



**THE
COMMERCIAL
PROFESSIONALS**

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

FM 1485 | UP TO 3 ACRES FOR LEASE

11750 FM 1485 | CONROE, TX 77306



OFFERING SUMMARY

LEASE RATE

\$6,500 PER MONTH

AVAILABLE SF

3 ACRES

LOT SIZE

6 ACRES

PROPERTY TYPE

**COMMERCIAL/RETAIL/
INDUSTRIAL/DEVELOPMENT**

PROPERTY HIGHLIGHTS

Prime opportunity at 11750 FM 1485, Conroe, TX! This 6-acre versatile tract with 3 Acres Available to lease is ideally situated in one of Montgomery County's rapidly growing areas, offering excellent frontage and easy access along busy FM 1485. Surrounded by expanding residential, commercial, and industrial development, this property provides outstanding visibility and strong future growth potential.

Conveniently located near I-45, Highway 59/I-69, SH 242, and FM 3083, with quick access to Conroe, New Caney, The Woodlands, and the greater Houston market. Ideal for commercial use, investment, storage, business operations, or future development.

Don't miss this opportunity to secure acreage in a high-demand growth corridor!

Aerial Map



Property Photos



Demographics



Located at 11750 FM 1485, Conroe, TX, this property offers a prime position in one of Montgomery County's rapidly growing corridors. With convenient access to I-45, Highway 59/I-69, FM 3083, and SH 242, the location provides excellent connectivity to Conroe, New Caney, The Woodlands, and the greater Houston area.

Situated along busy FM 1485, this property benefits from strong frontage, easy access, and increasing residential and commercial development nearby, making it an outstanding opportunity for business or investment use.

	1 Mile	3 Miles	5 Miles
Total population	668	8,703	30,861
Workday Population	316	4,094	13,875
Total household	226	2,774	9,775
Average household income	\$77,385	\$81,067	\$83,266
Average age	26.3	32.4	32.8
Male Population	344	4,222	14,787
Female Population	325	4,487	16,082

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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