

±7.53 AC | DOWNTOWN CONROE DEVELOPMENT SITE



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DEVELOPMENT SITE**

edge

**PRIME INFILL DEVELOPMENT OPPORTUNITY IN
CONROE'S HIGH-GROWTH I-45 / SH-105 CORRIDOR**
EXISTING INFRASTRUCTURE TO SITE

PROPERTY DETAILS

ADDRESS:	SEQ Interstate 45 N & SH 105, Conroe, Texas 77301		
TOTAL LAND SIZE:	±7.53 AC ±328,181		
FLOODPLAIN:	See page 4		
ZONING:	None		
INFRASTRUCTURE:	Public Water Sewer Electric Road Access		
PRICE:	Contact Broker		
TRAFFIC COUNTS:	SH 105/West Davis St	28,343 cpd	
	Interstate 45	187,300 cpd	

DEMOGRAPHIC SNAPSHOT				
	1 Mile	3 Mile	5 Mile	
TOTAL POPULATION	9,156	70,672	110,597	
DAYTIME POPULATION	14,263	71,497	102,480	
HISTORICAL POPULATION CHANGE 2020-2025	32.14%	23.79%	32.90%	
PROJECTED ANNUAL GROWTH 2025-2030	8.61%	10.71%	13.36%	
AVERAGE HOUSEHOLD INCOME	\$66,995	\$79,653	\$88,899	
TOTAL HOUSEHOLDS	3,808	27,431	42,582	



THE OFFERING



INVESTMENT HIGHLIGHTS



Approximately ± 7.53 acre tract providing an opportunity for office, medical, or multi-family development in the heart of Conroe



Located adjacent to the Simmons Bank Plaza with existing public utilities, paved roadway access, and surrounding commercial development already in place



Strategic downtown Conroe location along State Highway 105 (SH 105 / W. Davis Street) with direct access to I-45 feeder providing connectivity to The Woodlands, Downtown Houston, and major employment hubs



Amenity-rich, park-like environment adjacent to Veterans Memorial Park and the Montgomery County Library, with numerous nearby dining and retail options

