



FOR SALE

**11914 BROWDER TRAYLOR RD
CONROE, TX 77303**

24.88 ACRES OF LAND • RESIDENTIAL OR COMMERCIAL USE • LOCATED IN THE WOODLANDS SUBMARKET

Kevin Barr • Managing Partner, Mohr Partners • C: (713) 530-3908 • kevin.barr@mohrpartners.com

Property Information

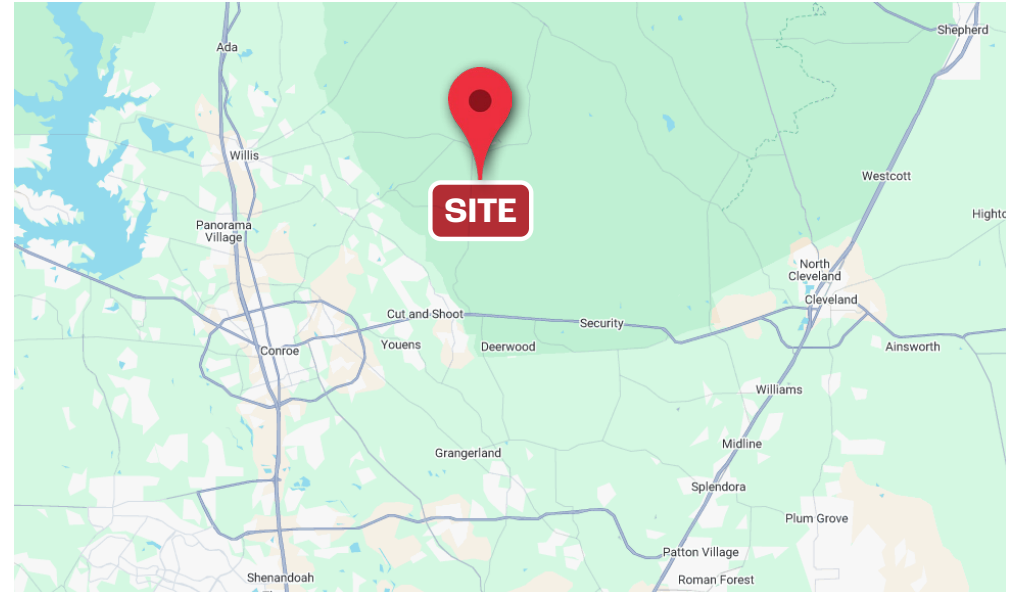
LISTING OVERVIEW

Price	Call for Pricing
Total Lot Size	24.88 Acres
Land Type	Unimproved Land
Zoning	No Zoning Restrictions
Road Frontage	Direct frontage on Browder Taylor Rd
Current Use	Agricultural (D1 Exempt)
MSA	Greater Houston Metropolitan Area



PROPERTY HIGHLIGHTS

- No zoning restrictions - suitable for residential or commercial development
- Currently ag-exempt (D1), offering potential tax advantages during holding period
- Located in Conroe, TX 77303 — one of the fastest-growing cities in the U.S.
- Convenient access to Interstate 45 and Grand Parkway (TX-99)
- Situated in Montgomery County, a high-growth corridor north of Houston
- Ideal for developers, investors, or owner-users seeking a versatile and well-positioned land opportunity



