



SITE

45± ACRES FOR SALE

OLD CONROE RD, CONROE, TX 77384

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SENDERO

REAL ESTATE





PROPERTY HIGHLIGHTS

- ⊕ FRONT DOOR ALONG OLD CONROE ROAD WHICH IS PROPOSED TO BE A 4-LANE ROAD.
- ⊕ THE TRACT ADJOINS THE NEW CONROE ISD EISSLER ELEMENTARY SCHOOL
- ⊕ ONE OF THE LAST REMAINING PARCELS OF THIS SIZE NOT CONTROLLED BY HOWARD HUGHES THAT CORRESPONDS TO THE WOODLANDS SCHOOLS.
- ⊕ MINIMAL 500 YR FLOOD PLAIN ALONG THE NORTHERN BOUNDARY
- ⊕ WATER AND SEWER AVAILABLE VIA MUD DISTRICT
- ⊕ IDEAL USE FOR BTR OR MULTI FAMILY, OR SINGLE FAMILY RESIDENTIAL
- ⊕ DRAINAGE EASEMENT ON EASTERN BOUNDRY FOR OUTFALL
- ⊕ CORRESPONDS TO SOUGHT OUT CONROE ISD SCHOOLS
- ⊕ THE PROPERTY HAS HIGH QUALITY SELECT FILL

PROPERTY DETAILS

This 45± acres tract, is one of the last remaining unrestricted parcels of this size located along Old Conroe Rd corridor. This tract corresponds to sought-out Woodlands schools and it also adjoins a new Conroe ISD Eissler Elementary School site. Located just 3 miles north of FM 1488 along Old Conroe Rd, this land sits in a strategic location as there are recently approved plans for funding to extend Old Conroe Rd from FM 1488 to Loop 336. When complete, the project will connect Sgt. Ed Holcombe Blvd & Old Conroe Rd with a bridge of the West Fork of the San Jacinto River & Lake Creek. The expansion will cut through the subject property as shown on the adjoining site shown on page 13. The expansion will create needed mobility for all of the growth that the area has recently received from new residential & commercial developments along the corridor including River's Edge (DR Horton), Fosters Ridge (Legend Homes), Marcel Town Center and the Cottage Green to name a few. The Tract has good drainage to the north of the site and utilities are available via adjoining MUD, but will need to be annexed.

SITE INFORMATION

LOCATION	Old Conroe Rd, North of FM1488, West of I-45
SUBMARKET	North Woodlands
SIZE	45± Acres
UTILITIES	Avail. via adjoining MUD
FLOOD PLAIN	Minimal 500yr
TAX RATE	1.74% (Existing)
MoCo MUD 144	1.5% (If annexed)
SCHOOLS	Conroe ISD
USES	BTR, Multi-Fam, or SFR
PRICE	Tract A: \$4/sf

