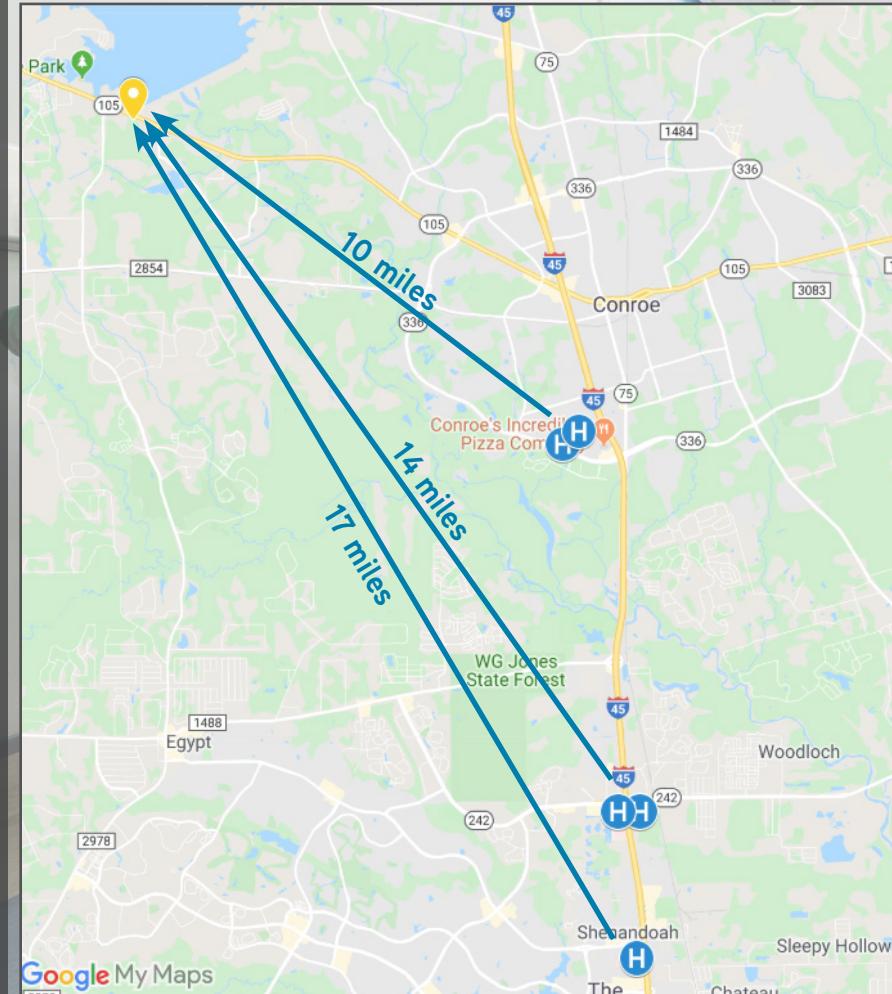


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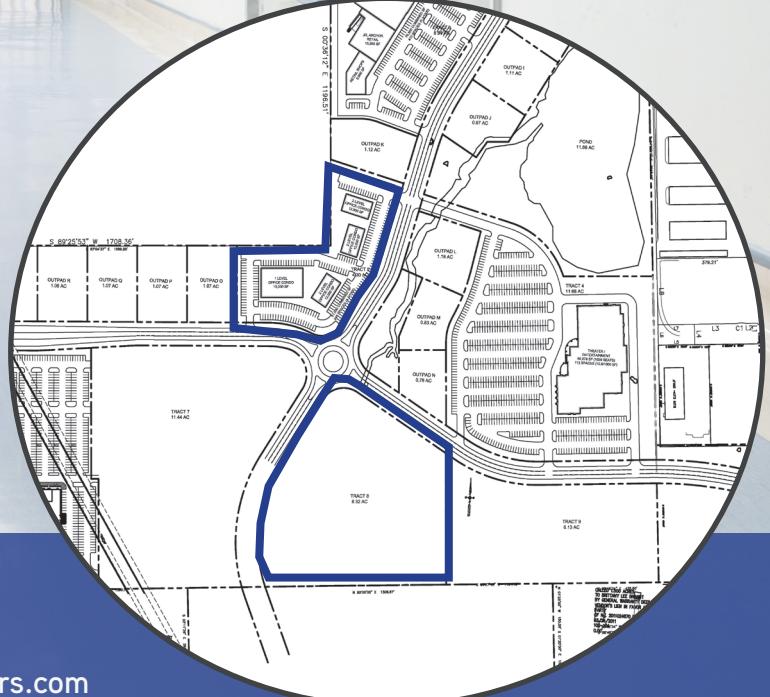
# Med Pro & Office Snapshot

