

# SWQ I-45 & N LOOP 336 W

1413 N Loop 336 W | Conroe, TX 77304



**AVAILABLE**  
±2.18 AC

**RATES**  
\$28 PSF NNN

## PROPERTY INFORMATION

- 10,100 sf former Ryan's Steakhouse on a 2.18 acre pad
- Hard corner at a lighted intersection
- 176 parking spaces
- Existing structure can be utilized or site can be redeveloped with pad sites or a 12,500 sf retail center
- Huge pylon sign visible from I 45
- Multiple access points and cross access with Wal Mart

## TRAFFIC COUNTS

Interstate 45	106,442 vpd (19)
Loop 336	27,500 vpd (19)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 Population	10,284	48,333	87,772
Daytime Population	12,865	51,864	89,510
Average HH Income	\$92,284	\$83,223	\$90,039
Median Age	35.8	34.0	34.9

**FOR MORE INFORMATION  
PLEASE CONTACT**

**Chris Pitts** | Partner  
cpitts@streetwisetail.com | 713.773.5558

**Joe Silver** | Vice President  
jsilver@streetwisetail.com | 713.773.5579

**streetwise**  
RETAIL ADVISORS

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

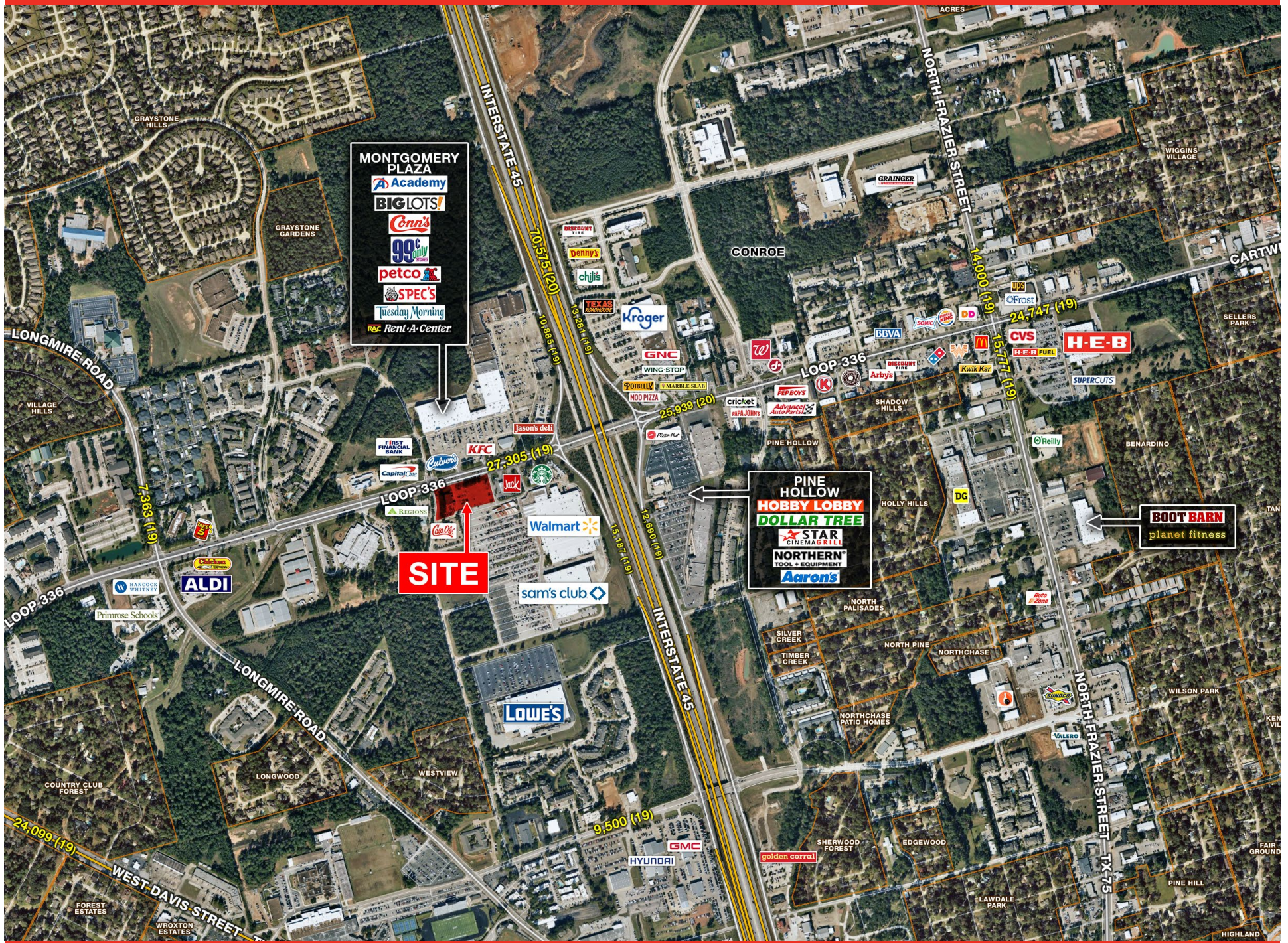
# TRADE AREA

1413 N LOOP 336 W | CONROE, TX



# INTERSECTION

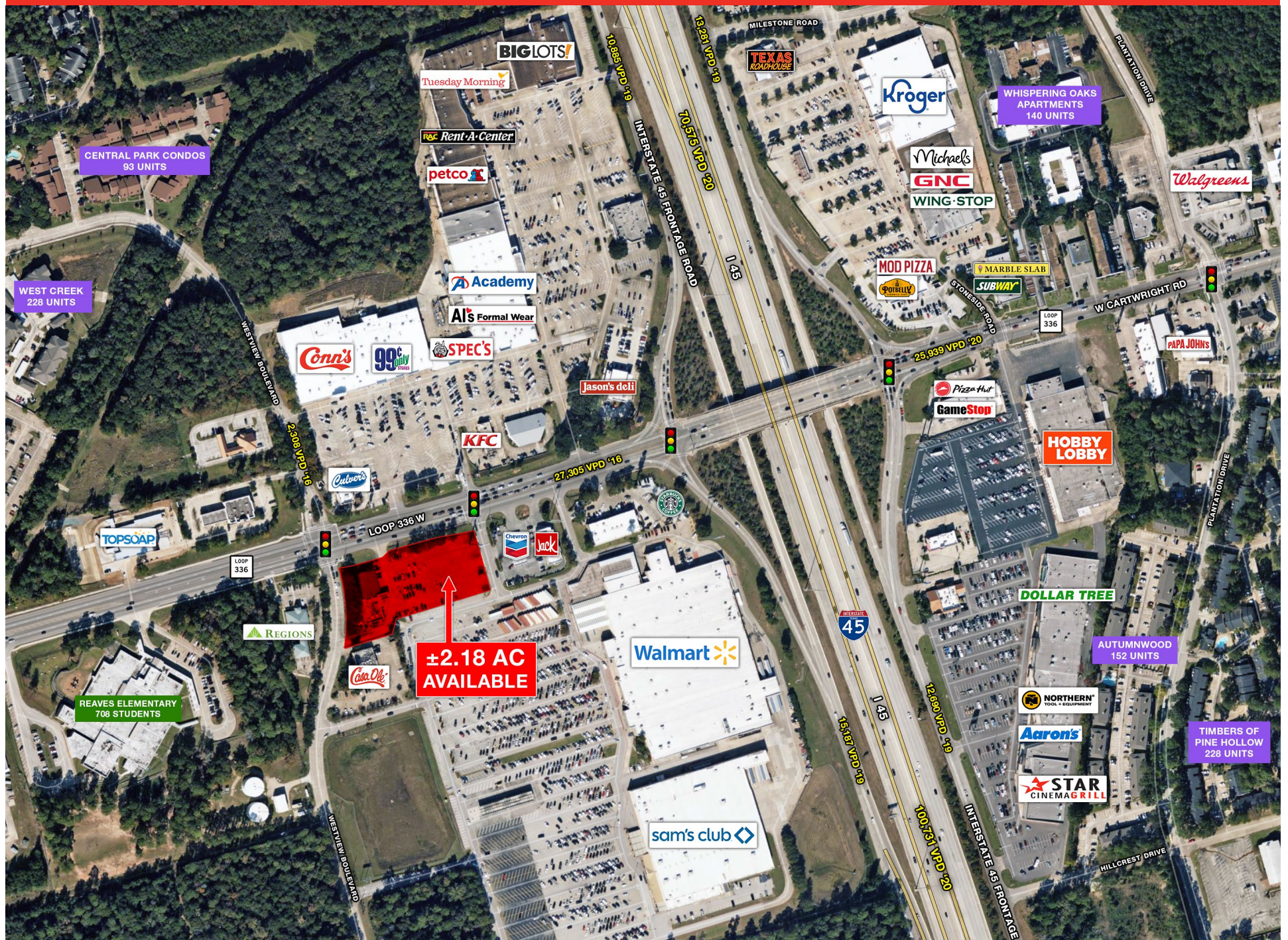
1413 N LOOP 336 W | CONROE, TX



3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | www.streetwisetail.com

# CLOSE UP

1413 N LOOP 336 W | CONROE, TX

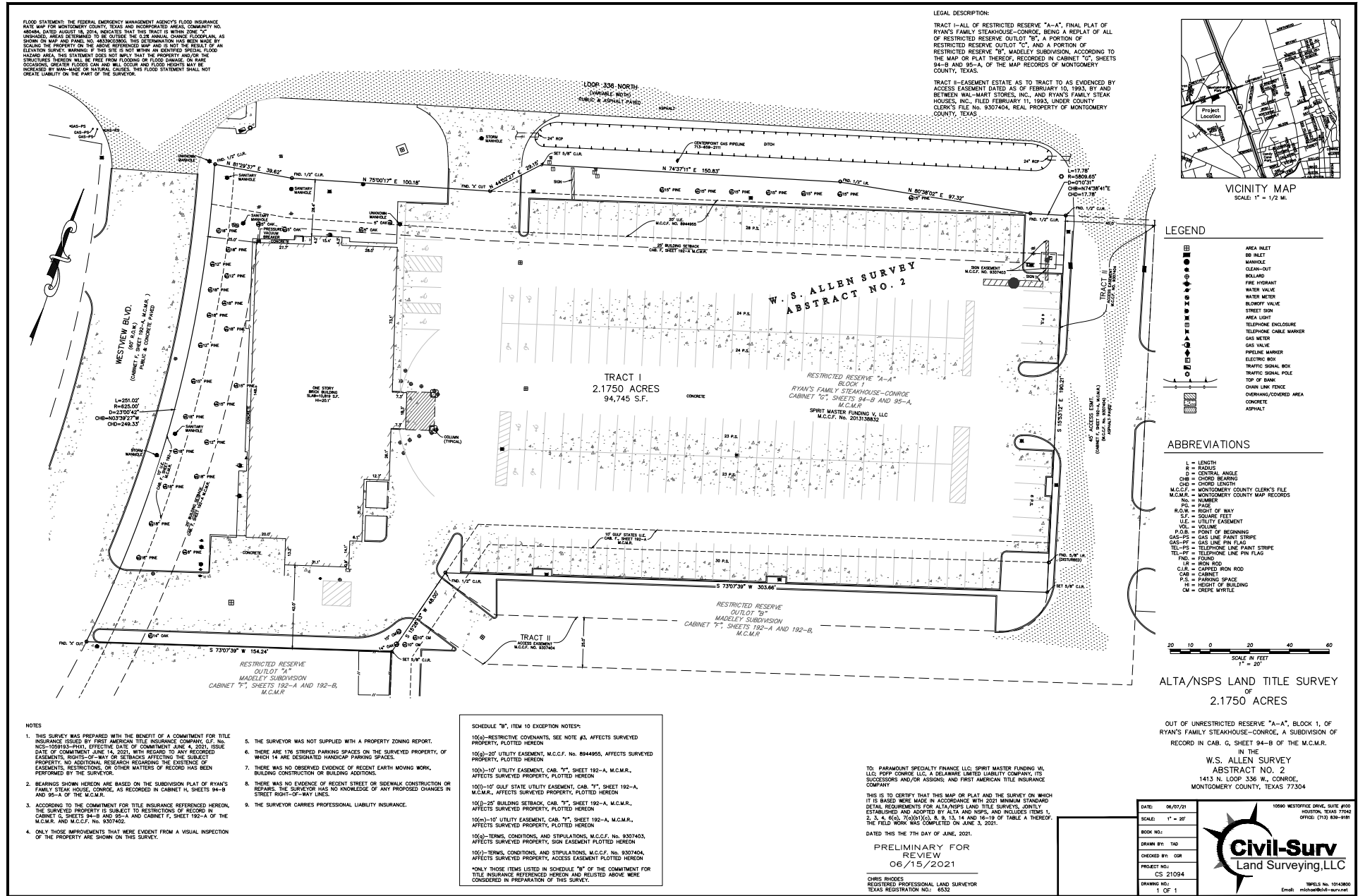


3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | www.streetwisetail.com

# SITE ACCESS

1413 N LOOP 336 W | CONROE, TX





FLOOD STATEMENTS: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS, COMPANY NO. 18084A, DATED AUGUST 18, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE X1 UNDESIGNED. THESE AREAS ARE NOT WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP AND PANEL NO. 4833000000. THIS DETERMINATION HAS BEEN MADE BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE TRACT AND HAS ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES HEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR FROM OCCASIONAL GREAT FLOODS OR FROM COLLAPSE AND FLOOD HEIGHTS MAY BE INDICATED BY FEMA MAPS AND CHANGES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:

TRACT I—ALL OF RESTRICTED RESERVE "A-A", FINAL PLAT OF RYAN'S FAMILY STEAKHOUSE—CONROE, BEING A REPLAT OF ALL OF RESTRICTED RESERVE OUTLOT "7A", A PORTION OF RESTRICTED RESERVE OUTLOT "7B", MADELEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET "7", SHEETS 94-B AND 95-A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

TRACT II—EASEMENT ESTATE AS TO TRACT TO AS EVIDENCED BY ACCESS EASEMENT DATED AS OF FEBRUARY 10, 1993, BY AND BETWEEN WAL-MART STORES, INC., AND RYAN'S FAMILY STEAK HOUSES, INC., FILED FEBRUARY 11, 1993, UNDER COUNTY CLERK'S FILE NO. 9307404, REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

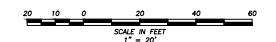


LEGEND

- ⊠ AREA INLET
- ⊡ SE INLET
- ⊙ MANHOLE
- ⊕ CLEAN-OUT
- ⊖ ROLLAND
- ⊗ FIRE HYDRANT
- ⊘ WATER VALVE
- ⊙ WATER METER
- ⊙ BROWNF VALVE
- ⊙ STREET SIGN
- ⊙ AREA LIGHT
- ⊙ TELEPHONE ENCLOSURE
- ⊙ TELEPHONE CABLE MARKER
- ⊙ GAS VALVE
- ⊙ GAS VALVE
- ⊙ PIPELINE MARKER
- ⊙ ELECTRIC BOX
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TOP OF BANK
- ⊙ CHAIN LINK FENCE
- ⊙ COVERING/COVERED AREA
- ⊙ CONCRETE
- ⊙ ASPHALT

