

THE COMMERCIAL
PROFESSIONALS

2 Acres

204.61 FT. FRONTAGE

**PRIME 2-ACRE
COMMERCIAL/RESIDENTIAL FOR SALE**

18186 BLACKBERRY RD | CONROE, TX 77306

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056



OFFERING SUMMARY

SALE PRICE

\$74,990

PROPERTY TYPE

COMMERCIAL

LOT SIZE

87,145 SF

PROPERTY HIGHLIGHTS

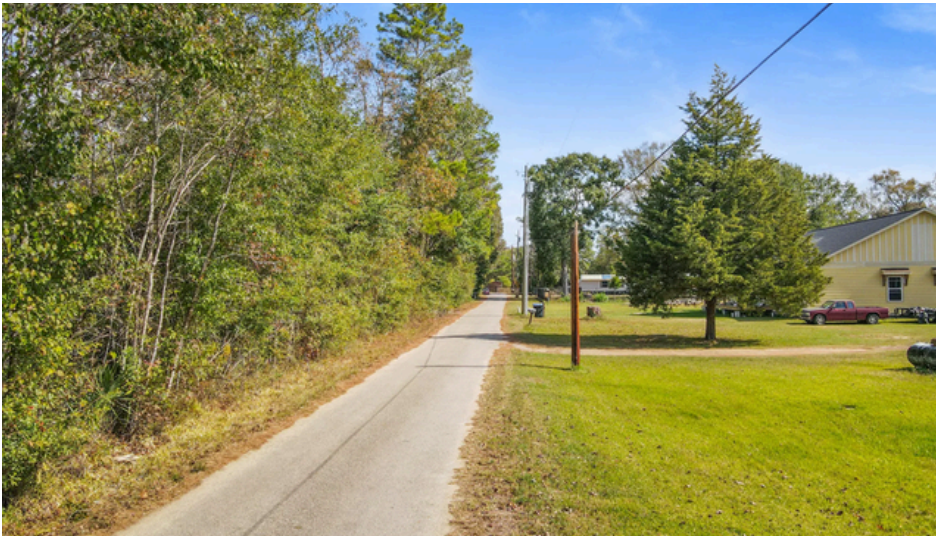
Versatile 2-acre tract, With utilities already available, the property offers a rare opportunity to build, develop, or hold in a rapidly expanding area.

The land is mostly level and highly usable, making it well-suited for a custom home, small business, storage yard, workshop with ample space for structures, parking, and outdoor needs, the layout supports a wide range of possibilities. Surrounded by steady growth—new communities, retail, and infrastructure—the location continues to appreciate as demand increases.

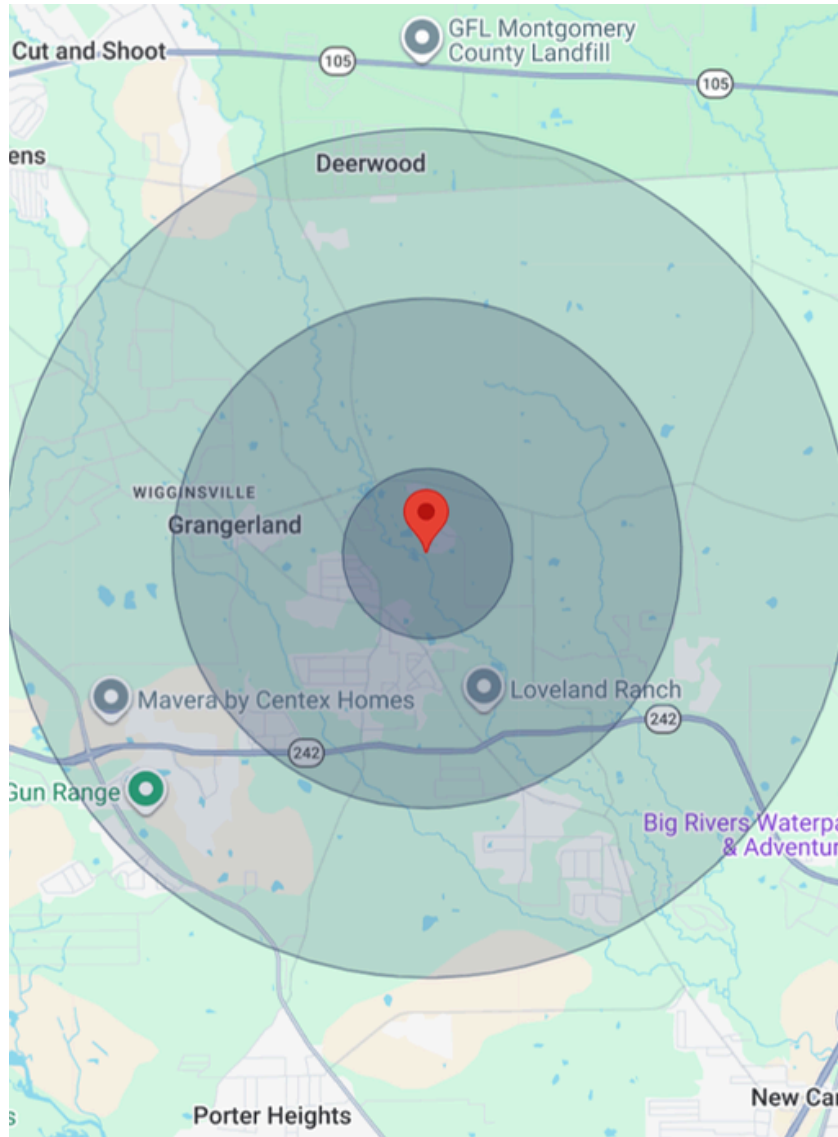
Aerial Map



Property Photos



Demographics



Situated in the rapidly expanding East Conroe corridor, 18186 Blackberry Rd offers a prime location surrounded by growing residential communities, emerging commercial developments, and quick access to major thoroughfares. The property sits just minutes from Highway 105, with convenient routes to Conroe, The Woodlands, Willis, Cleveland, Cut and Shoot, and Lake Conroe—making it highly accessible for daily commuters, service providers, and future development opportunities.

	1 Mile	3 Miles	5 Miles
Total population	1,912	10,351	22,181
Workday Population	772	4,128	9,763
Total household	687	3,527	7,541
Average household income	\$73,844	\$74,632	\$80,532
Average age	35.9	35.4	37.3
Male Population	862	5,077	11,196
Female Population	1,053	5,279	10,995

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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