



Colliers

45

INTERSTATE 45 NORTH

N. FRAZIER ST



GOOGLE MAP

FOR SALE

+11.302 Acres

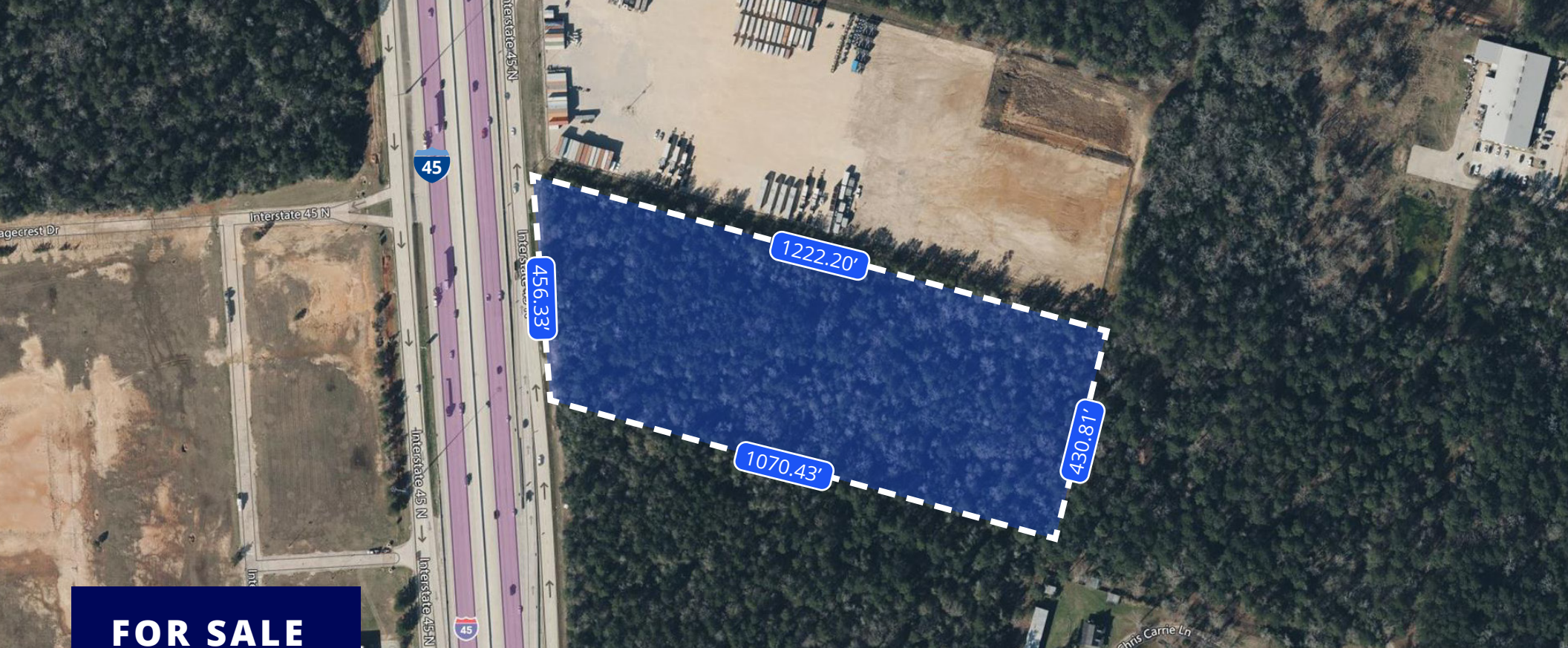
I-45 NORTH, CONROE, TX 77304

Harrison Kane

Executive Vice President
+1 713 835 0074
harrison.kane@colliers.com

Wes Williams, CCIM, SIOR

Vice Chairman, Principal & Director
+1 713 830 2113
wes.williams@colliers.com



FOR SALE

PROPERTY HIGHLIGHTS

- 11.302 Acres total
- City of Conroe utilities
- No floodplain
- 456.33' of frontage with high freeway visibility
- Strong retail and residential growth area
- Great access to major destinations
- 93,000+ Cars per day on I-45 North
- 16,000+ Cars per day on I-45 Feeder Road
- Tax Rate 2025: \$1.9924
- Contact Brokers for pricing

The 11.3 acres offers a flexible development opportunity for investors, developers, or owner-users seeking to establish a presence in the rapidly expanding Conroe submarket. The site provides convenient access to major regional transportation corridors connecting the property to the City of Conroe, the City of Willis, Lake Conroe, and the greater Houston economic base. The site's accessibility and I-45 frontage, growth trajectory, and proximity to expanding residential and commercial development make it well positioned to benefit from continued economic expansion in Montgomery County.

