



*For Sale*

**19920-19960 N HWY 242**

Conroe, TX 77306

# 19920-19960 N HWY 242

19960 N Hwy 242, Conroe, TX 77306



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Belvoir Real Estate Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Belvoir Real Estate Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Belvoir Real Estate Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

#### For More Information Please Contact:

**Daniel Stumpf**  
281.600.9987  
daniels@belvoir.net

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15835 Park Ten Place, Suite 150 | Houston, TX 77084

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*Section 1*

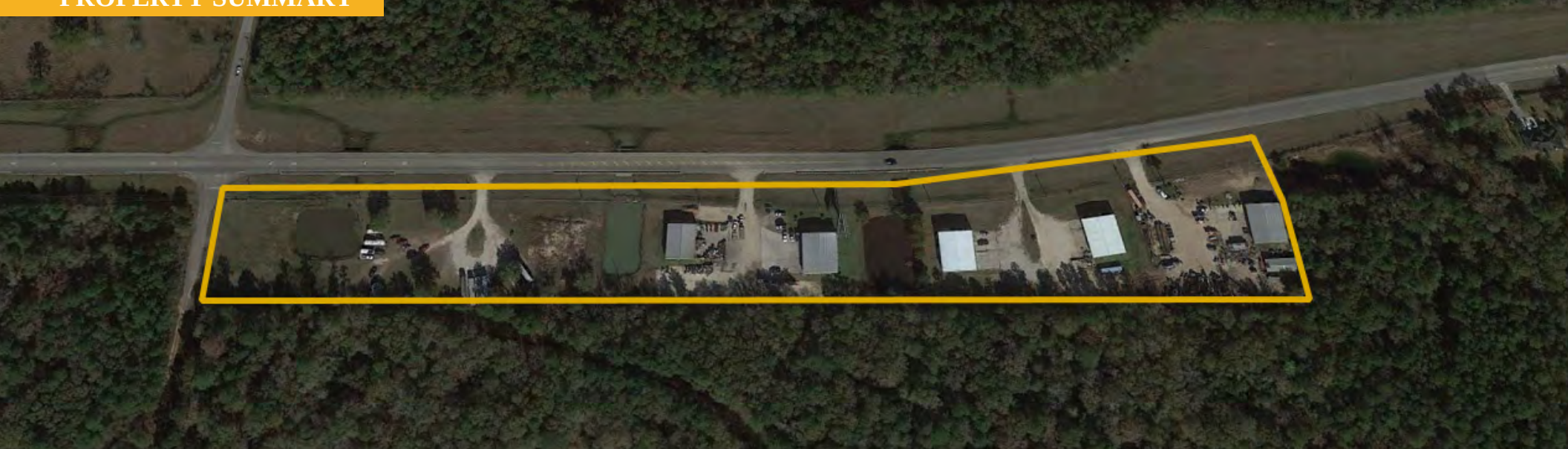
**PROPERTY  
INFORMATION**



# 19920-19960 N HWY 242

19960 N Hwy 242, Conroe, TX 77306

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Multi-Tenant Industrial Property Located 10 minutes from I-69, with quick access to Grand Parkway. The property is also in close proximity The Walmart Distribution Center and Industrial Parkway Grand Texas Adventures Park. Investment sale in a rapidly developing environment & fastest growing community in Houston.