ABBREVIATIONS

- L = LENGTH
- R = RADIUS
- ∠ = CENTRAL ANGLE
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.M.A.R. = MONTGOMERY COUNTY MAP RECORDS
- No. = NUMBER
- Pg. = PAGE
- R.O.W. = RIGHT OF WAY
- SC = SQUARE FEET
- Vol. = VOLUME
- P.O.B. = POINT OF BEGINNING
- GAS-PS = GAS LINE PAINT STRIPE
- GAS-PL = GAS LINE PIN FLAG
- TEL-PS = TELEPHONE LINE PAINT STRIPE
- TEL-PL = TELEPHONE LINE PIN FLAG
- FND. = FOUND
- IR = IRON ROD
- C.I.R. = CAPPED IRON ROD
- CB = CURBLET
- P.S. = PARKING SPACE
- H = HEIGHT OF BUILDING
- CM = CREPE MYRTLE



ALTA/NSPS LAND TITLE SURVEY OF 2.1750 ACRES

OUT OF UNRESTRICTED RESERVE "A-A", BLOCK 1, OF RYAN'S FAMILY STEAKHOUSE—CONROE, A SUBDIVISION OF RECORD IN CAB. G, SHEET 94-B OF THE M.C.M.R.

IN THE W.S. ALLEN SURVEY ABSTRACT NO. 2 1413 N LOOP 336 W, CONROE, MONTGOMERY COUNTY, TEXAS 77304

- NOTES
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, C.F. NO. 1903-10018-0018-0018 EFFECTIVE DATE OF COMMITMENT JUNE 4, 2021. ISSUE DATE OF COMMITMENT JUNE 14, 2021. WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR EASEMENTS AFFECTING THE SUBJECT PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT OF RYAN'S FAMILY STEAK HOUSE, CONROE, AS RECORDED IN CABINET H, SHEETS 94-B AND 95-A OF THE M.C.M.R.
  - ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN CABINET G, SHEETS 94-B AND 95-A AND CABINET F, SHEET 192-A OF THE M.C.M.R. AND M.C.C.F. NO. 9307404.
  - ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.

- THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
- THERE ARE 176 STRIPPED PARKING SPACES ON THE SURVEYED PROPERTY, OF WHICH 14 ARE DESIGNATED HANDICAP PARKING SPACES.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:

1000—RESTRICTIVE COVENANTS, SEE NOTE #3, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1001—20' UTILITY EASEMENT, M.C.C.F. NO. 8944955, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1002—10' UTILITY EASEMENT, CAB. "7", SHEET 192-A, M.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1003—10' GULF STATE UTILITY EASEMENT, CAB. "7", SHEET 192-A, M.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1004—20' BUILDING STRIPES, CAB. "7", SHEET 192-A, M.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1005—10' UTILITY EASEMENT, CAB. "7", SHEET 192-A, M.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

1006—TERMS, CONDITIONS, AND STIPULATIONS, M.C.C.F. NO. 9307403, AFFECTS SURVEYED PROPERTY, ACCESS EASEMENT PLOTTED HEREON

1007—TERMS, CONDITIONS, AND STIPULATIONS, M.C.C.F. NO. 9307404, AFFECTS SURVEYED PROPERTY, ACCESS EASEMENT PLOTTED HEREON

ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

TO: PARAMOUNT SPECIALTY FINANCE LLC, SPIRIT MASTER FUNDING VI, LLC, POFY CONROE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8(a), 7(b)(1)(c), 8, 9, 13, 14 AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2021.

DATED THIS 7TH DAY OF JUNE, 2021.

PRELIMINARY FOR REVIEW  
06/15/2021

CHRIS RHODES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO.: 6533

DATE:	06/07/21
SCALE:	1" = 20'
BOOK NO.:	
DRAWN BY:	TAO
CHECKED BY:	OSR
PROJECT NO.:	CS 21094
DRAWING NO.:	1 OF 1

10966 WESTPACER DRIVE, SUITE #100  
HOUSTON, TEXAS 77064  
OFFICE: (713) 636-9181

18963 No. 1043800  
Enrich. mls@civilsurv.com

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

---

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713.595.9500
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
<b>DESIGNATED BROKER OF FIRM</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

---

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Flyer Last Updated on July 20, 2021 2:48 PM.