



Main St. Block Collection

Mixed-Use Redevelopment · Office/Retail

Main St. Block

Just steps from the Montgomery
County Courthouse!



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exp[®]
REALTY





103 W Phillips St

**Intentionally located.
Thoughtfully designed.
Built for success.**



About the Property

The portfolio encompasses the full block, offering excellent street frontage on all three sides (W Phillips St, Main St, and W Davis St.). The area is characterized by historic, low-rise commercial structures and is a key component of the downtown revitalization efforts. Ample on-street and nearby public parking complement the site.

Property Highlights

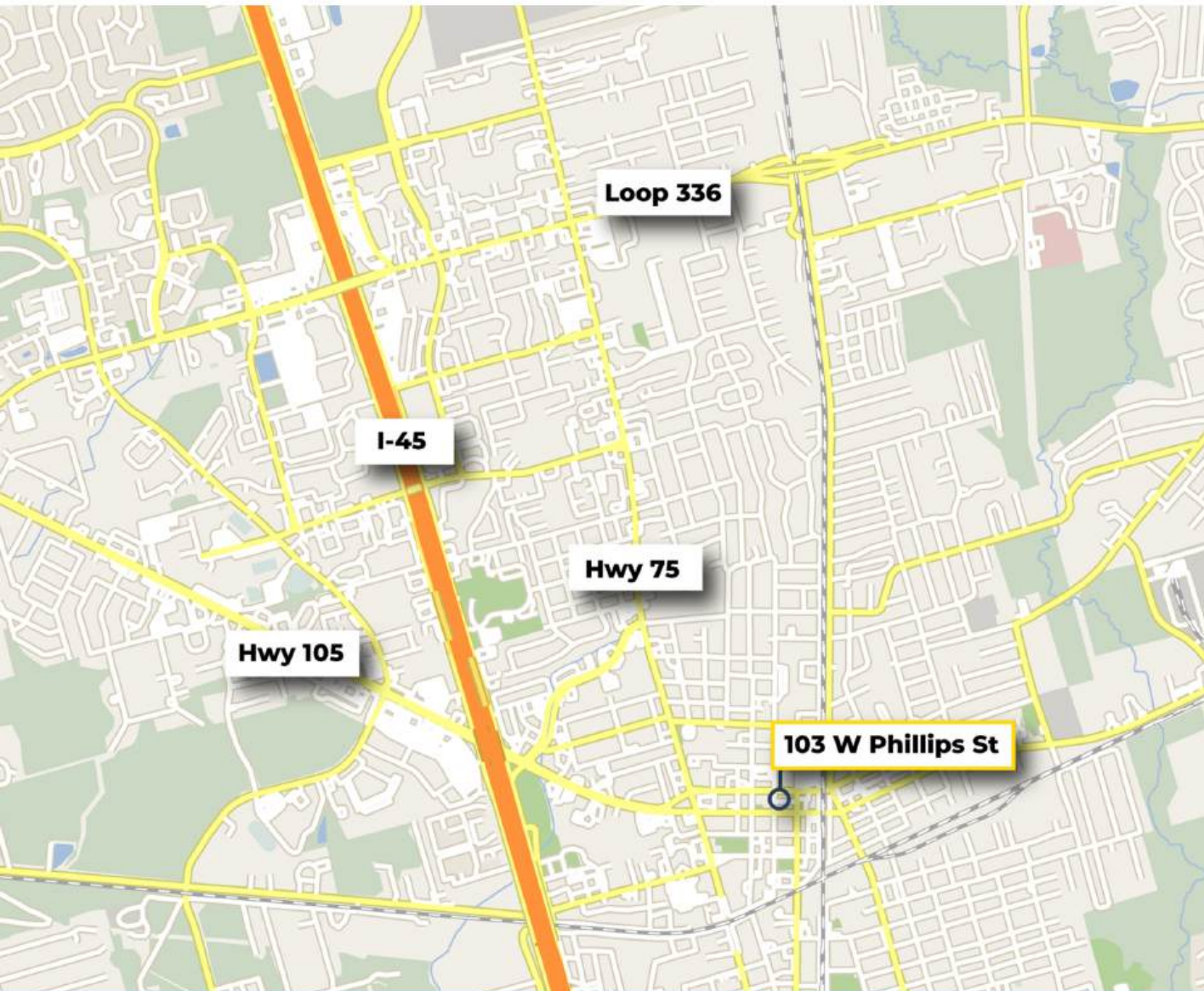
- Rare Whole-Block Acquisition.
- Prime Cultural District Location.
- Flexible Mixed-Use Zoning.
- Immediate Cash Flow Potential.
- Superior Downtown Walkability.
- High-Growth Market Investment.
- Established Infrastructure.

The Downtown Nexus is positioned at the epicenter of Conroe's commerce, designed to capitalize on rapid market growth and establish your business as a permanent downtown cornerstone.



103 W Phillips St

Strategic Location



The Downtown portfolio occupies an entire city block in Historic Conroe, positioned steps from the County Courthouse and key Cultural District amenities. This unrivaled centrality ensures high visibility and exceptional walkability, offering multiple existing structures ready for immediate commercial use or comprehensive, large-scale redevelopment.

Regional Access:

- Interstate 45 (I-45): Direct access to Houston (South) and Dallas/Fort Worth (North).
- State Highway 105 (SH-105): Primary east-west route connecting Lake Conroe and other major corridors. Suites from 3,750–15,000 sq. ft.
- Proximity to The Woodlands: Located just minutes from the major business and residential hub of The Woodlands.



Site Plan



Site Overview

The portfolio encompasses the full block, offering excellent street frontage on all three sides. The area is characterized by historic, low-rise commercial structures and is a key component of the downtown revitalization efforts. Ample on-street and nearby public parking complement the site.

Buildings

- **Multiple Structures:** Offers diverse income streams and phased redevelopment options.
- **Historic Character:** Authentic architecture provides significant tenant/buyer appeal.
- **Adaptive Potential:** Ideal for modern conversion to retail, office, or residential use.

Site Features

- **Superior Accessibility:** Corner block positioning with access from all sides.
- **Public Utilities:** Fully serviced by robust municipal water, sewer, and power infrastructure.
- **Walkability Score:** Located in an area with a "Very Walkable" rating, supporting a retail or mixed-use concept.



103 W Phillips St

Area Overview

Conroe, in Montgomery County, is one of the nation's fastest-growing cities, strategically positioned near the Houston MSA. Its thriving economy, driven by healthcare and professional services, and significant investment in the Historic Downtown Cultural District make it a premier market for long-term investment and business growth.

Demographic Snapshot (est.):

- Population (2023 Est.): ~97,700 residents. Median Age: 32.7 years.
- Median Household Income (2023 Est.): ~\$76,700.
- Median Property Value: ~\$242,500.

Advantages:

- County Seat: Consistent traffic from government offices (Courthouse).
- Strategic Access: Direct I-45 and SH 105 proximity; minutes from The Woodlands.
- Active Cultural District: City-backed revitalization and high walkability.





At Dow Real Estate Group, we specialize in delivering exceptional commercial and industrial real estate solutions across the greater Houston area.

Our team is ready to help you explore opportunities at 103 W Phillips St.



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Contact Our Leasing Team

Partner with a team that understands your business goals and provides the expertise to make them a reality.

