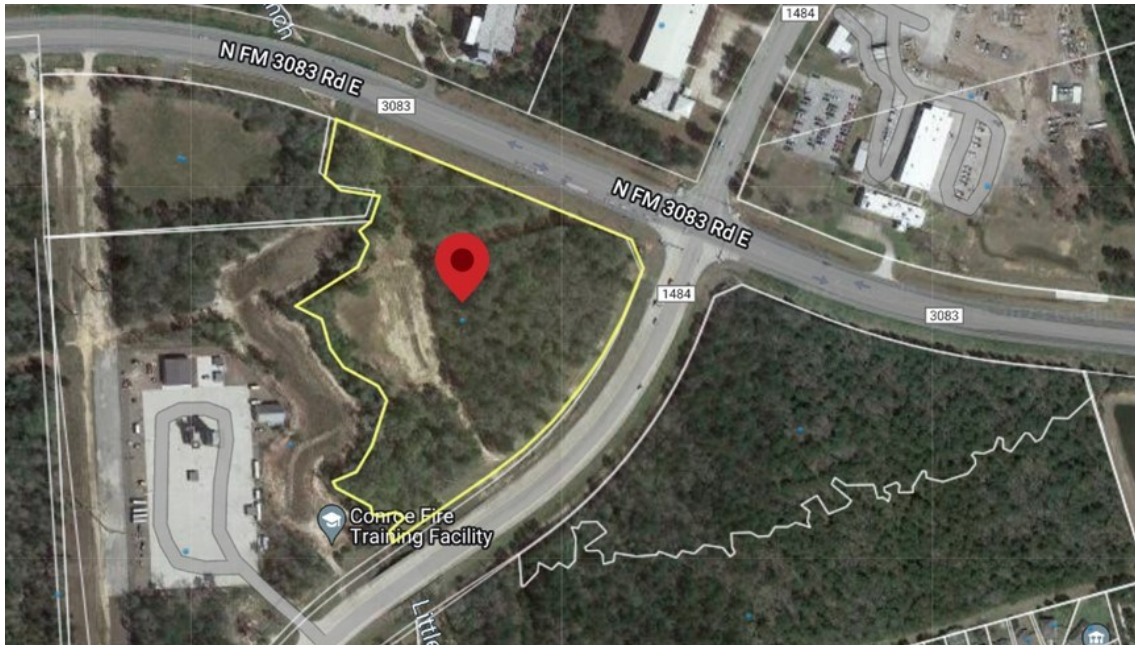


Conroe Corner

Highly Sought-After Primary Market in Montgomery County, Texas
FM 3083 & FM 1484, Conroe, TX 77303



Property Description

- **For Sale, Build To Suit or Land Lease: Rates Negotiable**
 - i) Lot 1 (1.43 AC) @ \$1,090,089 (\$17.50 PSF)
 - ii) Lot 2 (1.13 AC) @ \$ 861,399 (\$17.50 PSF)
 - iii) Lot 3 (1.61 AC) @ \$1,297,434 (\$18.50 PSF)
 - iv) Lot 4 (2.20 AC) @ \$1,341,648 (\$14.00 PSF)
- **Planned Mixed Retail: Development Options**
- **Great Visibility: 800'+ Frontage FM 1484 & FM 3083**
- **Auto ~ QSR ~ Dollar Store: Abundant Parking**
- **Exterior Patio & Drive Thru Option: 4 Ingress/Egress**
- **Shovel Ready Sites: Public utilities and costly offsite detention completed.**
- **Demographics:**

	1—Mile	3—Mile	5—Mile
Population	3,541	41,331	100,318
- **Ave. Income:**

	1—Mile	3—Mile	5—Mile
	\$91,930	\$81,245	\$89,350
- **Households:** 13,705 @ 10-Minute Drive
- **Autos PD:** 26,000+
- **Traffic Generators:** 1-Mile from Conroe Convention Center and Conroe Airport (With US Customs Office)



