

101 HILBIG RD

Conroe, TX 77301

Industrial
Investment Opportunity

Leasing Brochure



MATTHEWS™

Exclusively Listed By



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Patrick Graham

Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

MATTHEWS™



| LEASING HIGHLIGHTS

±5,000 SF
Total SF

±500 SF
Office Space

Property Highlights

- ±5,000 SF industrial/flex building with ±500 SF of Office Space
- 2 Drive in grade level doors
- Ideal for light manufacturing, contractor, service, and distribution users
- Ample Industrial Outdoor Storage fenced yard for equipment, vehicle, and material storage
- Convenient access to major Conroe and Houston-area thoroughfares & Montgomery County Sheriffs Office
- 3 Phase Power

Contact Broker
For Financial Information



PROPERTY PHOTOS





STAINLESS STRUCTURALS
SPECIAL PROFILES IN STEEL

Pipeline Packaging
An Employee Owned Company

75

PILECO INC.

GPC
GENERAL
PACKAGING
CORPORATION

Ball

NOV

±22,055 VPD

3083



Conroe - North Houston Regional Airport
Regional Connectivity for Corporate Users,
Manufacturers, Energy Firms, and Logistics
Operators, Supporting the Area's Continued
Industrial Growth and Tenant Demand.

UNIMACTS
A ZETWERK COMPANY

CentTex
CENTRIFUGE LLC

U.S. RUBBER CORP.

±34,905 VPD

CROWN
Brand-Building Packaging™

Heidelberg
Materials

Hiland
DAIRY FOODS

GATOR TECHNOLOGIES

336

CHEMJET
CHEMICAL SPECIALTIES & SERVICES

Pepsi Bottling Group

FedEx

±110,898 VPD

Subject
Property

THE HOME DEPOT
FDC/BDC 5859
Warehouse

TURBO DRILL INC.
A BUSINESS UNIT OF TURBO DRILL INDUSTRIES, INC.

Union Pacific Railroad (Up)
Operates the North-South Running
Palestine Subdivision

Google Earth

CONROE, TX

Market Demographics



112,564

Total Population

\$75,245

Median HH Income

43,969

of Households

56.1%

Homeownership Rate

57,402

Employed Population

21.4%

% Bachelor's Degree

32.8

Median Age

\$348,517

Median Property Value

Local Market Overview

Conroe, Texas sits at the northern edge of the Houston metropolitan area and has experienced sustained population and economic growth driven by its strategic location, expanding employment base, and quality-of-life appeal. Positioned along Interstate 45, the city offers direct connectivity to Downtown Houston, The Woodlands, and major regional employment corridors, making it an attractive destination for residents and businesses seeking accessibility with relative affordability. Steady in-migration has supported ongoing residential development, retail expansion, and increased demand for local services, reinforcing Conroe's role as a key growth node within Montgomery County.

The local economy benefits from a diverse mix of healthcare, energy services, manufacturing, logistics, and public-sector employment, providing stability across economic cycles. Proximity to major medical centers, corporate campuses in The Woodlands, and regional industrial hubs supports a strong commuter base, while continued infrastructure investment has enhanced mobility and commercial visibility. Anchored by nearby Lake Conroe and an expanding base of dining, entertainment, and recreational amenities, the area continues to attract households seeking suburban living with access to employment and lifestyle options found throughout the greater Houston region.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,730	53,145	122,887
Current Year Estimate	7,094	44,825	101,127
2020 Census	5,312	38,009	79,392
Growth Current Year-Five-Year	23.06%	18.56%	21.52%
Growth 2020-Current Year	33.55%	17.93%	27.38%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,605	18,216	45,742
Current Year Estimate	2,050	14,785	36,276
2020 Census	1,532	11,889	27,604
Growth Current Year-Five-Year	27.06%	23.21%	26.09%
Growth 2020-Current Year	33.82%	24.36%	31.41%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$117,599	\$87,403	\$103,250

HOUSTON, TX - MSA

Port-Driven Industrial Distribution Hub

Market Demographics

2.3 Million+

Total Population

1.1 Million+

Employed Population

900,000

of Households

34

Median Age

Houston's industrial market ranks **among the largest and most strategically important in the United States**, supported by its role as a global logistics and energy hub. The region benefits from **direct access to the Port of Houston, one of the nation's busiest ports**, which facilitates large volumes of containerized cargo, petrochemical exports, and manufactured goods moving through the Houston Ship Channel. This connectivity, combined with an extensive highway and rail network, allows companies to efficiently distribute goods across the Gulf Coast and throughout the central United States. **Demand for warehouse, distribution, and manufacturing space continues to be driven by logistics providers, energy-related industries, and population growth** across the region.



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This Leasing Package contains select information pertaining to the business and affairs of **101 Hilbig Rd, Conroe, TX 77301** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date