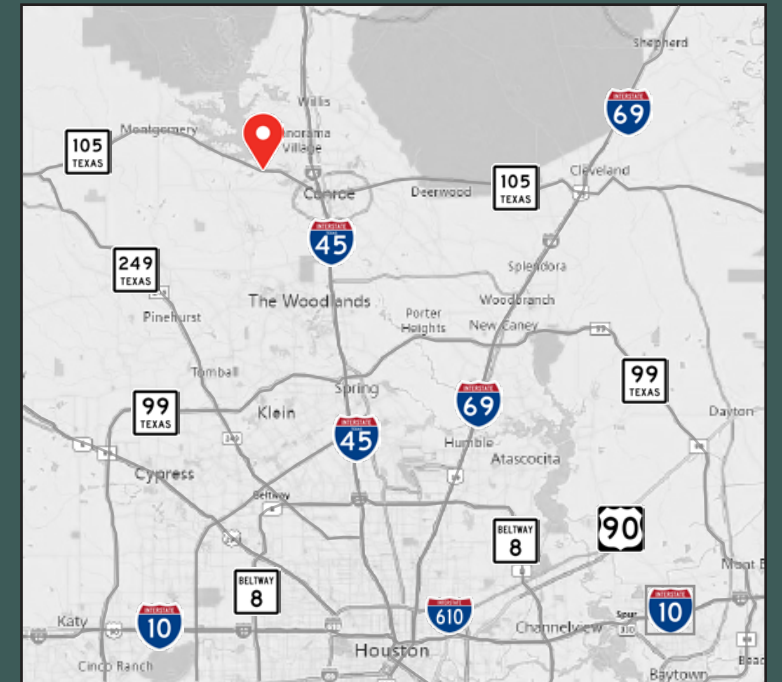


Conroe, TX



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Property Features

- **PRICE:** \$4.00/SF
- **LOCATION:** The subject is located in Montgomery County, on the south side of Hwy 105 in Conroe, TX
- **SIZE:** 19.8 AC
- **FRONTAGE:** Hwy 105: ±434'
- **UTILITIES:** Currently provided via the City of Conroe
- **ZONING:** None
- **ENCUMBRANCES:**
Floodplain: 500 and 100-yr floodplain in the SE corner of the subject

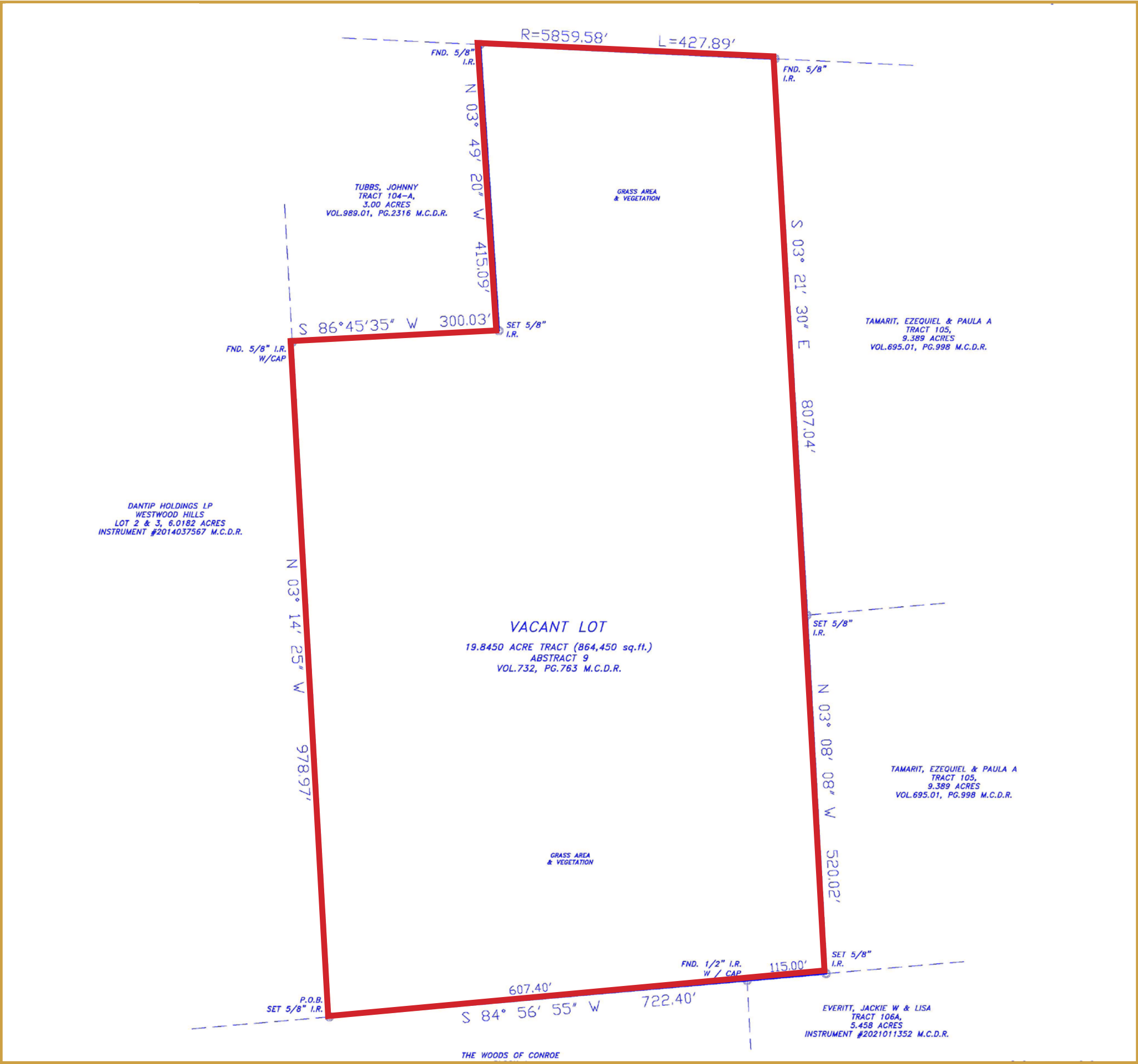
Pipelines: None
- **SCHOOL DISTRICT:** Conroe ISD

DEMOGRAPHICS & TRAFFIC COUNTS		
Population		
1 Mile	3 Miles	5 Miles
3,712	24,251	87,164
Average Household Income		
1 Mile	3 Miles	5 Miles
\$135,841	\$156,200	\$160,693
Traffic Counts		
Hwy 105	38,127 CPD	

Source: CoStar



Property Survey



The Team



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