2019 Consumer Expenditures	10-min drivetime	20-min drivetime	25-min drivetime
Healthcare	\$60.2 M	\$254.21 M	\$442.34 M
Personal Care	\$9.61 M	\$40.67 M	\$71.32 M



## Local Major Medical Centers

- Memorial Hermann Conroe – 10 miles
  - HCA Healthcare Conroe – 10 miles
  - Memorial Hermann - The Woodlands – 17 miles
  - Methodist Hospital - The Woodlands – 14 miles
  - St. Lukes Medical Complex - The Woodlands –14 miles

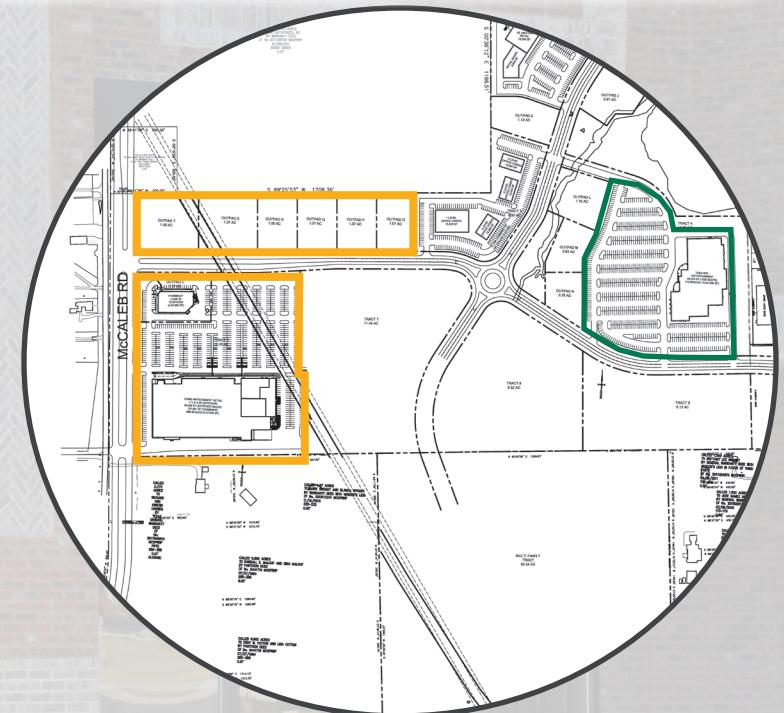


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# Entertainment & Retail Snapshot



2019 Consumer Expenditures	10-min drivetime	20-min drivetime	25-min drivetime
Apparel	\$25.37 M	\$107.57 M	\$189.77 M
Entertainment	\$41.19 M	\$172.73 M	\$305.35 M
Furnishings	\$25.56 M	\$107.17 M	\$189.13 M



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# LakeView Central



## Local Retail, Restaurants, & Services

### Outlets at Conroe

Carter's Babies & Kids  
Conroe Shoe Shop  
Dress Barn  
Jazzy Junque  
Kitchen Collection  
Mary's Fashion  
Maurices  
Motherhood Maternity Outlet  
Nike Clearance Store  
Rue21  
Sunglass Hut  
Uniform Factory Outlet



### I-45 & North FM 3083

Ashley Furniture HomeStore  
Bath & Body Works  
Bed Bath & Beyond  
Cavender's Boot City  
Exxon  
EyeMasters  
Frost Bank  
Justice  
Kirklands  
Lane Bryant  
Men's Wearhouse  
Rack Room Shoes  
SAS Shoes  
Shoe Carnival  
Sprint  
The Children's Place

#### Restaurants:

Applebee's  
Buffalo Wild Wings  
Olive Garden  
Red Lobster  
Weng's Wok  
Wild Ginger