SURROUNDING AREA

11.302 ACRES | I-45N, CONROE, TX 77304



LAKE CONROE

WILLIS

FM-1097

Morgan Ranch

Pines at Seven Coves

SEVEN COVES RD

The Woodland Hills

Panorama Village & Golf Club

Conroe Park North Industrial Park

Water Crest on Lake Conroe

LEAGUE LINE RD

75

Montgomery Oaks

SITE

Conroe-North Houston Regional Airport

SAS JCPenney
CHI St. Luke's Olive Garden Health
ME verizon
BENIHANA FIREHOUSE SUBS

FM-3083 RD

105

ROSS TJ-maxx Bath & Body Works
DRESS FOR LESS OLD NAVY
KOHLS Applebees ULTA
PETSMART Red Lobster GRINGOS BARNES & NOBLE
Ashley Cheddar's
HOMESTORE SCRATCH KITCHEN

45

336

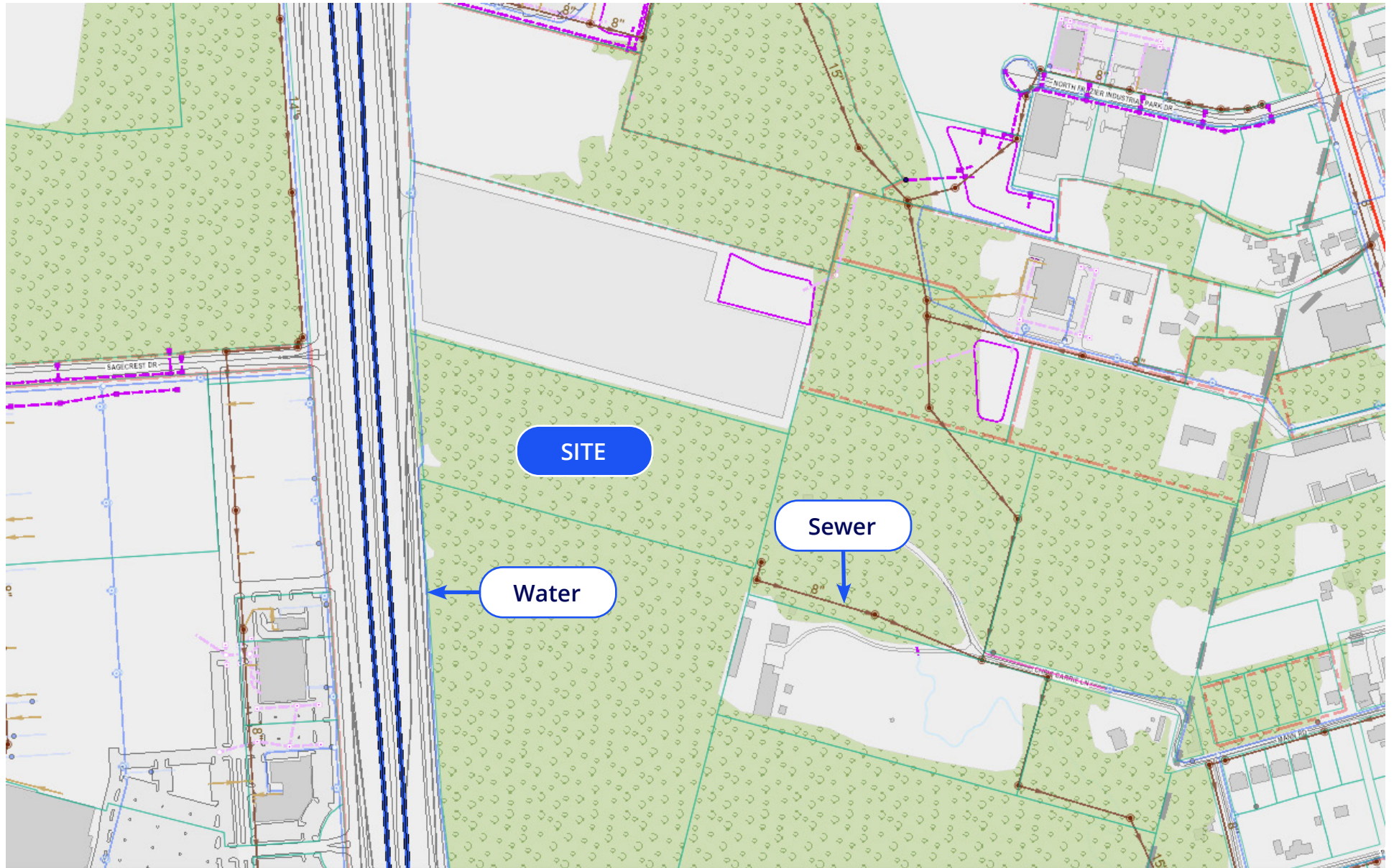
105

FM-2854

CONROE

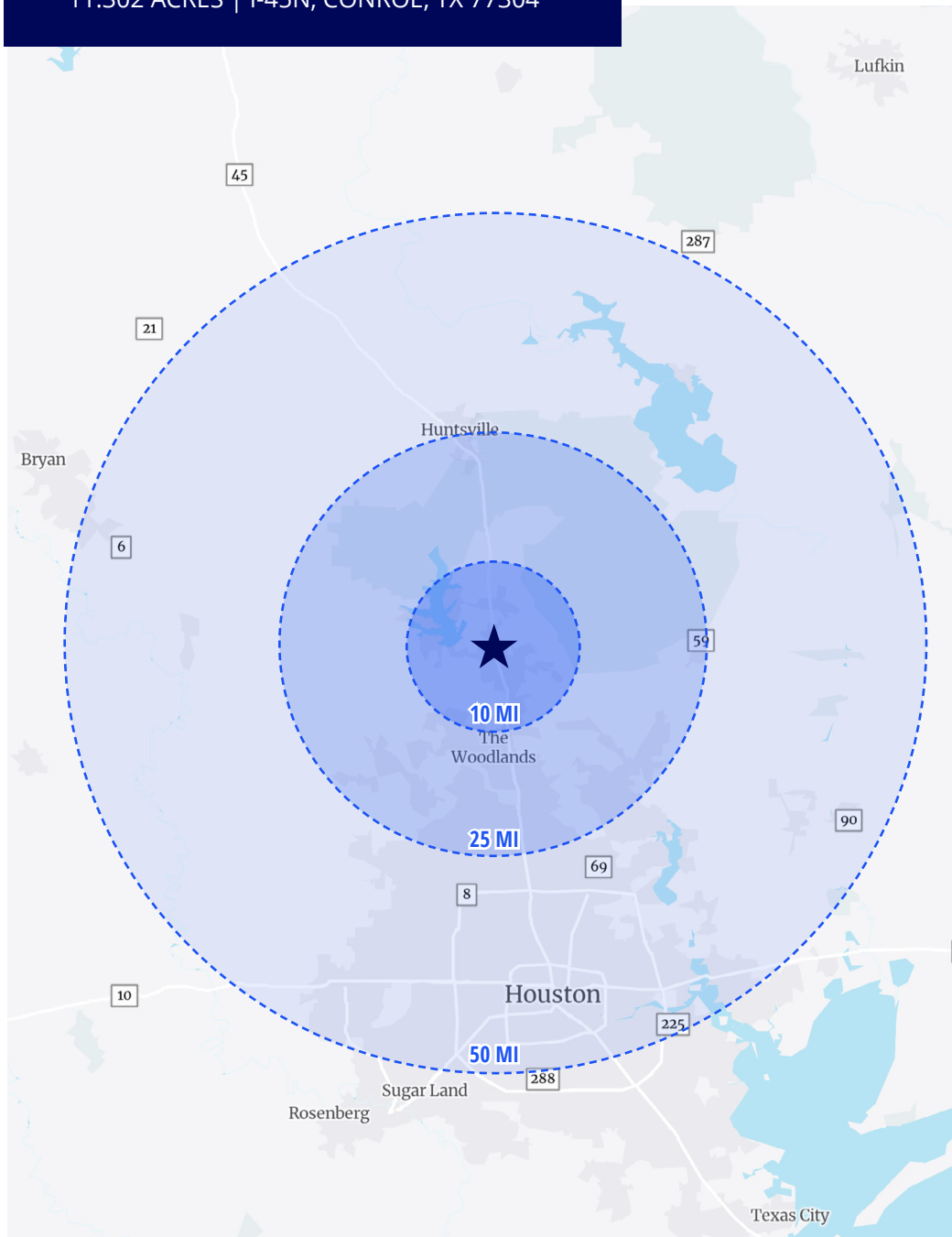
UTILITY MAP

11.302 ACRES | I-45N, CONROE, TX 77304



DEMOGRAPHICS

11.302 ACRES | I-45N, CONROE, TX 77304



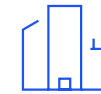
10 MILE



257,507
Total Population



\$375,112
Median Home Value



8,030
Businesses



75,430
Employees

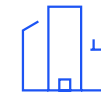
25 MILE



1,264,142
Total Population



\$357,127
Median Home Value



40,021
Businesses



360,819
Employees

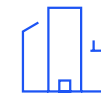
50 MILE



5,803,688
Total Population



\$328,053
Median Home Value



217,250
Businesses



2,395,848
Employees

KEY DISTANCES

MILES

Houston, TX

±46

Austin, TX

±160

San Antonio, TX

±230

Dallas, TX

±196

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1233 W. Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com

Colliers

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Colliers International Houston, Inc.	29114
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Name of Designated Broker of Licensed Business Entity, if applicable	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.
Email	Phone

Wes Williams CCIM, SIOR	663708
Name of Sales Agent/Associate	License No.
wes.williams@colliers.com	+1 713 830 2113
Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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