DEMOGRAPHIC SUMMARY

13396-14008 Old Conroe Rd
 Ring of 3 miles

KEY FACTS

39,381

Population

38.7

Median Age



14,566

Households

\$107,371

Median Disposable Income

EDUCATION

1.8%

No High School Diploma



14.1%

High School Graduate



23.5%

Some College/ Associate's Degree



60.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$130,530

Median Household Income



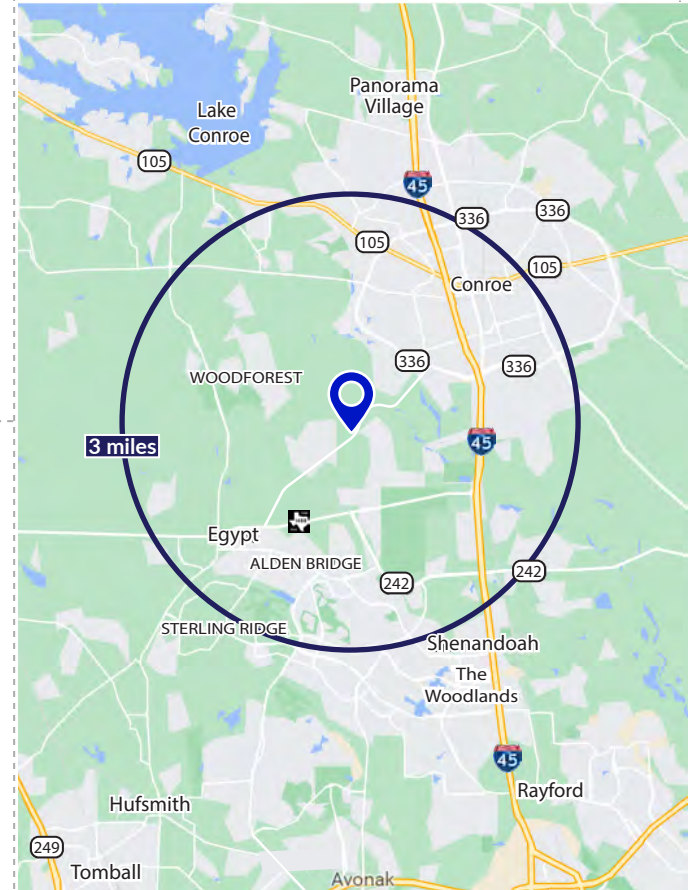
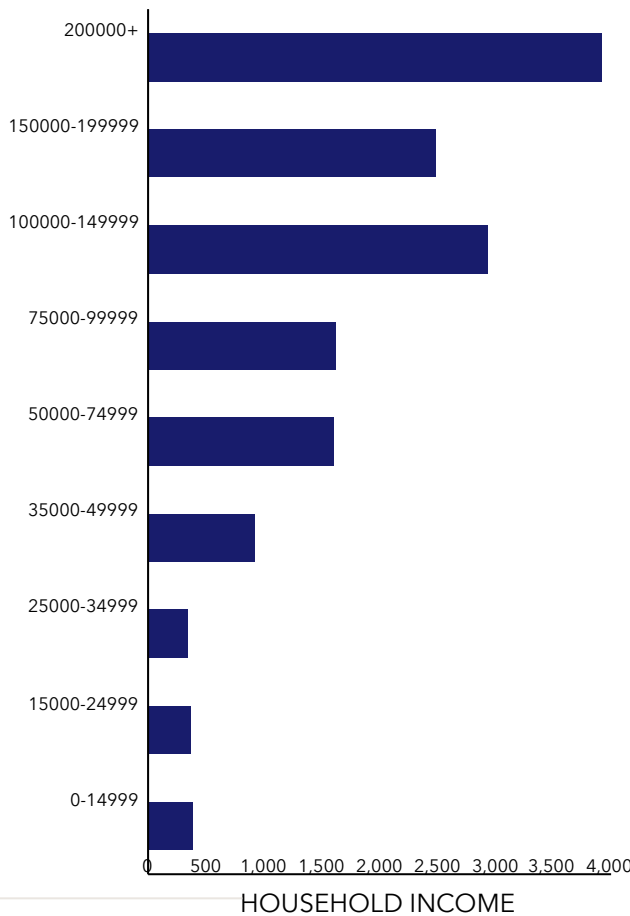
\$61,675

Per Capita Income



\$587,347

Median Net Worth



EMPLOYMENT



White Collar

76.6%



Blue Collar

14.6%



Services

9.9%

3.3%

Unemployment Rate





SITE

FUTURE OLD CONROE RD (120' ROW)



FUTURE ACCESS RD

FUTURE
COMMERCIAL
PADS

FUTURE
COMMERCIAL
PADS

FUTURE ACCESS RD

**RIVERS
EDGE**

EXISTING OLD CONROE RD







SITE

FUTURE OLD CONROE RD

LOOP 336

Kroger	five BEL'W	Michaels
Jersey Mike's	Starbucks	DICK'S SPORTING GOODS
TORCHY'S VACUUM	HomeGoods	Marshall's
ULTA	crumbl cookies	MOD
SMOOTHIE KING	T-Mobile	AMERICA'S BEST CONTACTS & EYEGLASSES
		AT&T
		MEALISTERS
		la Madeleine
		CHASE

