



OFFERING MEMORANDUM

TBD FM 1485
CONROE, TX 77306

Discover an exceptional investment opportunity in the heart of Conroe, TX. This prime commercial property boasts a spacious land area, ideal for office development and mixed-use opportunities.

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PROPERTY SUMMARY

TBD FM 1485 Conroe, TX 77306

SALE PRICE: \$450,000

PROPERTY TYPE: Land

LOT SIZE: 2 Acres

Discover an exceptional investment opportunity in the heart of Conroe, TX. This prime commercial property boasts a spacious land area, ideal for office development and mixed-use opportunities. Zoned for commercial use, the high-traffic visibility and close proximity to major highways make it a strategic location for thriving businesses.

With utilities available on site and surrounded by a growing commercial landscape, this property offers the potential for a high ROI. Don't miss this chance to secure your position in this burgeoning market with this outstanding property.

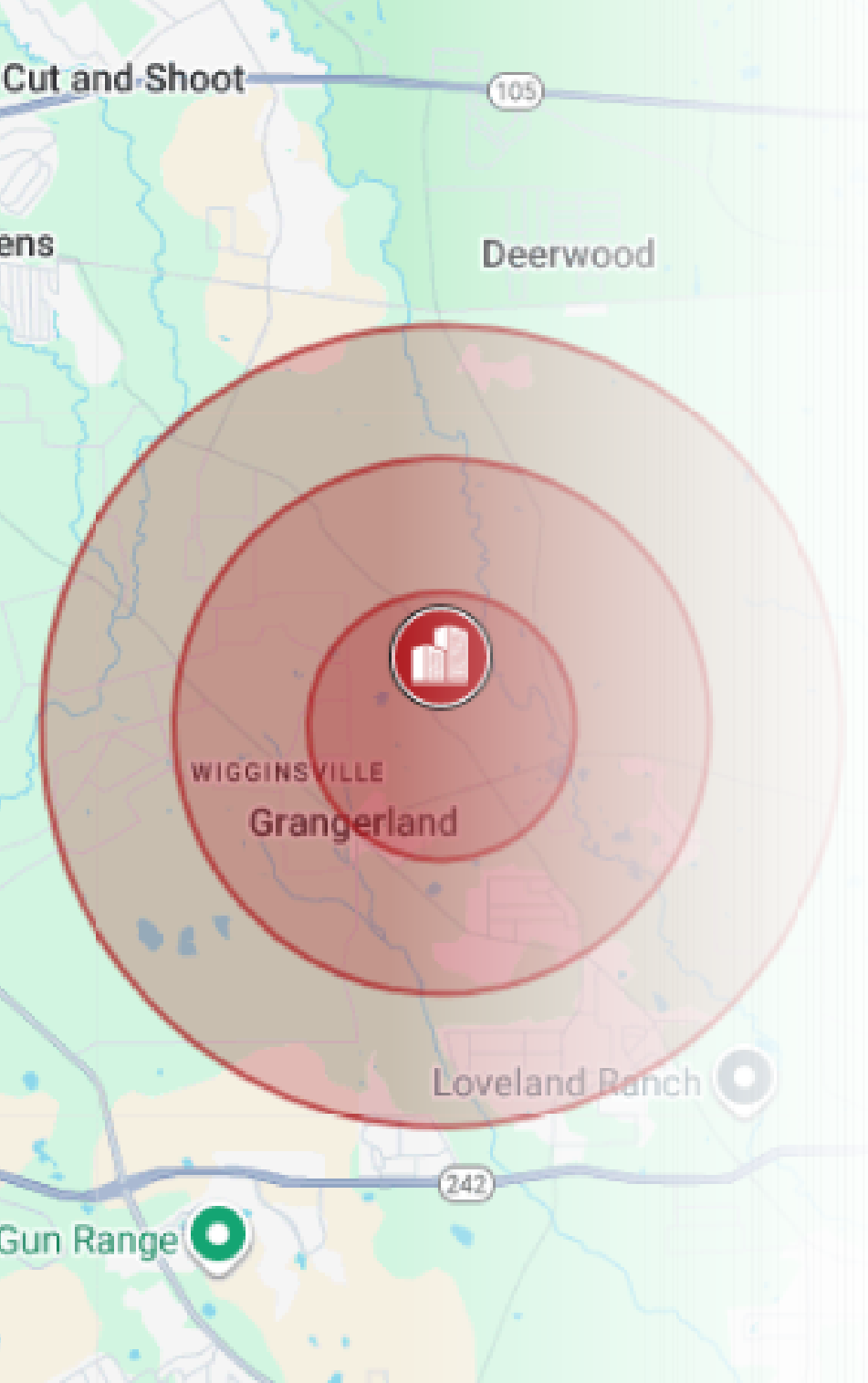


PROPERTY HIGHLIGHTS

Premium 2 acres in Conroe

- Prime location in Conroe, TX
- Zoned for commercial use
- Spacious land area
- Ideal for office development
- High traffic visibility
- Close proximity to major highways
- Utilities available on site
- Surrounded by growing businesses
- Potential for high ROI
- Suitable for mixed-use development
- Excellent investment opportunity