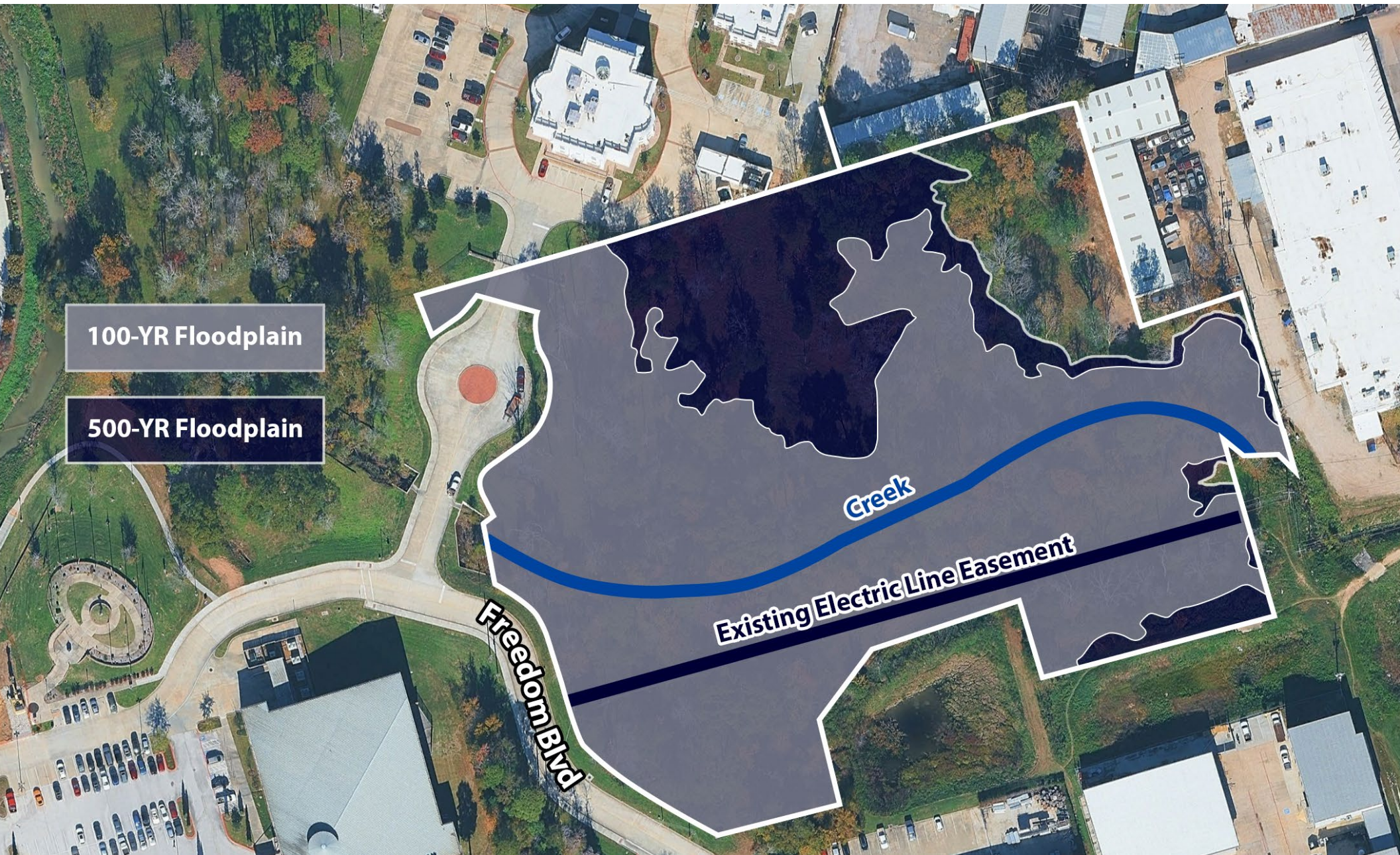


Strong surrounding demographics, with approximately 110,000 residents and more than 6,900 planned homes within a five-mile radius, supporting a stable and expanding workforce



Positioned within the rapidly growing Conroe trade area in Montgomery County, the fourth-fastest-growing county in the nation, which has experienced approximately 42% population growth over the past decade

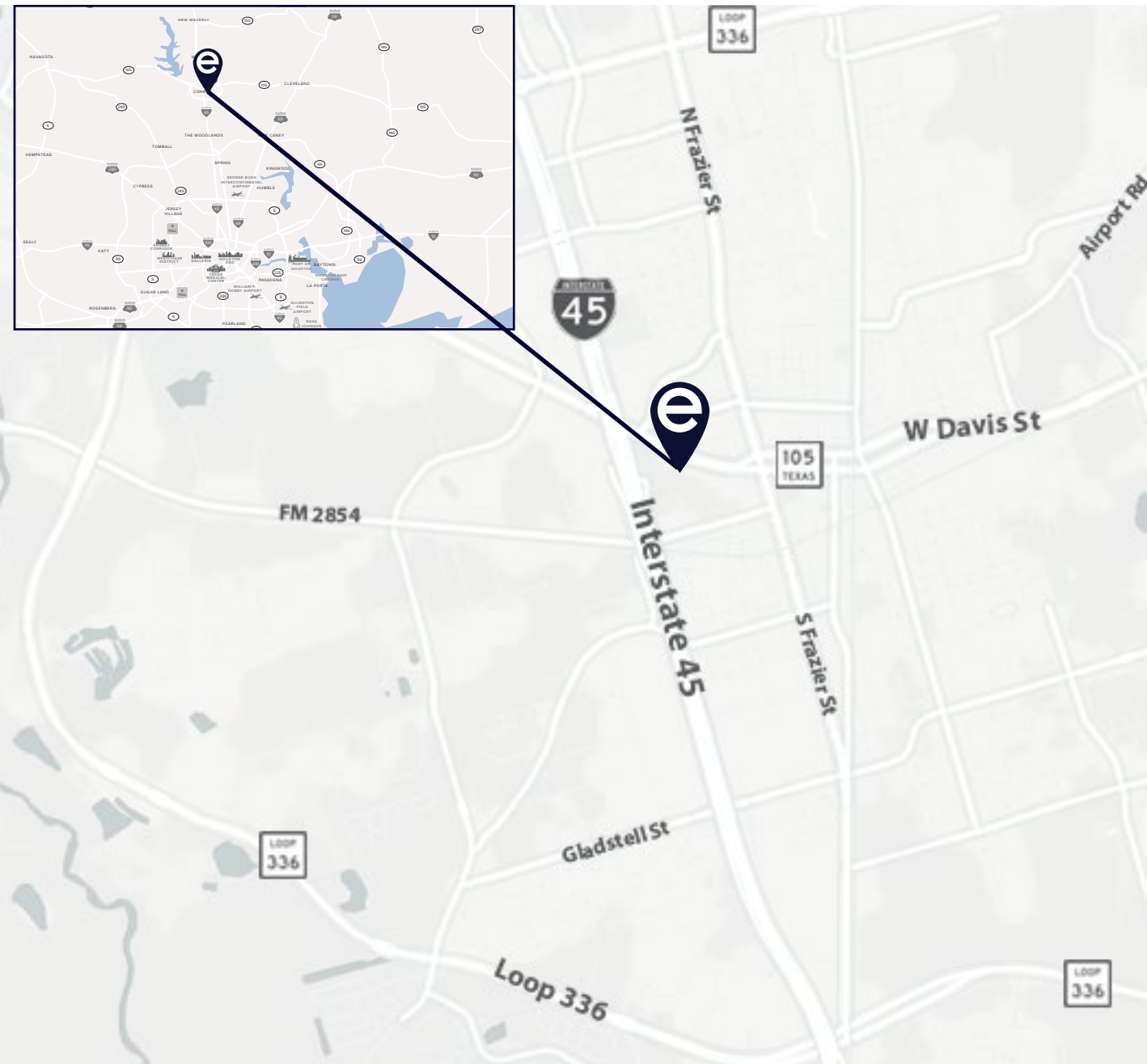
FLOODPLAIN AERIAL



STRATEGIC LOCATION



LOCATION MAP



TRADE AREA HIGHLIGHTS



Vibrant Trade Area Located 40 Miles North of Downtown Houston



Montgomery County is the Fourth Fastest Growing County in the United States



Home to Strong Historical Office Occupancy of 91.7% Average over the Past 10-Years