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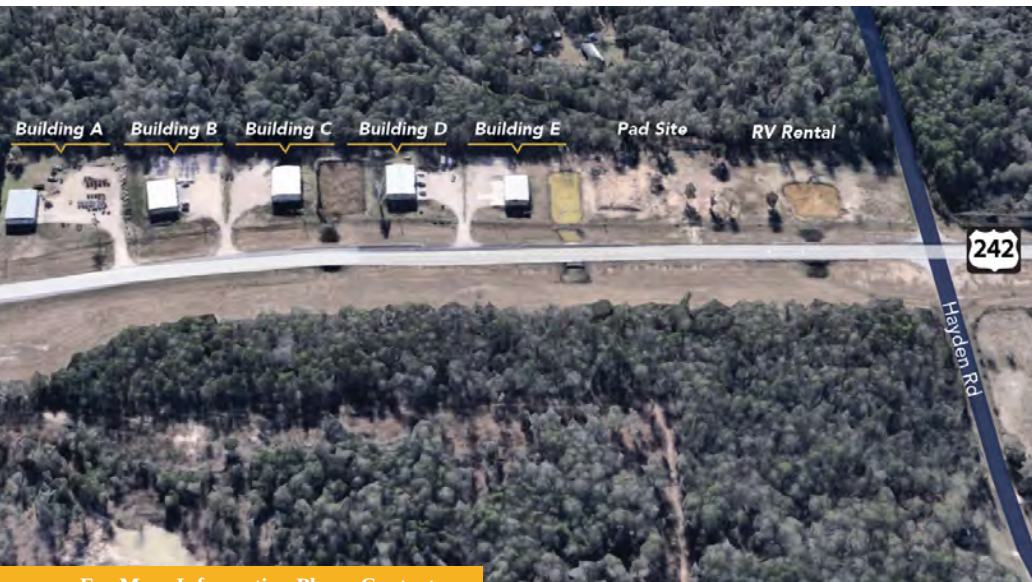
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# 19920-19960 N HWY 242

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## COMPLETE HIGHLIGHTS



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## PROPERTY HIGHLIGHTS

- 25,000 Rentable SF on 10.52 Acres
- Five 5,000 SF Metal Construction Buildings
- Fully Insulated
- 3 Phase 480v
- Fully Fenced
- Opportunity Zone
- Not in Flood Zone
- Pad Site in Place for Another Addition
- 80% Leased
- Montgomery County Tax Rate: 1.9442
- Current NOI: \$282,078
- Pro Forma NOI: \$330,078

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# 19920-19960 N HWY 242

19960 N Hwy 242, Conroe, TX 77306

## BUILDING A



## BUILDING A

- 19960 Hwy-242
- 5,000 SF Metal Construction Building
- Built In 2004
- 600 SF Office space with Restroom
- OH Doors: (4) 12'W x 14'H
- 16' Eave Height
- Phase 3 480v
- Gated Entrance
- Shop Restroom
- Currently Leased

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**BUILDING B**

## VACANT BUILDING

### PROPERTY OVERVIEW

5,000sf metal industrial building located off Highway 242, and 5 miles from I-69, with quick access to Grand Parkway. The property is in close proximity to major industrial centers, Artavia & Denbury master planned developments.



**LEASE RATE: \$0.80psf + NNN**

### PROPERTY HIGHLIGHTS

- Total Building: 5,000sf
- Land Size: 1.25 Acres
- Office Space: 600sf
- Power: 3 Phase 480
- Overhead Doors: (4) 14' x 14'
- Fully Gated With Security System
- 18' Ceiling Height
- Restrooms Within Office & Shop Area
- Building Signage Available
- Not In Flood Zone
- 150' of Frontage Along Highway 242
- Mezzanine Storage



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# 19920-19960 N HWY 242

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## BUILDING C



## BUILDING C

- 19940 Hwy-242
- 5,000 SF Metal Construction Building
- Built In 2005
- 600 SF Office space with Restroom
- OH Door: (3) 14'W x 16'H
- 16' Eave Height
- Phase 3 480v
- Gated Entrance
- Shop Restroom
- Currently Leased

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# 19920-19960 N HWY 242

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## BUILDING D



## BUILDING D

- 19930 Hwy-242
- 5,000 SF Metal Construction Building
- Built In 2006
- 600 SF Office space with Restroom
- OH Door (3) 14'W x 16'H
- 16' Eave Height
- Phase 3 480v
- Gated Entrance
- Shop Restroom
- Currently Leased

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# 19920-19960 N HWY 242

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## BUILDING E



## BUILDING E

- 19920 Hwy-242
- 5,000 SF Metal Construction Building
- Built In 2009
- 600 SF Office space with Restroom
- OH Doors (3) 12'W x 14'H
- 16' Eave Height
- Phase 3 480v
- Gated Entrance
- Shop Restroom
- Currently Leased

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*Section 2*

**LOCATION  
INFORMATION**

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## ABOUT THE AREA

# Conroe, Tx

Located in Montgomery county, is 10 miles N of The Woodlands and 38 miles North of Houston, Texas.  
The city is included in the Houston metropolitan area.