#### Hotels:

Fairfield Inn & Suites  
Woodspring Suites



### I-45 & Loop 336

Aaron's  
Al's Formal Wear  
Castle Dental  
Chevron  
Clip Cuts  
Express Nails  
First Financial Bank  
Mattress Brands Discounters  
Montgomery Vision Care  
Northern Tool and Equipment  
Painting with a Twist  
Regions Bank  
Sewing and Vacuum Warehouse  
Spec's  
Star Cinema Grill  
Tuesday Morning

#### Restaurants:

Casa Ole  
Chili's  
Culver's  
El Bosque Mexican  
Honey Bee Ham & Deli  
Los Cucos Mexican  
Starbucks  
Taqueria Gomez  
Texas Roadhouse

#### Hotels:

Hampton Inn & Suites  
Holiday Inn Express



### I-45 & SH 105

FedEx  
Gold's Gym  
Leslie's Pool Supplies  
Pier 1 Imports  
Preferred Bank  
Sport Clips  
T-Mobile

#### Restaurants:

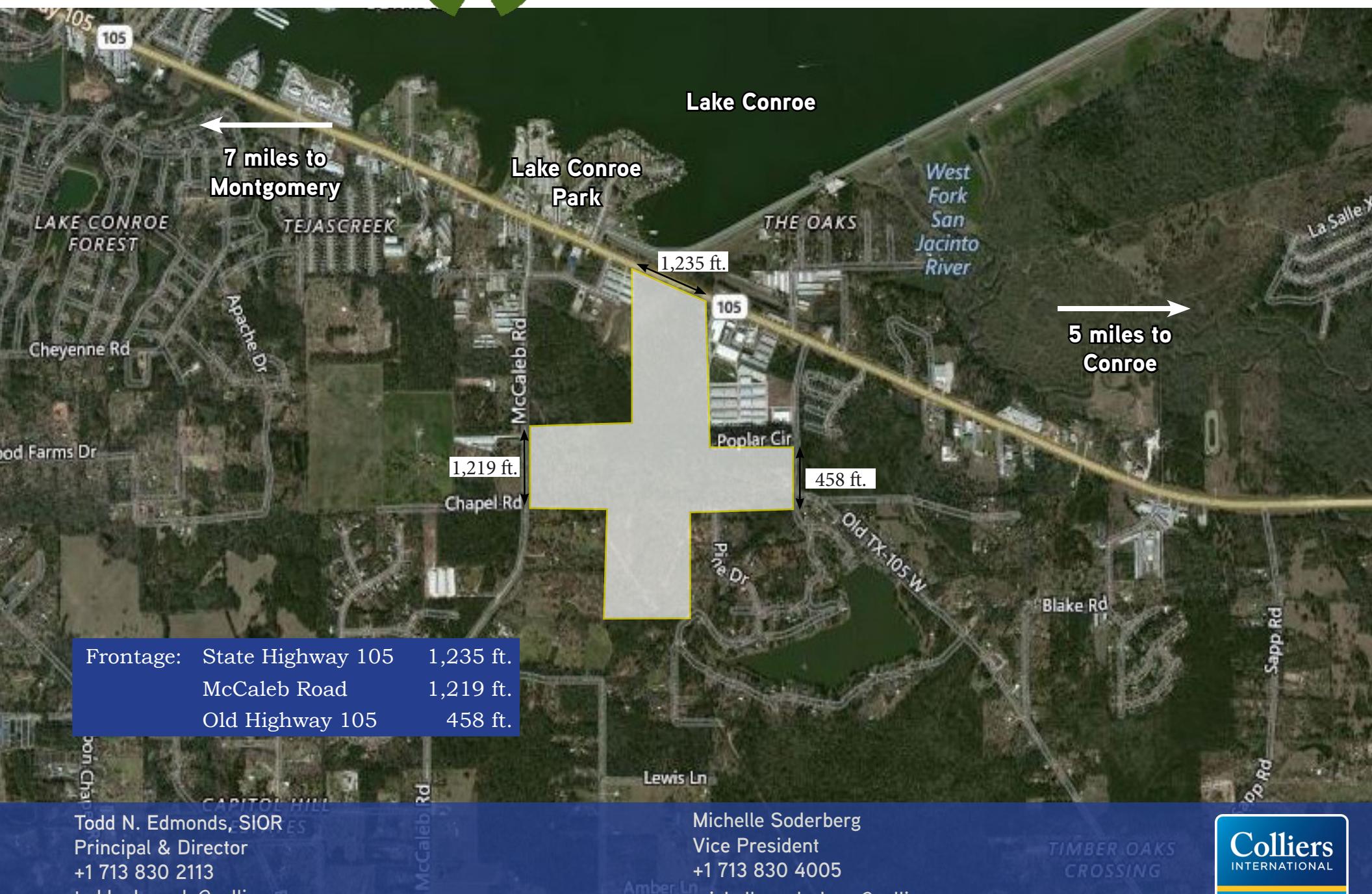
Chick-fil-A  
Chipotle  
Freebirds World Burrito  
Panera Bread  
Raising Cane's  
Smoothie King  
Starbucks  
The Toasted Yolk Cafe