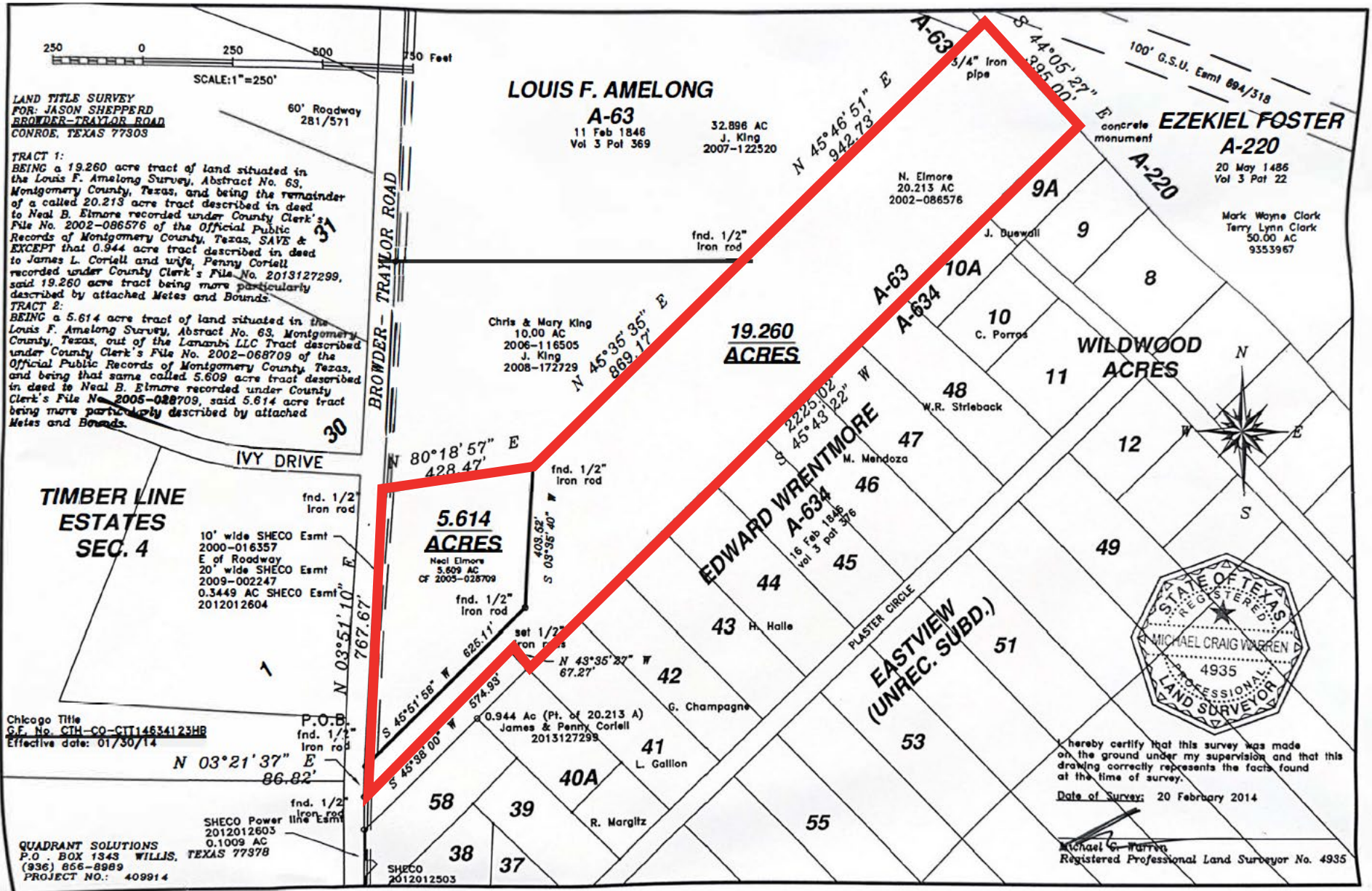
Property Photos



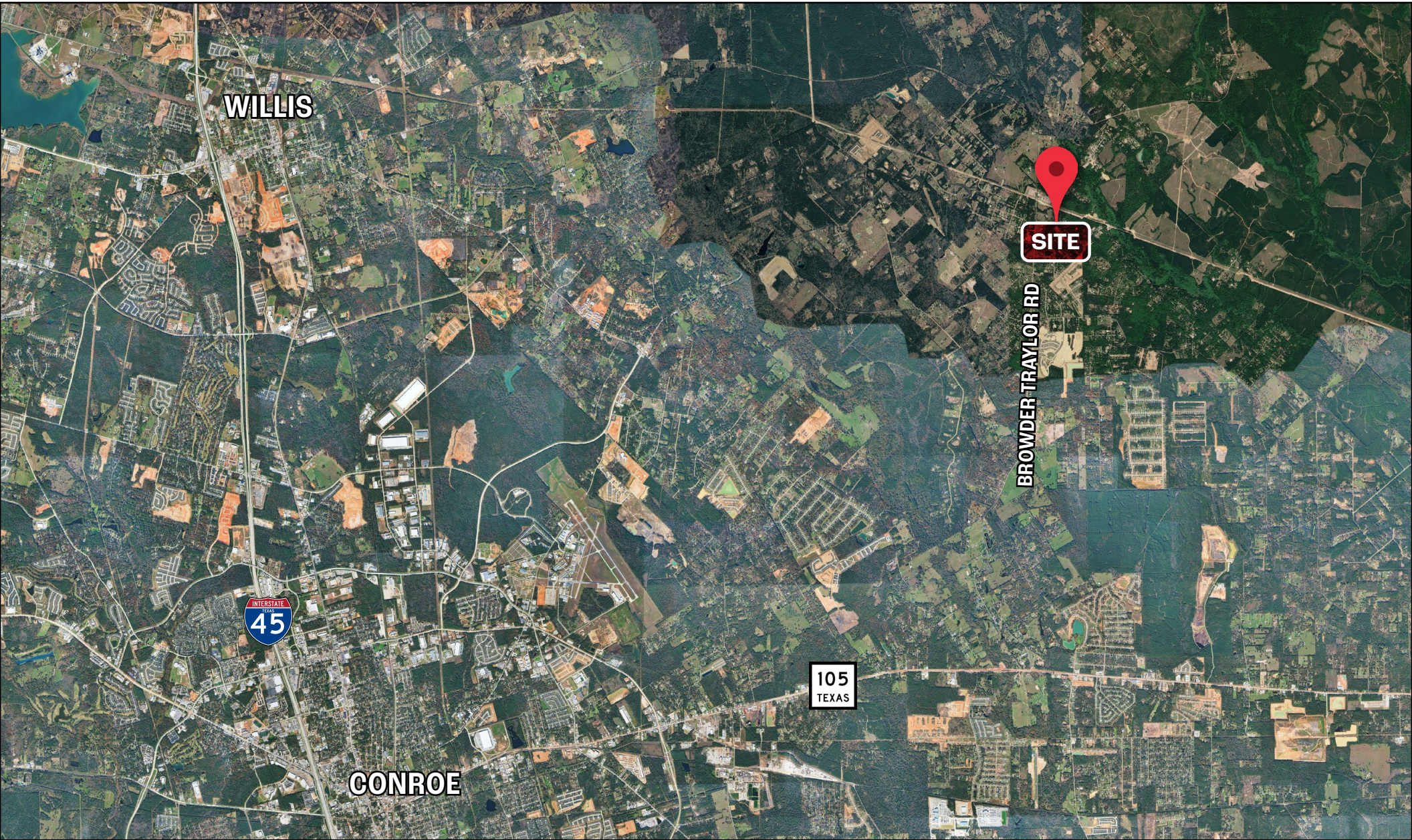
Property Photos



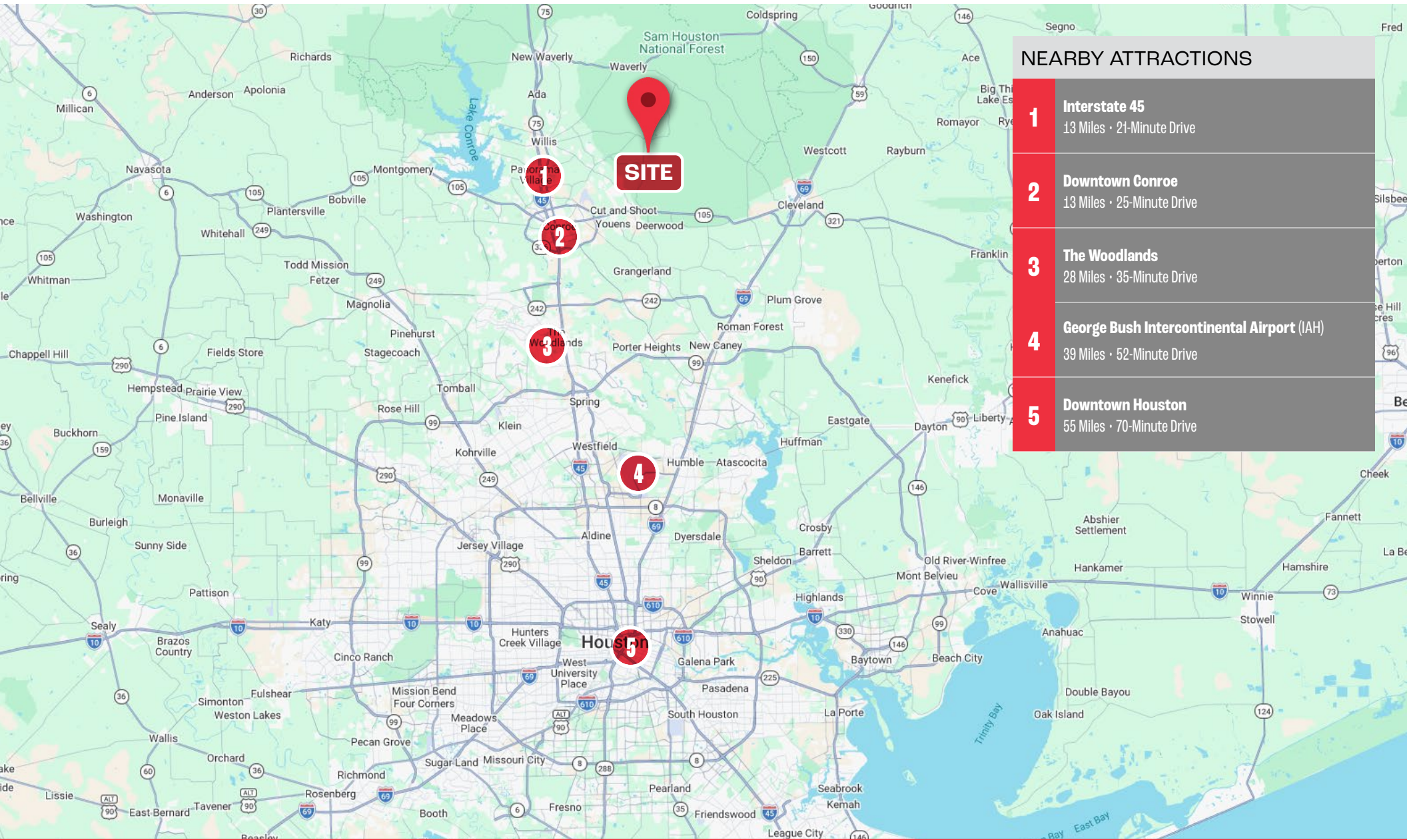
Site Plan



Aerial Map



Greater Houston Map



NEARBY ATTRACTIONS

- 1 Interstate 45**
13 Miles • 21-Minute Drive
- 2 Downtown Conroe**
13 Miles • 25-Minute Drive
- 3 The Woodlands**
28 Miles • 35-Minute Drive
- 4 George Bush Intercontinental Airport (IAH)**
39 Miles • 52-Minute Drive
- 5 Downtown Houston**
55 Miles • 70-Minute Drive

Houston Market Summary



Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston's economy has had a broad industrial base and is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. The city has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City). Because of these strengths, Houston is designated as a global city by the Globalization and World Cities Study Group

and Network. Additionally, the Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The Houston area is the top U.S. market for exports, surpassing New York City in 2013.

Houston is also home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, home to the Mission Control Center.

Nicknamed the "Bayou City", "Space City", "H-Town", and "the 713", Houston has developed into a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S.

- No. 1** Largest Amount of Industrial Construction in U.S. since 2013 (*Houston Chronicle*)
- No. 1** U.S. City for Real Estate Development from 2013 to 2023 (*StorageCafe*)
- 2nd** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5th** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

