

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

1.14 ACRES LAND FOR LEASE

0 FM 2090 RD | CONROE, TX 77302



OFFERING SUMMARY

LEASE RATE

\$12 SF/YR.

AVAILABLE SF

1 SF

LOT SIZE

LAND

LOT SIZE

1.14 ACRES

PROPERTY HIGHLIGHTS

- **Land Only: \$500/month**
- **Land + House: \$2,000/month**
- 1.14 Acres for Lease
- Unrestricted Property
- No Zoning Restrictions
- Prime FM 2090 Location
- Great Road Frontage
- High-Growth Area
- Ideal for Business Use
- Truck Parking / Trailer Parking
- Equipment Storage / Laydown Yard
- Agricultural Use Allowed
- Spacious & Flexible Tract
- Endless Possibilities for Development or Use

Aerial Map



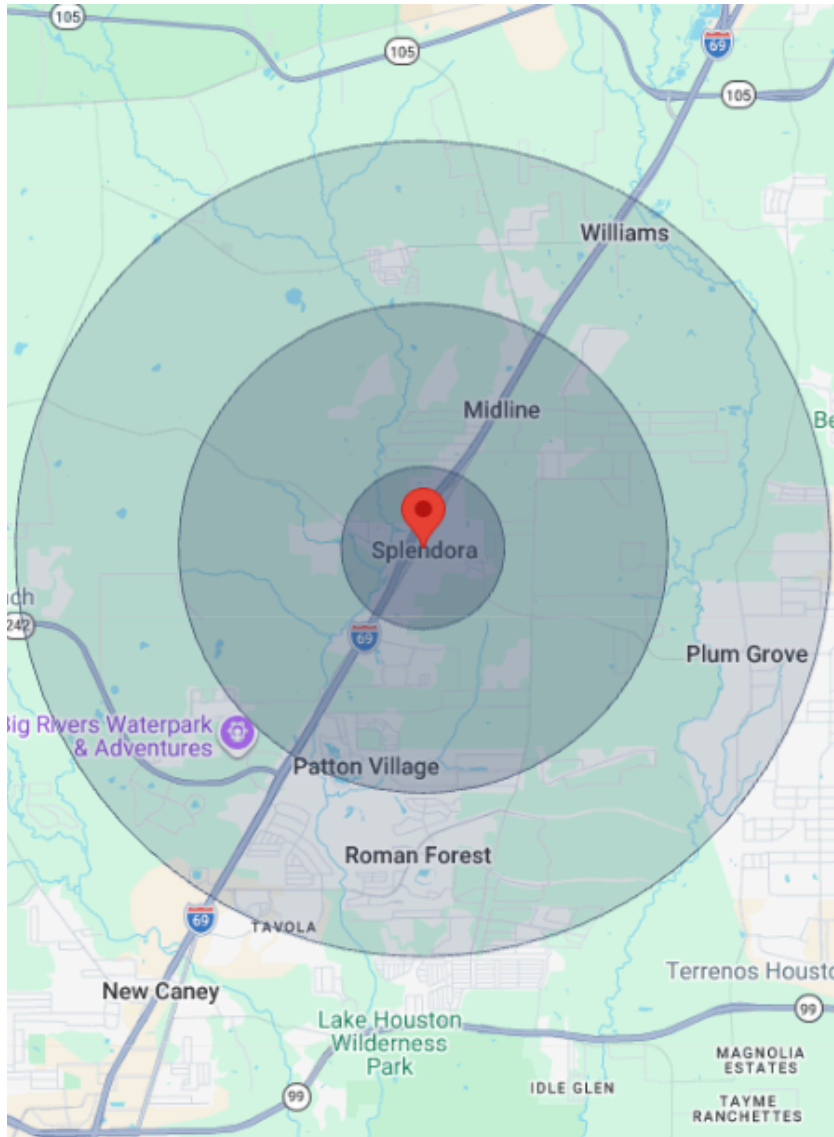
Property Photos



Demographics

Located in the rapidly growing Conroe/Grangerland area of Montgomery County, this property offers convenient access to FM 2090, FM 3083, Highway 59, and Interstate 45.

Positioned near expanding residential and commercial development, this location provides excellent accessibility, strong growth potential, and easy connectivity to Conroe, New Caney, Porter, and surrounding Houston markets.



	1 Mile	3 Miles	5 Miles
Total population	1,926	11,980	28,029
Workday Population	834	5,515	12,500
Total household	588	3,634	8,761
Average household income	\$93,042	\$93,341	\$97,235
Average age	34.6	34.7	34.6
Male Population	998	6,174	14,450
Female Population	931	5,814	13,587

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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