



CARL MATTALIANO
713-594-1051
CRLMATT@SWBELL.NET

CALL FOR PRICING - 42 AC

I-45 @ LEAGUE LINE RD, CONROE, TX 77304

OFFERING SUMMARY

PRICE: \$8,690,200

ADDRESS: I-45 @ LEAGUE LINE RD,
CONROE, TX 77304

PROPERTY TYPE: LAND

PROPERTY SUBTYPE: COMMERCIAL

PROPOSED USE: COMMERCIAL

SALE TYPE: INVESTMENT

TOTAL LOT SIZE: 42 AC

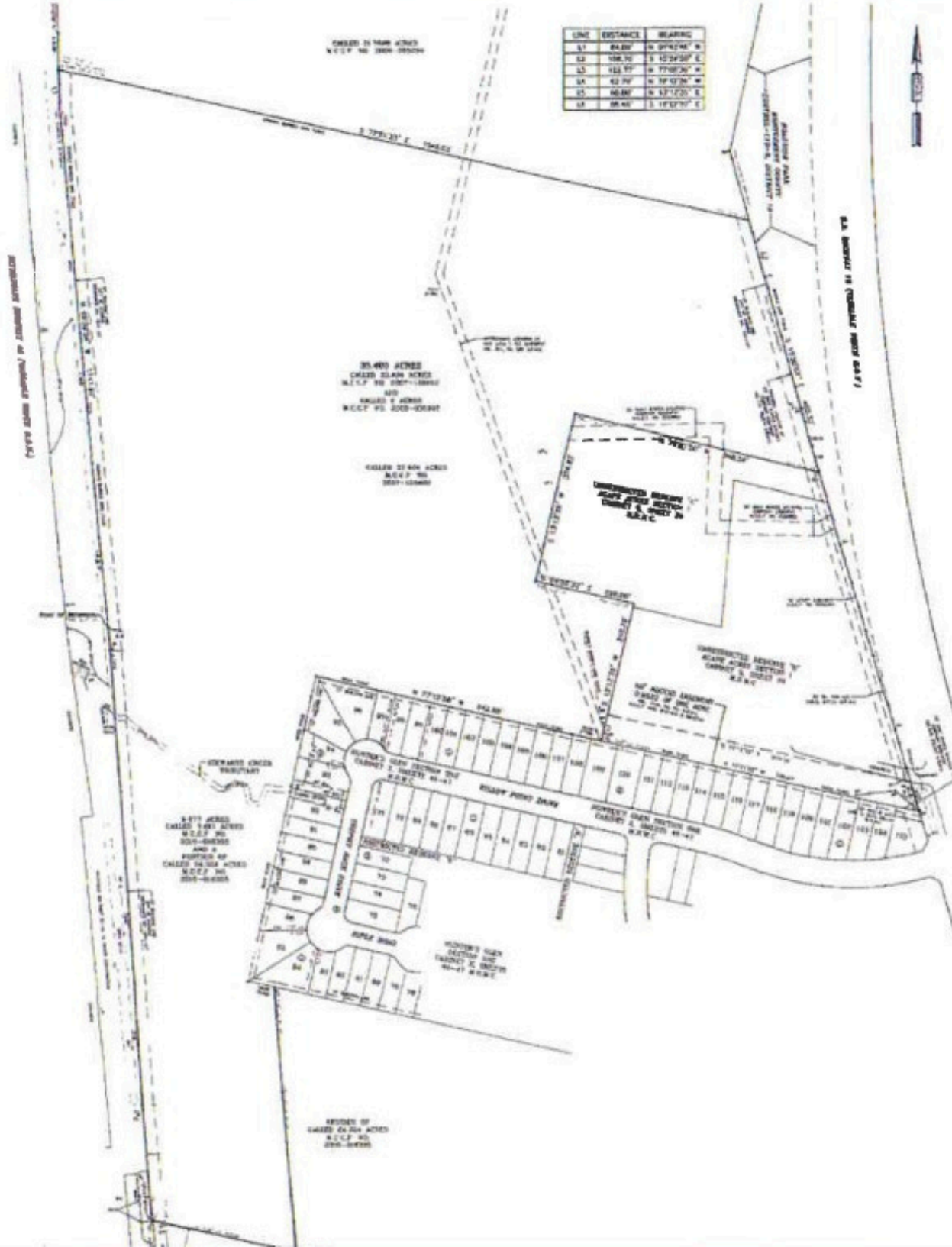
NO. LOTS 1

ZONING DESCRIPTION: NONE



CALL 713-594-1051 FOR MORE INFORMATION

LINE	DISTANCE	BEARING
0.1	84.80	N 0°14'14" W
0.2	106.10	S 10°24'20" E
0.3	111.97	N 77°08'20" W
0.4	43.70	N 79°02'20" W
0.5	60.80	N 57°12'20" E
0.6	88.60	S 18°02'20" E



