

BAR PROPERTY FOR SALE

15+ CAP RATE

2111 Airport Road Conroe, TX 77301

PRESENTED BY:

Patrick Buckhoff, CCIM | President, Principal Broker & Advisor 832.560.2100 |
patrick@commercialspacehouston.com

Remax Commercial Advisors // 14257 FM 2920, Tomball, TX 77377
281.686.9445 (o) // 281.598.5577 (f) // commercialspacehouston.com

Each office independently owned and operated.

RE/MAX
COMMERCIAL[®]
COMMERCIAL ADVISORS
A RE/MAX Elite Properties Company

5,525 SF | 2111 AIRPORT ROAD | CONROE, TX

Executive Summary



OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	3.0 Acres
Year Built:	1989
Building Size:	5,525
Renovated:	2010
Market:	Conroe
Submarket:	Loop 336 and Airport Rd
Price / SF:	-

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Households	511	18,840	48,200
Population	2,003	56,549	137,503
Avg HH Income	\$43,964	\$54,519	\$73,333

PROPERTY OVERVIEW

Tool Time, a well-established Conroe establishment features a 3872 sf Bar with a 1653 sf covered patio, perfect for your next outing, gathering with friends, watching the game. In very good condition, Tool Time features multiple bars, a stage regularly featuring Karaoke, dance floor and a large covered outdoor patio seating area. What's more? You can expand or create an outdoor venue on the 2-acre tract! Additional revenue stream are provided by two (2) Single family rentals both with long tenured tenants and there is even **1 AC of additional land for development or expansion.**

PROPERTY HIGHLIGHTS

- 15+ CAP RATE
- Well established bar with upside potential
- 2 bars, stage and spacious covered patio
- Two additional sources of revenue
- 1 AC of additional land for development

5,525 SF | 2111 AIRPORT ROAD | CONROE, TX

Additional Photos



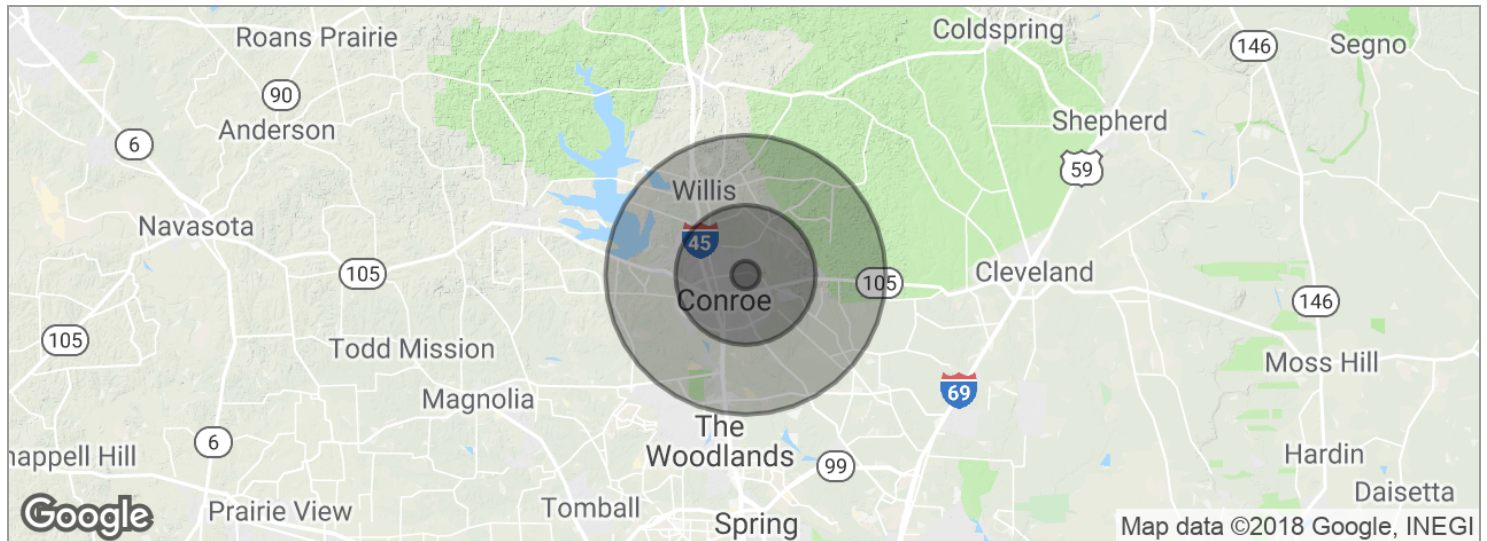
5,525 SF | 2111 AIRPORT ROAD | CONROE, TX

Location Maps



5,525 SF | 2111 AIRPORT ROAD | CONROE, TX

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,003	56,549	137,503
Median age	28.0	31.4	35.1
Median age (Male)	27.8	31.0	34.6
Median age (Female)	28.4	32.1	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	511	18,840	48,200
# of persons per HH	3.9	3.0	2.9
Average HH income	\$43,964	\$54,519	\$73,333
Average house value	\$78,039	\$105,400	\$160,323

* Demographic data derived from 2010 US Census

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give you 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.

<u>PRB Realty Investments</u>	<u>9005284</u>	<u>FrontDesk@RemaxEliteProperties.com</u>	<u>713.955.2510</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
<u>RE/MAX Commercial Advisors</u>		<u>info@commercialspacehouston.com</u>	<u>832.560.2100</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Patrick Buckhoff</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>713.955.2100</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Patrick Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>832.560.2100</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date