## Nearby Attractions :

- *Heritage Museum of Montgomery County*
- *Sam Houston National Forest*
- *Lake Conroe*
- *Lone Star Hiking Trail*
- *Mercer Arboretum and Botanical Gardens*
- *Lake Houston State Park*

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MAP



For More Information Please Contact:

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Imagery ©2020 TerraMetrics



*Section 3*

**CURRENT TENANTS**



# 19920-19960 N HWY 242

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## CURRENT TENANTS

## Tenants Locations



For More Information Please Contact:

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## CURRENT TENANTS

### Terracon Consultants, Inc.

# Terracon

Terracon is a 100 percent employee-owned consulting engineering firm providing quality services to clients. Since 1965, Terracon has evolved into a successful multi-discipline firm specializing in environmental, facilities, geotechnical, and materials services.

Throughout their history, Terracon has achieved significant expansion through both internal growth and acquisitions.

Terracon currently has more than 5,000 employees in more than 150 offices, serving all 50 states nationwide. Additionally, they partner with U.S. clients to serve their international needs. Terracon's growth is due to dedicated employees who are responsive to clients, provide quality services, and take advantage of opportunities in the marketplace.

Terracon provides their employees with a culture of safety. Their Incident and Injury Free® (IIF®) program, started in 2011, has emphasized employee safety, both inside and outside the workplace. Injuries have significantly decreased as a result, even as Terracon has grown.



Their culture, systems, and structure enable them to excel at both small and large projects. By combining their national resources with specific local area expertise, they consistently overcome obstacles and deliver the results Terracon's clients expect.

<https://www.terracon.com/about/>

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## CURRENT TENANTS

### Bidadoo, Inc



*Bidadoo is the largest and most trusted online auction company on the world's largest auction marketplace.*

They are a global online remarketing company with Auction Service Centers across North America and bidders and buyers from around the world. With eBay's 182 million registered users globally, bidadoo provides equipment sellers access to the world's largest online bidder and buyer base through their long-term partnership with eBay.

For over the past 16 years bidadoo has become the most trusted company buyers and sellers turn to for online auction services of

used capital equipment. They work with some of the largest equipment owners in the world including Sunbelt Rentals, Herc Rentals (formerly Hertz Equipment Rentals), H&E Equipment, JCB, Genie/Terex, JLG, Komatsu, John Deere dealers, The Boeing Company, City of Seattle, and many municipalities and government agencies.

<https://www.bidadoo.com/>



**bidadoo**

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## CURRENT TENANTS

### King Doors and Cabinets, LLC

Based on their track record and industry knowledge, King Doors and Cabinets can say that they have what's necessary to ensure the timely and successful completion of your home improvement project. Through hard work and dedication, they quickly became one of the preferred kitchen remodeling companies in the area. Always ready to take on a challenge and reach for even higher quality, King Doors and Cabinets are glad to work on residential projects throughout Conroe, TX and the adjoining areas.



#### Services List:

- Cabinetry Services
- Countertop Installation
- Tiling Services
- Kitchen Backsplash Installation
- Remodeling Service
- Bathroom Remodeling
- Ceramic Tiles
- Cabinet Painting

<https://kingdoorscabinets.com/>

# KING DOORS AND CABINETS

For More Information Please Contact:

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## CURRENT TENANTS

### Creacom, Inc.

Creacom's primary emphasis is in heavy highway electrical construction consisting of lighting, traffic signals, signage, Intelligent Transportation Systems, and tolling. Its list of customers includes Tx Dot, City of Houston, Harris County, HCTRA, Montgomery County, City of Tomball, and Ft. Bend County. In addition Creacom provides services for select private entities for their electrical and communication needs.



<https://www.creacominc.com/>



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ADVISOR INFORMATION

# Contact Information



**Daniel Stumpf**

*Belvoir Associate*

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*daniels@belvoir.net*

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

<u>Belvoir Real Estate Group, LLC</u>	<u>9001128</u>	<u></u>	<u>(713) 332-8202</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Designated Broker's Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713) 332-8220</u>
Agent's Supervisor's Name	License No.	Email	Phone
<u>Daniel Stumpf</u>	<u>740521</u>	<u>daniels@belvoir.net</u>	<u>713-332-8216</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date