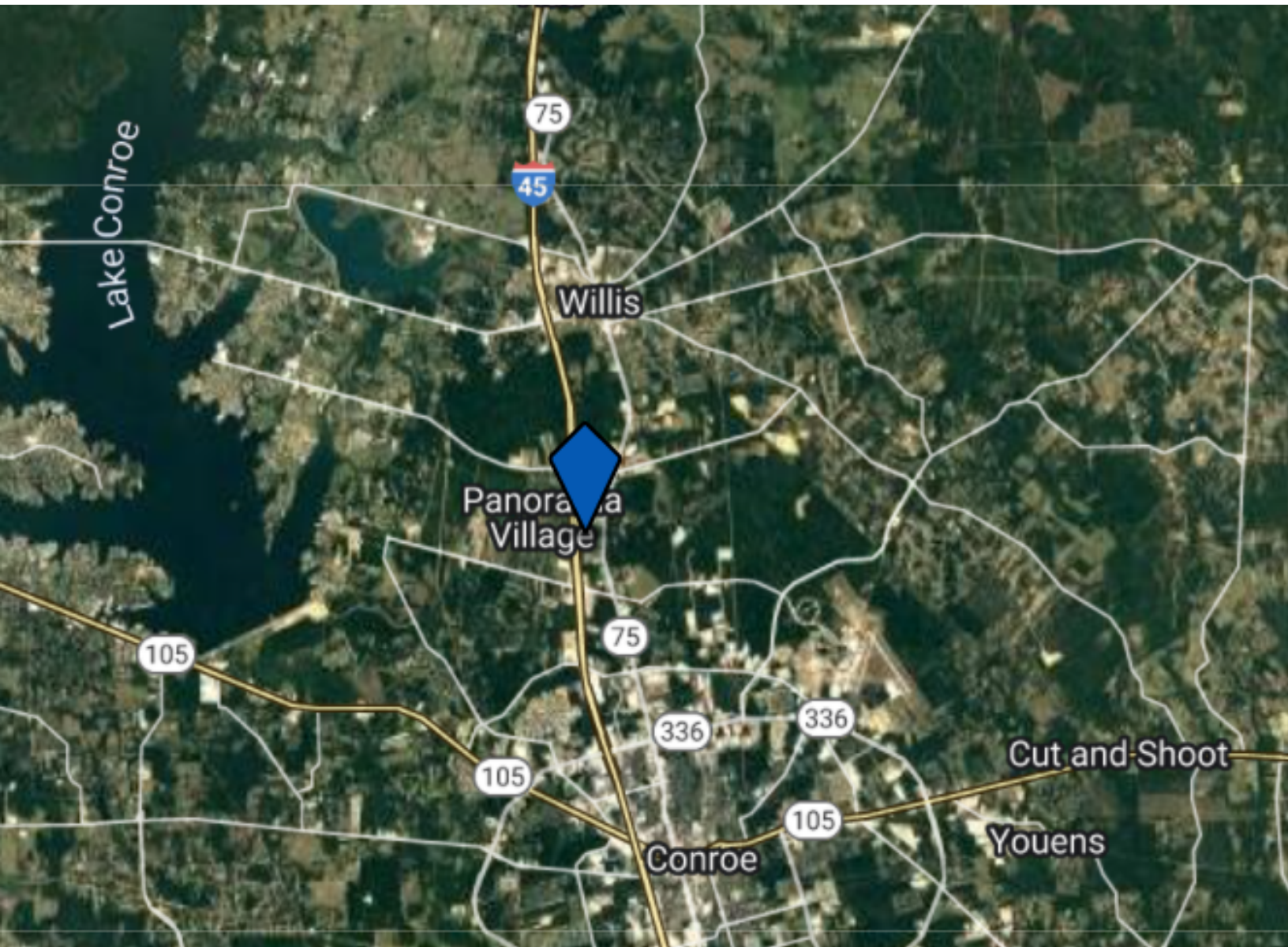


42 AC FOR SALE CONROE, TX

SRP Santa Rita Properties, Inc.



\$8,690,000



For More Information:

Carl Mattaliano

Phone: 713-594-1051

Email: crlmatt@swbell.net





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Santa Rita Properties, Inc.



I-45 @ League Line Rd - I-45 Conroe, TX I-45 N

FEATURES:

- Over 2,550 feet of frontage on the proposed I-45 frontage road
- New on ramp in front of the Subject Site
- Access to Hwy 75
- Utilities from City of Conroe
- Property has been cleared.
- Drainage study done
- Unrestricted
- Property can be divided as needed, large parcels and pad sites available.
- Ideal for industrial business park, corporate headquarters, dealership, apartments or a church campus

42 AC FOR SALE CONROE, TX

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EXECUTIVE SUMMARY

2500 sf of frontage on I-45 N. Beginning at the entrance ramp from League Line Rd.
Property expands east to HWY 75 frontage as well, with 400 sf of frontage on HWY-75.
All city utilities available .Existing curb cut on I-45 ,,with

approved curbcut on HWY-75
Property is located in the City of Conroe. East of I-45 N. just pass League Line rd.
Or approx. 1/4 mi.north of LeagueLine rd. on HWY -75

PROPERTY FACTS

Price	\$8,690,200	Property Subtype	Commercial
Sale Type	Investment	Proposed Use	Commercial
No. Lots	1	Total Lot Size	42.00 AC
Property Type	Land	Opportunity Zone	No

1 LOT AVAILABLE

Lot

Price	\$8,690,200	Lot Size	42.00 AC
Price Per AC	\$206,910		
Opportunity Zone !! Perfect for distribution			

TRANSPORTATION



AIRPORT

Houston George Bush Intercontinental Airport	44 min drive	38.1 mi
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PROPERTY TAXES

Parcel Numbers	0118-00-00304	Improvements Assessment	\$0
Land Assessment	\$981,440	Total Assessment	\$981,440