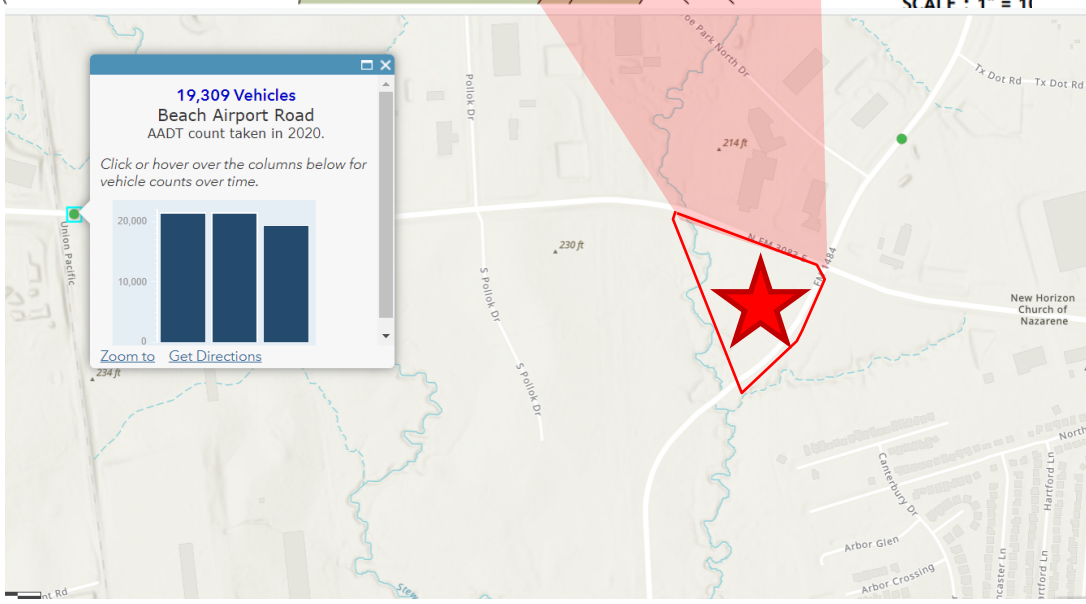
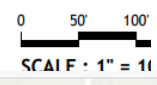
NEWMAN

Contact

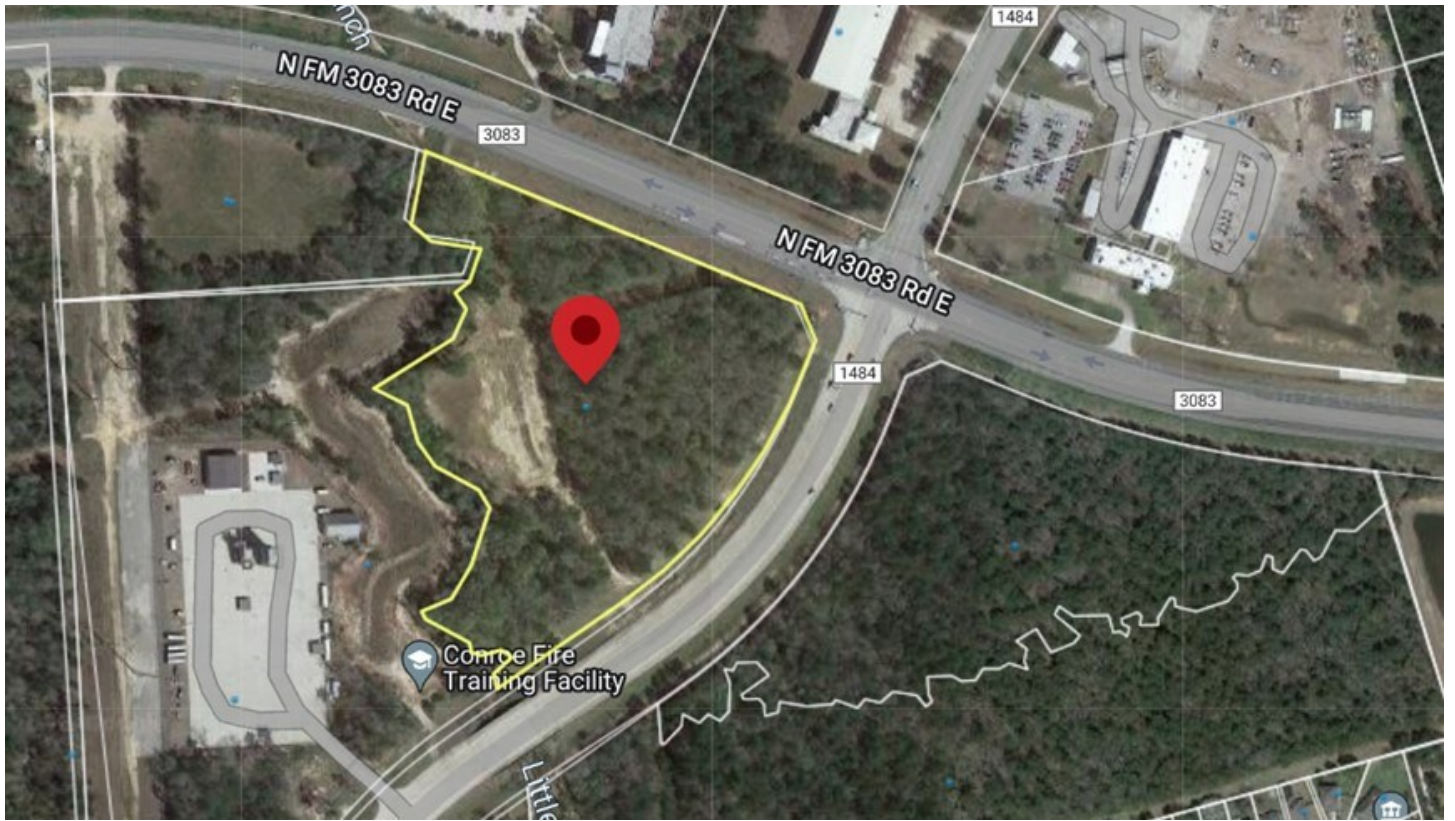
David Fisher, CCIM
(832) 476-7213
david@newmancre.com