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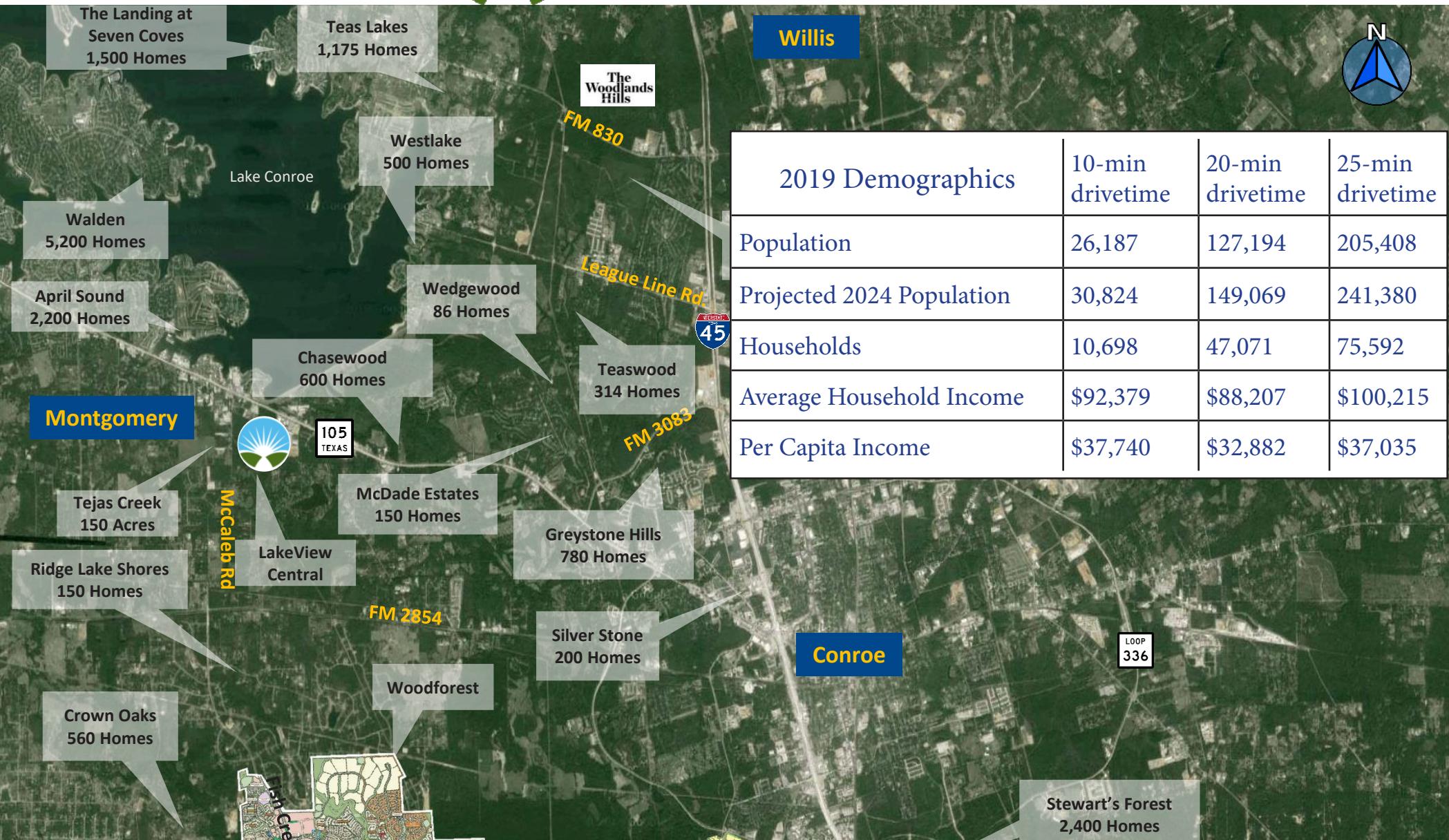