CHAZED SLAIN ACRES
N.E.C.F. NO. 2007-100000

35.480 ACRES
CHAZED SLAIN ACRES
N.E.C.F. NO. 2007-100000

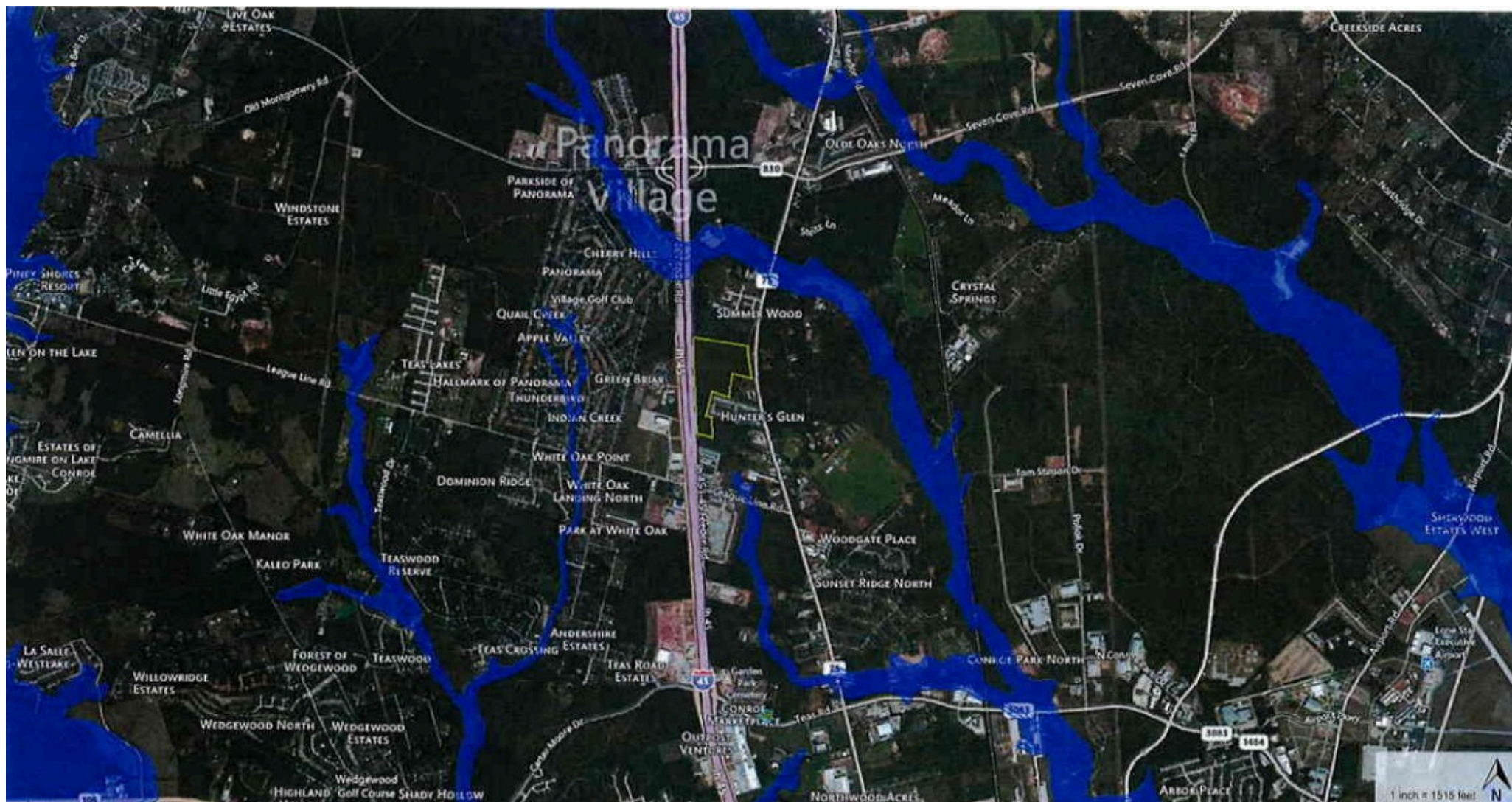
CHAZED SLAIN ACRES
N.E.C.F. NO. 2007-100000