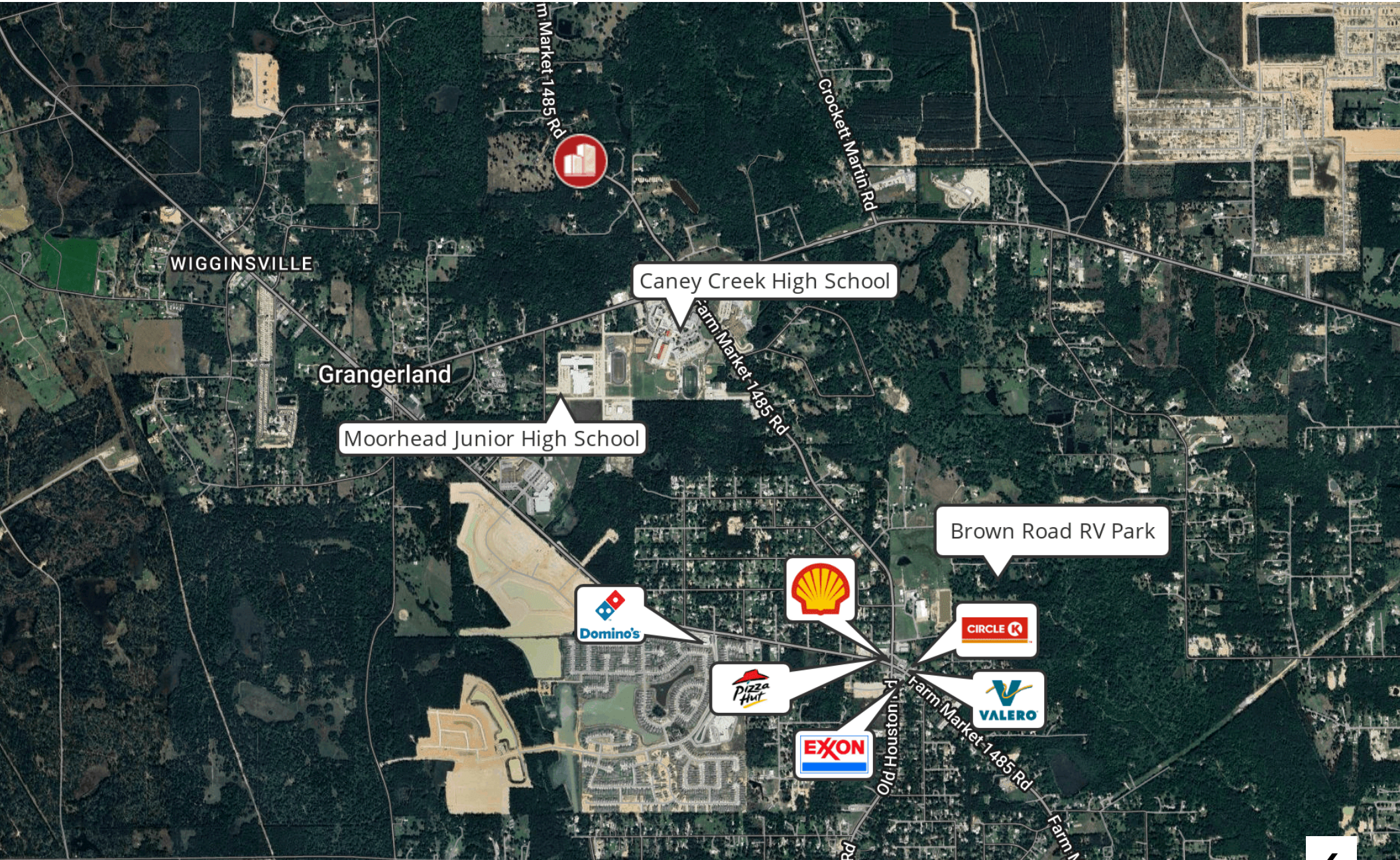


AREA OVERVIEW

Nestled within the vibrant community of Conroe, TX, this prime 2-acre property offers an ideal location for land or office investment. Situated in a dynamic area, the property is near Lake Conroe, offering opportunities for leisure and recreational activities. The bustling downtown area is close by, providing access to a variety of dining, shopping, and entertainment options.

	0.3 Miles	0.5 Miles	1 Miles
Total households	323	1,437	3,138
Total population	954	4,093	9,062
Persons per household	2.9	2.8	2.9
Average household income	\$64,535	\$60,937	\$61,294
Average house value	\$124,516	\$118,432	\$119,548
Average age	35.2	37.1	36.8
Average age male	33.2	34.7	34.5
Average age female	38.3	38.6	37.7

RETAILER/LOCATION MAP





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VIEW ADDITIONAL PROPERTY DETAILS HERE

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