Demographics

	3 MILE	5 MILE	10 MILE
Population			
2020 Population	3,867	11,295	74,489
2024 Population	5,106	15,331	98,172
2029 Population Projection	6,008	18,159	115,489
Annual Growth 2020-2024	6.4%	7.1%	6.4%
Annual Growth 2024-2029	3.5%	3.7%	3.5%
Households			
2020 Households	1,341	3,870	23,585
2024 Households	1,777	5,269	31,446
2029 Household Projection	2,098	6,262	37,237
Annual Growth 2020-2024	7.7%	8.5%	7.7%
Annual Growth 2024-2029	3.6%	3.8%	3.7%
Avg Household Size	2.90	2.90	3.00
Avg Household Vehicles	3.00	2.00	2.00
Housing			
Median Home Value	\$348,360	\$315,057	\$235,805
Median Year Built	2004	2005	2004
Owner Occupied Households	1,824	5,390	27,946
Renter Occupied Households	273	872	9,291
Household Income			
< \$25,000	106	629	4,059
\$25,000 - 50,000	300	927	6,511
\$50,000 - 75,000	256	791	6,007
\$75,000 - 100,000	196	500	4,610
\$100,000 - 125,000	341	939	4,028
\$125,000 - 150,000	262	566	1,975
\$150,000 - 200,000	187	572	2,156
\$200,000+	128	345	2,099
Avg Household Income	\$108,943	\$100,394	\$90,248
Median Household Income	\$102,199	\$89,374	\$71,699

	3 MILE	5 MILE	10 MILE
Population Summary			
Age 15+	4,157	12,322	77,509
Age 20+	3,802	11,210	70,068
Age 35+	2,922	8,470	49,894
Age 55+	1,649	4,475	23,425
Age 65+	951	2,569	13,121
Median Age	41.10	39.10	35.60
Avg Age	40.30	38.90	36.40
Education			
Some High School, No Diploma	491	1,290	14,427
High School Graduate	1,423	4,198	21,400
Some College, No Degree	1,212	3,416	18,010
Associate Degree	191	762	3,876
Bachelor's Degree	287	973	6,811
Advanced Degree	82	394	2,751
Employment			
Civilian Employed	2,543	7,472	45,779
Civilian Unemployed	196	611	2,405
Civilian Non-Labor Force	1,349	4,018	27,825
U.S. Armed Forces	0	0	17
Housing Value			
< \$100,000	158	470	4,895
\$100,000 - 200,000	234	959	4,920
\$200,000 - 300,000	204	708	5,562
\$300,000 - 400,000	366	870	3,555
\$400,000 - 500,000	257	558	1,669
\$500,000 - 1,000,000	296	826	2,609
\$1,000,000+	31	145	403

Demographic data © CoStar 2026

Advisor Bio



Kevin Barr MANAGING PARTNER

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Kevin A. Barr, a Managing Partner at Mohr Partners, Inc., is a recognized leader in the Corporate Real Estate Advisory Services field. He brings over 24 years of extensive experience representing primarily Fortune 1000 and above clients on their strategic portfolio planning, corporate headquarters transactions, lease negotiations, build-to-suits, sale-leasebacks, dispositions, portfolio repositioning, expense audits, financial analysis, value engineering, and capital procurement.

Kevin formed Mohr Partners' Houston Corporate office in 2014, bringing with him a strong team of experienced professionals that have had tremendous success in both the local market as well as national platform transactions.

Prior to joining Mohr Partners in 2014, Kevin was President & CEO of Palermo Barr Corporate Realty Advisors and Managing Principal for Barr McCarthy for over a decade. Both were firms with deep specialties in corporate real estate advisory, with clients that demand complete attention to detail with a strong understanding on the unique characteristics of their business and industry they reside in.

Kevin serves on the Executive Management Advisory Board for Mohr Partners

Houston, which is responsible for account development, recruiting of new brokers, and Houston Office growth. Under Kevin's direction, the Houston office manages a large majority of high-value transactions in the Oil and Gas, Engineering, Financial, Manufacturing, Legal Services, Logistics and Medical Life Science industries.

Kevin has also developed expertise in the representation of Energy, Logistic, and Manufacturing Companies over the past 24 years. His team's focus in this industry has earned Kevin the reputation of being the "best in class" corporate services firm in Houston market. Developing an expertise in the energy industry has allowed Kevin and his team to assess occupancy costs analysis and implementing strategies to reduce vacancy costs in their clients' portfolios.

Education:

- Texas Tech University, Bachelor of Science, Marketing
- University of Denver – Daniels School of Business – MBA w/ Corporate Finance
- University of Denver - Master of Commercial Real Estate and Development

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MOHR PARTNERS, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

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