INTERSTATE 45

1488

CITIZENS GRILL	W*F GANG
THE ADVENTURE BEGINS	NOO'S
MEZCAL CANTINA	malibu
APRICOT LANE	TAPPED
Solace	

SmartStop Self Storage
JET'S PIZZA
SUBWAY
CIRCLE K

WOODSON'S
GREGG'S
FOREST CROSSING

Kroger
CHIPOTE
BANK OF AMERICA
Little Caesars
The UPS Store

Jack in the box	Quick Quack CAR WASH
Canes	Christian Brothers

XSCAPE THEATRES
BRU-STER'S

salata
Denny's
Buffalo Wild Wings
Schlotzsky's
Trailblazers

H-E-B
Methuist EMERGENCY CARE
CVS pharmacy
BURGER KING

NUTRITION DEPOT	Freddy's STEAKBURGERS
crumbl cookies	Jason's deli
Starbucks	chili's
Chick-fil-A	PET SMART
TJ-MAXX	TARGET

OLD CONROE RD

COLLEGE PARK DR

KUYKENDahl RD



AREA BTR COMMUNITIES

Amber Pines at Fosters Ridge

3bed/2bath
\$1,957-\$2,285/mo

4bed/2-2.5bath
\$2,250-2,887/mo

Cottage Living

1bed/1bath
\$1,400/mo (644sf)
\$1,785/mo (728sf)
\$1,900/mo (868sf)

2bed/1bath
\$1,850/mo

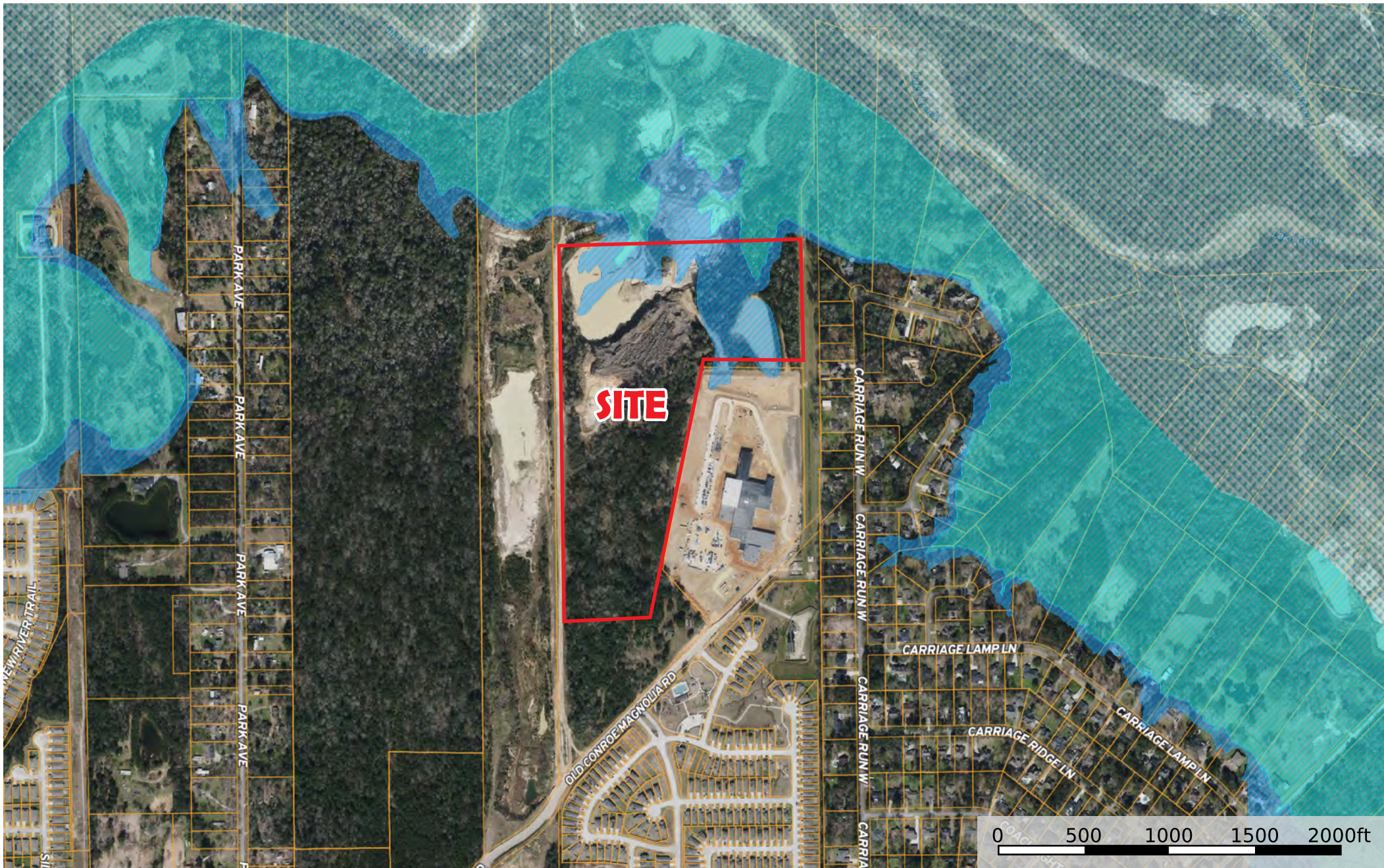
2bed/2bath
\$2,235/mo (983 sf)
\$2,250/mo (1,340 sf)