Conroe Park North

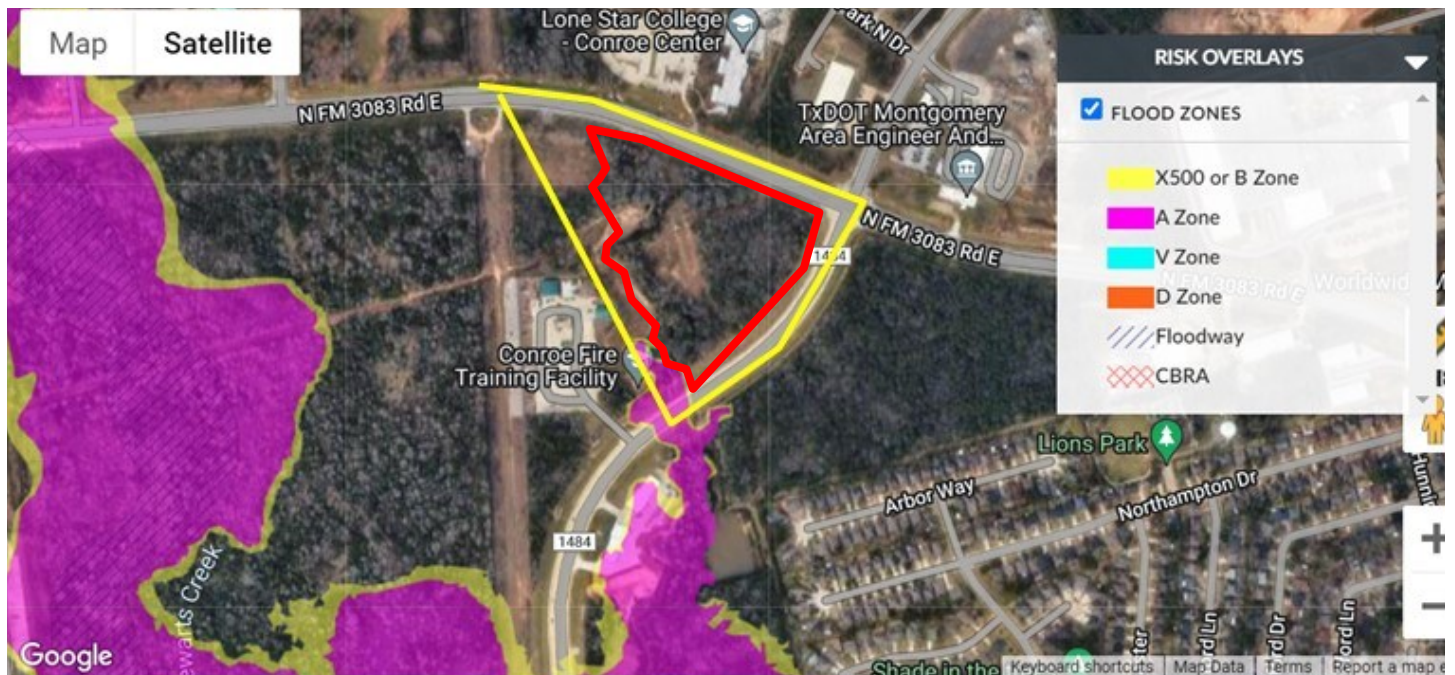
- Decades after its creation in the late 1960s and early 1970s, Conroe Park North is now home to 27 companies where more than 3,000 individuals are employed.
- The city invested in a 610-acre land expansion to keep up with the growth at the industrial park, which is currently at 98-percent capacity, said Danielle Scheiner, director of the Greater Conroe Economic Development Council.
- Conroe was ranked the No. 2 city from 2010-20 in the U.S. for top 10 fastest-growing U.S. large cities,



- Conroe saw 71.2% population growth from 2010-20.
- Conroe has a total of 4,945 businesses that employ 47,149 people.
- Conroe was ranked as a top 25 U.S. growth city by U-Haul in 2022, measuring one-way trips to a city.



