

For Sale

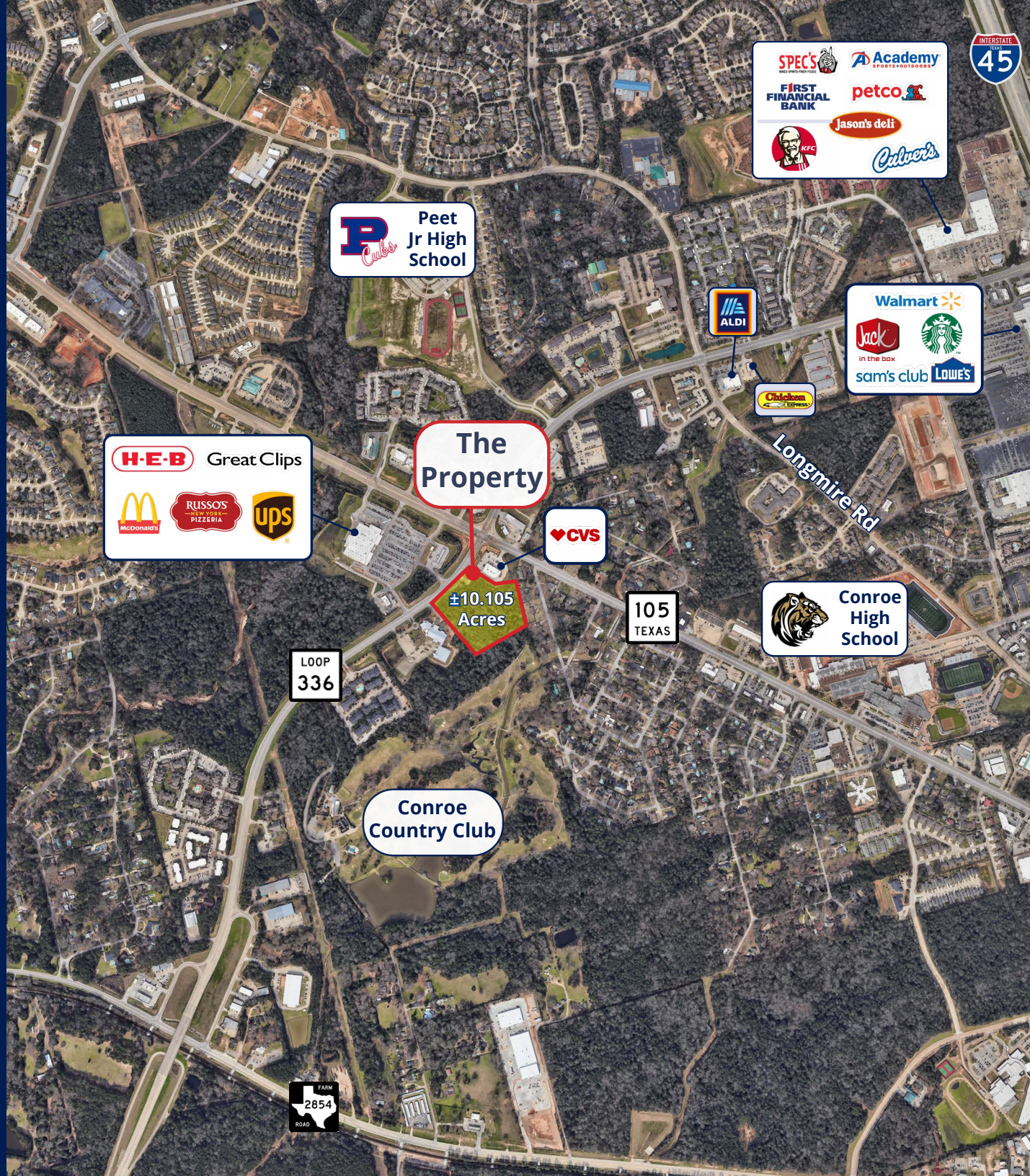
Prime Development Property

±10.105 Acres

North Loop 336
Conroe, TX 77304

Tom Condon, Jr.
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tom.condonjr@colliers.com

Colliers



The Property

Total Acreage	±10.105 Acres
Access	Easy Access from Loop 336, Hwy 105 & I-45
Utilities	All available to the site from City of Conroe
Zoning	Not applicable
Frontage	±473' on Loop 336
Site	Outside the 100 and 500 year flood plain Cross Access Easement with CVS in place Property benefits from a Timber Exemption
Area Corporate & Retail	CVS Walmart Sams Club UPS HEB Lowes Bank of America Woodforest National Bank First Financial Bank

Price: \$12.50 PSF
(±\$5,499,940)



 Interactive Map

Property Tax Rates (2025)

Montgomery County et al	\$0.534700
Conroe ISD	\$0.949600
City of Conroe	\$0.427200
Total	\$1.911500

Quick Links

[Survey](#)

[Cross Access Easement Map](#)

[Conroe Utility Map](#)

[Conroe ISD](#)

[City of Conroe](#)