3bed/2bath
\$2,500/mo

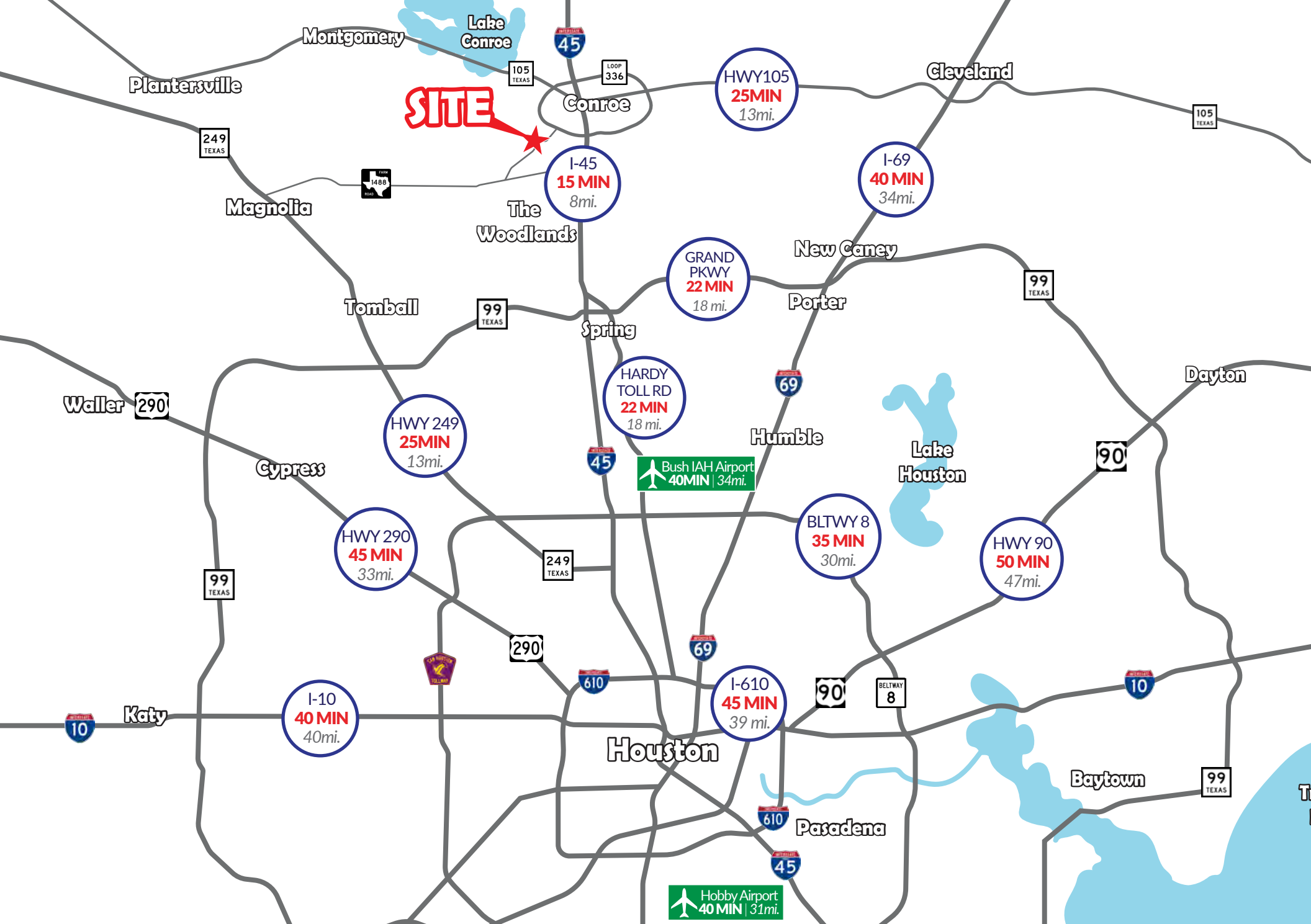
The Cottages at Buckshot Landing

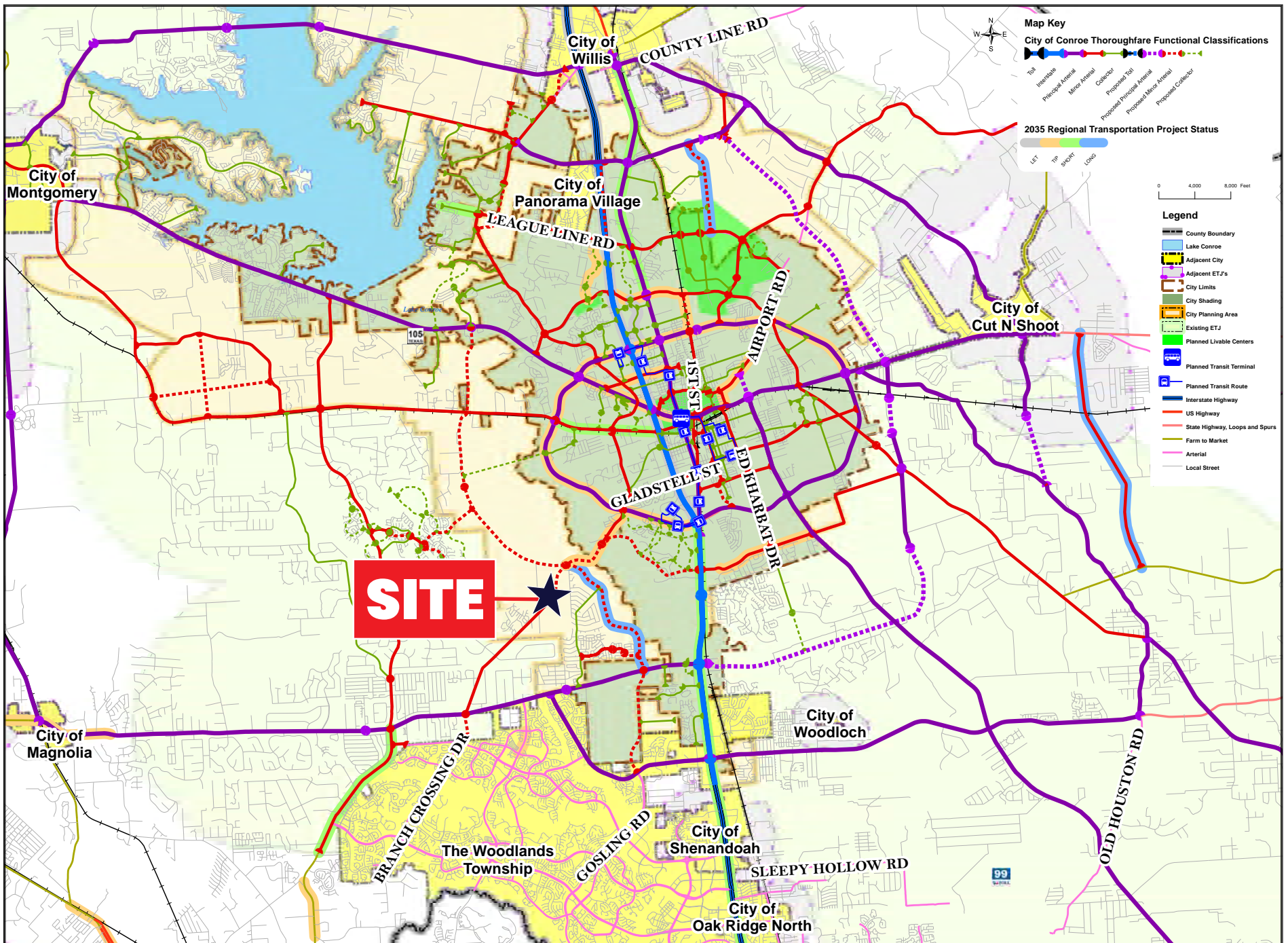
2bed/2bath
\$2,050-\$2,150/mo

3bed/2bath
\$2,400-\$2,500/mo



-  Boundary
-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included





Revised: 11/07/2012 - Amend provisions of Ordinance No. 1955-10, adopt a revised City of Conroe Thoroughfare Plan. 6/6/2017 - Ordinance 2380-17 Amending Comprehensive Plan by Adopting a Revised Thoroughfare Plan.