# LakeView Central



## Area Demographics and Subdivisions



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# LakeView Central



Conroe and Montgomery will see commercial, residential and infrastructure development in 2016 as several projects are completed or break ground this year.

Major residential developments in Conroe, such as Grand Central Park, Stillwater and Fosters Ridge, continue to experience growth as the housing market expands. Meanwhile, Montgomery is seeing a similar influx of housing and commercial projects, such as a new Kroger Marketplace, along its eastern and western borders.

To meet the needs of incoming residents, the cities are improving roads and city services.

"We [have] a tremendous amount of housing development springing up all around us," Conroe Mayor Webb Melder said. "We are addressing all of the things that come with a growing city in a fiscally responsible manner."

## *Conroe Development Continues*

Development in the city of Conroe continues as developers move forward with new projects as well as expansion of existing subdivisions.

## *Conroe accommodating development*

A couple of major developments are expected to draw new residents and commercial projects to Conroe once they are complete, City Administrator Paul Virgadamo said.

***The Conroe city budget continues to grow, largely because of a strong sales tax performance by the manufacturing, wholesale, general merchandise and food service sectors.***

Grand Central Park, a 2,046-acre, mixed-use project developed by Johnson Development Corp., broke ground in Conroe in 2015. The property includes the 336 Marketplace, a 102-acre retail shopping center that is anticipated to open by the end of the year. The city also expects the Howard Hughes Corp. to develop a 2,000-acre master-planned community near I-45 and FM 1097 over the coming years. Coupled with 635 new homes under construction and development of an additional 731 new home lots at eight new or existing subdivisions last year, population growth is expected to put a strain on city services, city officials said.

"Obviously more development brings more people and more traffic, so we have to deal with more pressure on the system," Virgadamo said. "We believe we are prepared for the growth."

To meet demand, Virgadamo said the city is expanding roads and services in rapidly developing areas. Two mobility projects on the city's northern side will alleviate highly congested areas, and recently implemented municipal infrastructure has led to development interest in the city's southern end, he said.

The city will expand Longmire Road from two to four lanes from FM 3083 to League Line Road in part because of the Howard Hughes development and growth in the nearby Water Crest on Lake Conroe subdivision. An additional fire station is being designed this year to serve the area as well, Virgadamo said.

This summer the city expects to complete a League Line Road extension from Hwy. 75 to the Conroe-North Houston Regional Airport. The extension cuts through some of the city's

largest economic drivers and will alleviate traffic congestion along FM 3083, city officials said.

"With the opening of League Line Road, that is going to give [motorists] direct access to the airport, the industrial park and the technology park," Melder said. "That is going to be a game-changer."

Near the city's southern border, a new Houston Methodist hospital is under development at the intersection of Hwy. 242 and I-45, said Nancy Mikeska, Conroe assistant director of community development. The FM 1488 corridor

is also seeing an influx of multifamily housing such as The Mansions Woodland and The Towers Woodland in Conroe, she said.

Although the housing market is on the rise, city officials said they are wary of the possible effect of low crude oil prices on the housing market. However, the Conroe city budget continues to grow, largely because of a strong sales tax performance by the manufacturing, wholesale, general merchandise and food service sectors.

"Things have slowed a bit, especially on the housing end, but it still looks good so hopefully we will continue to carry through," Virgadamo said.