[Montgomery County](#)

[3 - 5 - 10 Mile Demographics](#)



Distances to Major Destinations

DESTINATION	DISTANCE
I-45	5.2 MILES
LAKE CONROE	6.0 MILES
WOODLANDS MALL	13.3 MILES
BUSH IAH	31.5 MILES

Demographics



2025
Population

3 Miles	46,430
5 Miles	104,391
10 Miles	306,378



2025
Households

3 Miles	18,129
5 Miles	38,583
10 Miles	113,582



2025 Average
Household Income

3 Miles	\$95,013
5 Miles	\$112,410
10 Miles	\$130,815



2025
Total Businesses

3 Miles	2,819
5 Miles	4,360
10 Miles	10,558



2025
Total Employees

3 Miles	30,283
5 Miles	50,554
10 Miles	101,756

Broker Contact

Tom Condon, Jr.

Principal

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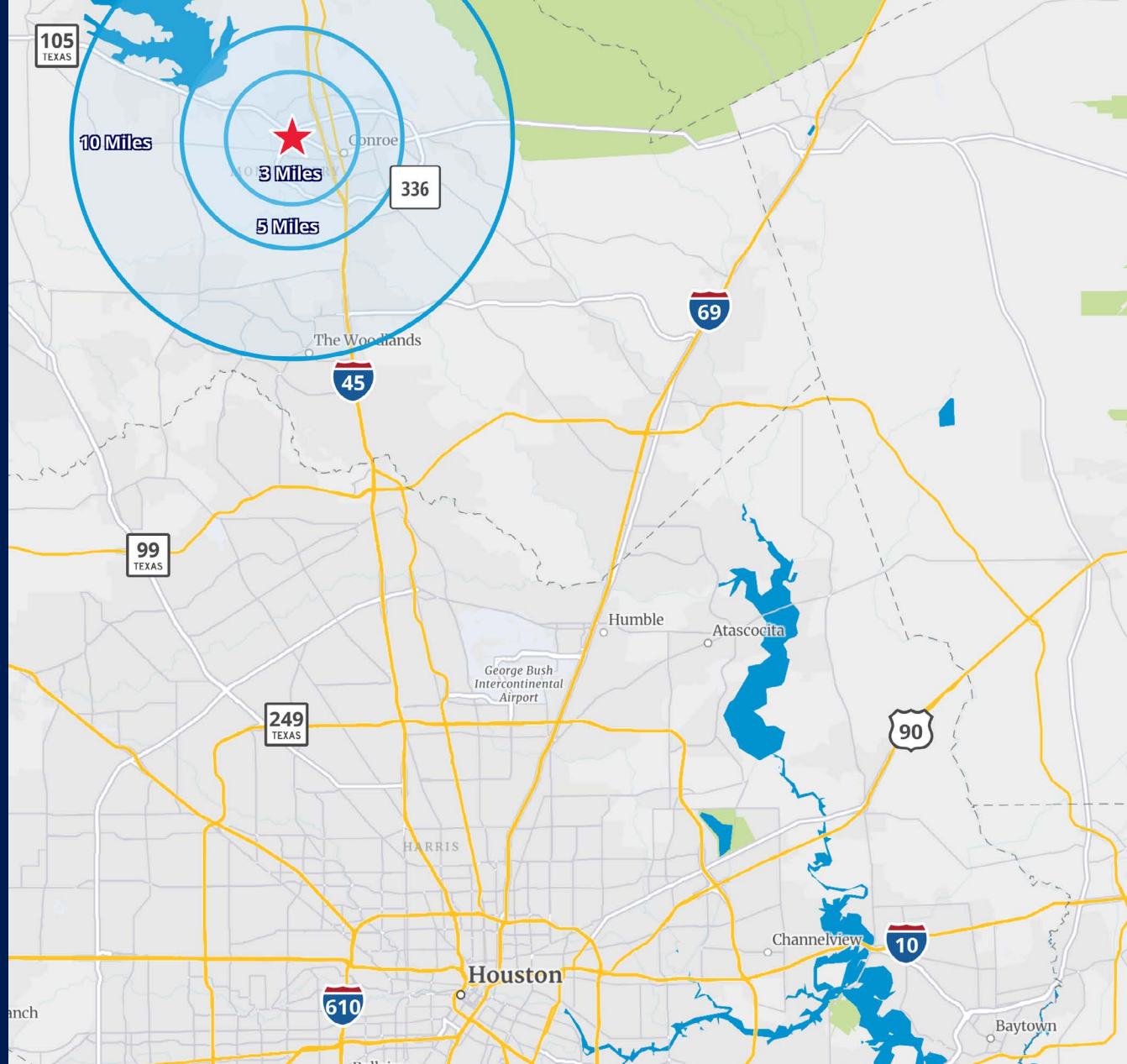
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KEY SPENDING FACTS 5 MILE RADIUS



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Spending facts are average annual dollars per household

Bars show comparison to Montgomery County



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.

11-03-2025



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.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date