Conroe Boasts Strong Historic and Future Population Growth with an Estimated 6,900+ Future Homes



Situated Along I-45 with Access to Downtown Houston, Top Houston Employment Hubs and Affluent North Houston Suburbs



Known for Top-Rated School Districts, Outdoor Recreation & High Quality of Life



Known for Robust Manufacturing Sector & Skilled Workforce

TRADE AREA AERIAL



TRADE AREA HOUSING OVERVIEW



MONTGOMERY COUNTY OVERVIEW

Montgomery County is located in East Central Texas and is one of the 12 counties in the Gulf Coast Region. The county is positioned approximately 45-miles north of downtown Houston with exceptional connectivity via Interstate 45, Interstate 59 and Grand Parkway. Montgomery County covers 1,047 square miles and the county seat is Conroe. The county's leading employment sectors include retail, education, energy and health care. Montgomery County is home to Lake Conroe, a popular recreation area less than an hour away from Houston, and abutting Conroe city limits. Notable cities in this region include Conroe, The Woodlands, Spring, Magnolia, New Caney and Willis. Montgomery County's reputation of green space, top-rated schools, and a talented and diverse workforce have attracted new residents and companies to the area.



Population has Grown More than 42% to Over 811,000 Residents in the Past Decade



Currently Ranked #4 in the Nation by Numeric Growth



Population Expected to Reach 1.4 Million People by 2050



Located approximately 40 miles north of Downtown Houston, Conroe offers exceptional regional accessibility via Interstate 45, the primary north-south corridor connecting the city to The Woodlands, Downtown Houston, and the broader Houston metropolitan area. As one of the fastest-growing communities in the region, Conroe continues to benefit from strong population growth, residential development, and expanding economic activity driven by its strategic location within the North Houston growth corridor.

A significant contributor to the area's appeal is Lake Conroe, a premier recreational destination that supports waterfront living, boating, and outdoor amenities while offering a more affordable lifestyle alternative to many of Houston's urban submarkets. The combination of natural amenities, quality housing options, and access to major employment centers has made Conroe an increasingly attractive destination for both residents and businesses.

The market is further supported by strong infrastructure fundamentals, including direct access to Interstate 45 and convenient proximity to George Bush Intercontinental Airport, enhancing regional and national connectivity. Alongside The Woodlands' established corporate presence and continued investment throughout Montgomery County, Conroe is well-positioned to sustain long-term growth and demand across a range of commercial property sectors, including office, industrial, retail, and service-oriented uses.

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	9,156	70,672	110,597
TOTAL DAYTIME POPULATION	14,263	71,497	102,480
HISTORICAL POPULATION CHANGE 2020 TO 2025	32.14%	23.79%	32.9%
PROJECTED POPULATION GROWTH 2025 TO 2030	8.61%	10.71%	13.36%
2030 PROJECTED POPULATION	9,944	78,243	125,373
% FEMALE POPULATION	51%	50%	51%
% MALE POPULATION	49%	50%	49%
MEDIAN AGE	34.1	34.7	36.4
BUSINESS			
TOTAL EMPLOYEES	8,990	31,308	39,591
TOTAL BUSINESSES	635	2,195	2,773
WHITE COLLAR EMPLOYEES	42%	40%	38%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$66,995	\$79,653	\$88,899
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$52,801	\$64,748	\$75,097
ESTIMATED PER CAPITA INCOME	\$28,023	\$34,761	\$40,456
HOUSEHOLD			
TOTAL HOUSING UNITS	3,808	27,431	42,582
% HOUSING UNITS OWNER-OCCUPIED	37.00%	49.00%	58.00%
% HOUSING UNITS RENTER-OCCUPIED	53.00%	44.00%	36.00%
RACE & ETHNICITY			
% WHITE	48.03%	54.84%	60.67%
% BLACK OR AFRICAN AMERICAN	13.83%	12.93%	10.41%
% ASIAN	1.04%	2.45%	2.73%
% OTHER	37.10%	29.79%	26.19%
% HISPANIC POPULATION	49.79%	39.54%	33.81%
% NOT HISPANIC POPULATION	50.21%	60.46%	66.19%

CONFIDENTIAL
OFFERING MEMORANDUM

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BROKER CONTACTS

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