***To meet the needs of incoming residents, the cities are improving roads and city services.***

## Area Highlights

Major developments are expected to draw new residents and commercial projects to Conroe

### **RESIDENTIAL**

Grand Central Park by Johnson Development: 2,046-acres mixed-use project

The Woodland Hills: 2,000 acre master-planned community

The Mansions Woodland (Multifamily)  
The Towers Woodland (Multifamily)

### **EMPLOYMENT**

New Houston Methodist hospital

### **INFRASTRUCTURE IMPROVEMENTS**

Longmire Road expansion from two to four lanes from FM 3083 to League Line Rd

League Line Road extension from Hwy. 75 to the Conroe-North Houston Regional Airport

New fire station

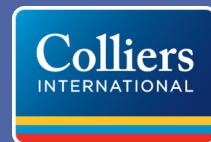
By Jesse Mendoza

Posted Jan. 27, 2016; Updated Feb. 16, 2016

Excerpt. For full article please visit:  
[www.communityimpact.com/houston/city-county/2016/01/27/conroe-montgomery-development-to-continue-in-2016/](http://www.communityimpact.com/houston/city-county/2016/01/27/conroe-montgomery-development-to-continue-in-2016/)

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**CHANGES IN LATITUDES, CHANGES IN ATTITUDES**

# WORKING AWAY AGAIN

JIMMY BUFFETT-THEMED RESORT PROMISES FUN. BUT 'SERIOUS LEARNING' IS KEY TO ITS STRATEGY

The hospitality company tapped to oversee the Jimmy Buffett-themed resort under construction on Lake Conroe is already working to line up conferences for the new property once it opens next summer.

The Woodlands-based Benchmark Global Hospitality sees a huge opportunity in drawing conference groups and business associations to the Margaritaville Lake Resort, Lake Conroe-Houston, said Tom Faust, vice president of sales at Benchmark.

"We anticipate the group segment will be about 50 percent of the business at the resort," Faust said. "That's something we tell the business groups we talk to. We want to provide a brand of 'serious learning, serious fun.'"

Benchmark is already in talks with a number of groups about having them host events at the resort.

Faust said the company is targeting September for the first round of conferences. But as construction nears completion, Benchmark will have a better idea of when the resort will be ready for earlier bookings, Faust said.

"The location is really ideal," Faust said. "In The Woodlands alone, there are 17 corporate headquarters. We anticipate strong demand from across the Houston area."

Additionally, Faust said the resort benefits from being a relatively short drive from Austin, Dallas and San Antonio.

Margaritaville Lake Resort, Lake Conroe-Houston is in the midst of a massive renovation effort, which aims to update

A rendering of Margaritaville Lake Resort on Lake Conroe north of Houston



GENSLER

nearly every aspect of the one-time La Torretta Lake Resort & Spa.

The new resort, which is located about 55 miles from downtown Houston, will be anchored by a 20-story, 335-suite luxury hotel, which will include 72,000 square feet of indoor/outdoor meeting space.

Faust said the renovation project will see a new roof and HVAC system installed in the standalone conference center.

Additionally, every guest suite in the hotel will have new balconies, windows and bathrooms installed. Each guest suite will be outfitted with furniture from Ethan Allen, Faust said.

"Every aspect of the Margaritaville resort will be substantially improved," Faust said.

Guests will also have the option of stay-

ing in one of the 32 waterfront villas developers plan to build along the lake.

The resort will offer guests a variety of amenities, many of which draw their names from Buffett's extensive record catalog. Guests can also avail themselves of a range of entertainment options, as well as a wide array of water activities.

The project is being developed as a joint venture between Atlanta-based Songy Highroads and The Wampold Cos. of Baton Rouge, Louisiana. The two firms purchased the former La Torretta Lake Resort & Spa in April with plans to convert it. McCarthy Building Companies Inc. and Gensler, which both have Houston offices, are the general contractor and architect, respectively.



June 2, 2017

"Conroe, Texas, a Houston suburb, was the fastest-growing city in the nation last year with a population increase of 7.8%. That's a growth rate 11 times higher than the national average."  
[CNN Money](#)



May 26, 2017

Conroe booming as America's fastest growing city.  
[Houston Chronicle](#)



May 25, 2017

Conroe is America's fastest growing city, census reveals  
[ABC 13](#)



May 25, 2017

The Census Bureau shows the fastest-growing city in the U.S. is ... Conroe, Texas  
[USA Today](#)



## 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 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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Buyer/Tenant/Seller/Landlord Initials

Date