2035 Thoroughfare Plan of the City of Conroe

Old Conroe Road Tract

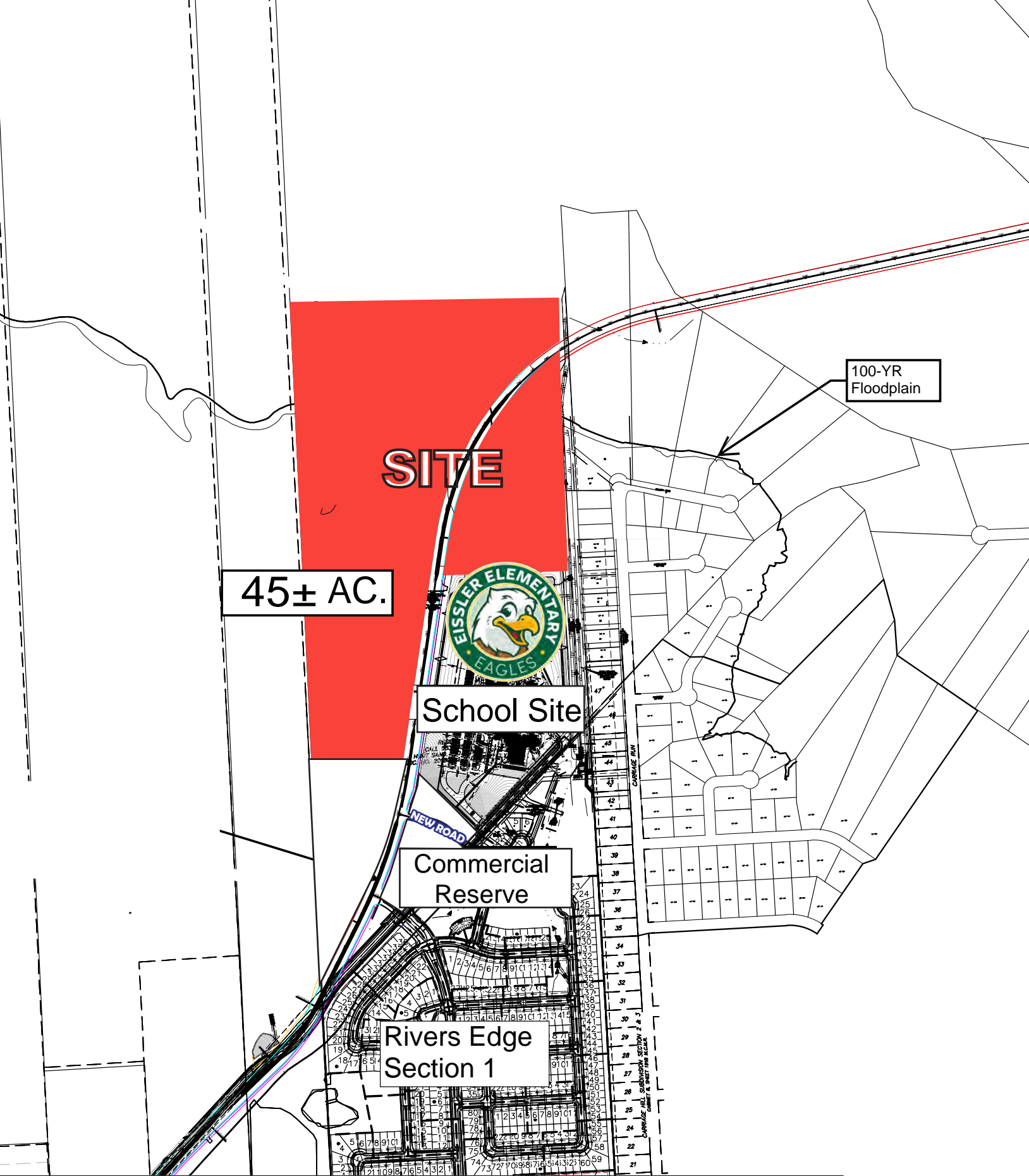
A Conceptual Land Use Plan
Conroe, Texas



SENDERO
REAL ESTATE



Land Use Summary	
Single Family	23.7 Ac.
Commercial	6.4 Ac.
Drainage/ Detention	11.3 Ac.
Old Conroe Road	9.0 Ac.
Mining Access Window	3.5 Ac.
Collector Roads	1.8 Ac.
Total	+/- 55.7 Ac.



45± AC.

100-YR
Floodplain

SITE



School Site

Commercial
Reserve

Rivers Edge
Section 1

CLICK HERE FOR LINK TO OLD CONROE RD EXPANSION



Sources: Federal Emergency Management Agency
 Texas Commission on Environmental Quality
 Texas Historical Commission
 Texas Railroad Commission
 Montgomery County
 USFWS National Wetlands Inventory
 USGS National Hydrography Dataset
 Base Map Imagery: 2020 Nearmap



LEGEND	
	Proposed Route
	Place of Worship
	School
	Hospital / Medical Facility
	Fire Station
	Firearms Training Facility
	Official Texas Historical Marker
	Cemetery
	Oil & Gas Well
	Pipeline(s)
	Wastewater Treatment Plant
	Electric Power Substation
	Power Transmission Line
	Potential Hazardous Materials Site
	Local Park / Recreational Facility
	State Park
	Stream
	Body of Water
	National Wetlands Inventory (NWI) Wetlands and Waters
	FEMA 100-Year Floodplain

OLD CONROE ROAD PROPOSED WIDENING AND EXTENSION PROJECT
 FROM LP 336 TO FM 1488
 CSJ: 0912-37-231

PUBLIC MEETING DISPLAY
 MARCH 2021



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