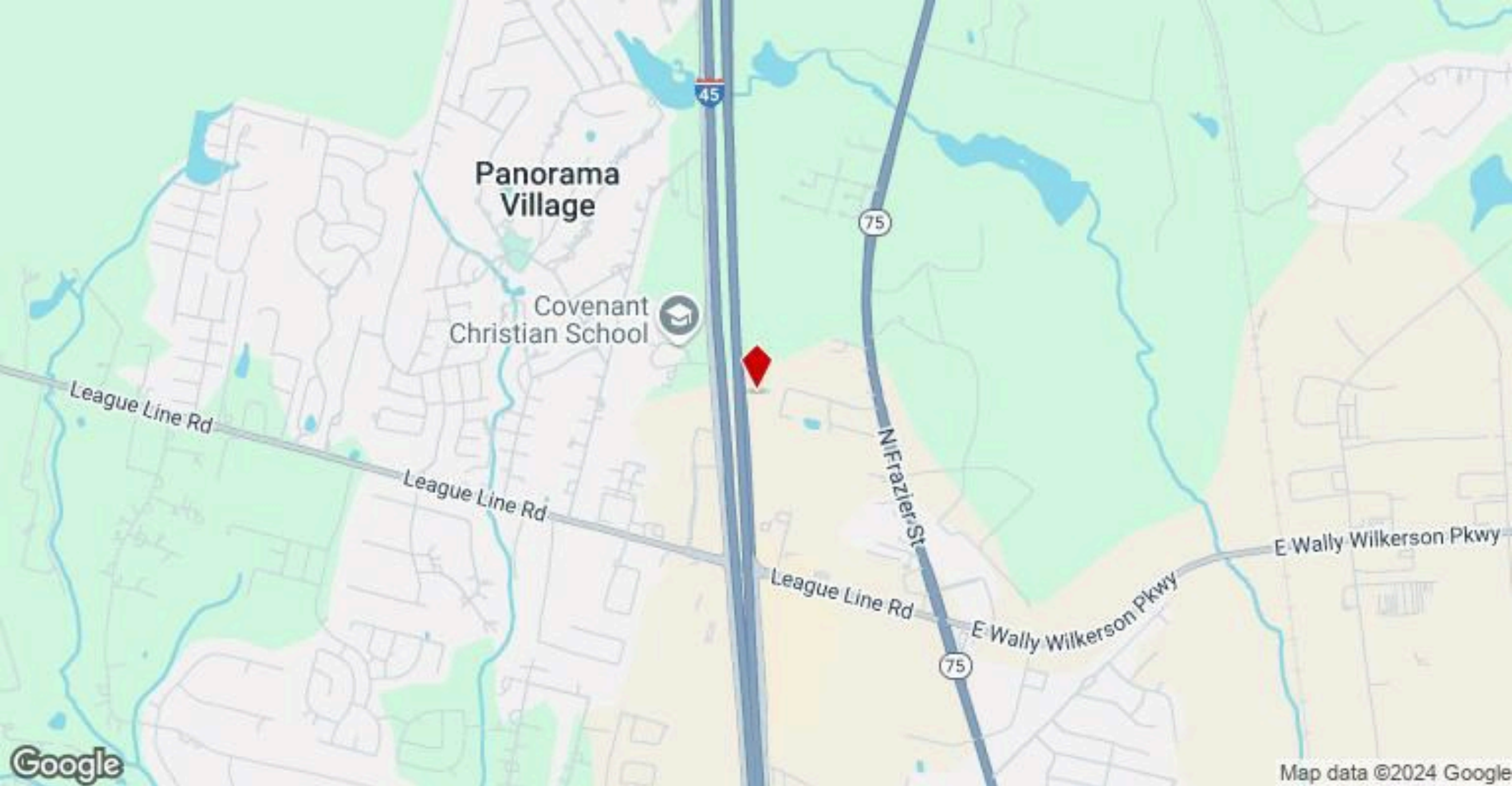
UNDEVELOPED RESERVE
ALONG RIVER SECTION
TRACTS 1 & 2, SHEET 14
S.B.C.

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8.877 ACRES
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I-45 @ LEAGUE LINE RD, CONROE, TX 77304

This property features 2,500 square feet of frontage along I-45 N, starting at the entrance ramp from League Line Road. It also extends eastward to include 400 square feet of frontage on HWY-75.

All city utilities are available.
There is an existing curb cut on I-45, along with an approved curb cut on HWY-75.
Situated in the City of Conroe, this property lies east of I-45 N, just past League Line Road, or approximately a quarter mile north of League Line Road on HWY-75.