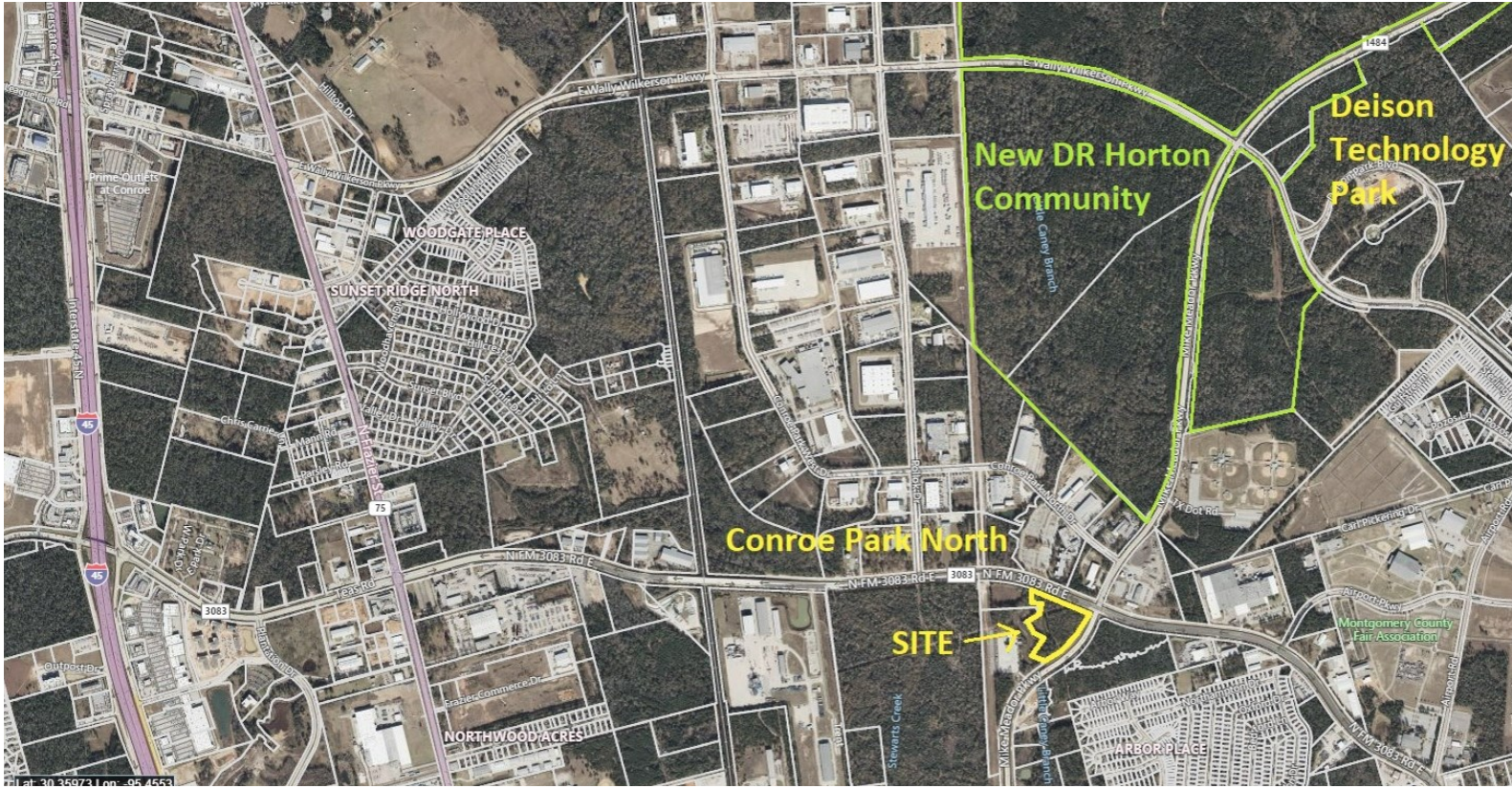
FEMA Flood Map



Aerials showing the 1,324 acre DR Horton community recently broke ground. Do some research for more info.

ROOF TOPS ARE COMING.





Aerials showing the 1,324 acre DR Horton community. Do some research for more info. This is a huge selling point because ROOF TOPS ARE COMING.

TxDOT Driveways on FM 3083 have been poured. This is a huge value-add because these driveways took 9 months of negotiation and cost \$150,000. Critically, we were able to get an additional right in / right out curb cut into Pad 3. This was very difficult to do because it is so close to the traffic light. But it was critical for the gas station user to have. Our engineer on a different project called in a special favor with TxDOT to get it approved.



