

NWC OF LONGMIRE AND FM 3083

CONROE, TX 77304



SIGNORELLI
COMPANY



UP TO ± 3.6 ACRES FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:



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PROPERTY HIGHLIGHTS

Location

- NWC of Longmire and FM 3083
Conroe, TX 77304
- Situated in close proximity to FM 3083 and Hwy 105, providing easy access to I-45 and Downtown Conroe
- Surrounded by multiple master planned communities

Size

- ± 3.6 AC with $\pm 1,500$ Ft. of Frontage on Longmire Rd.

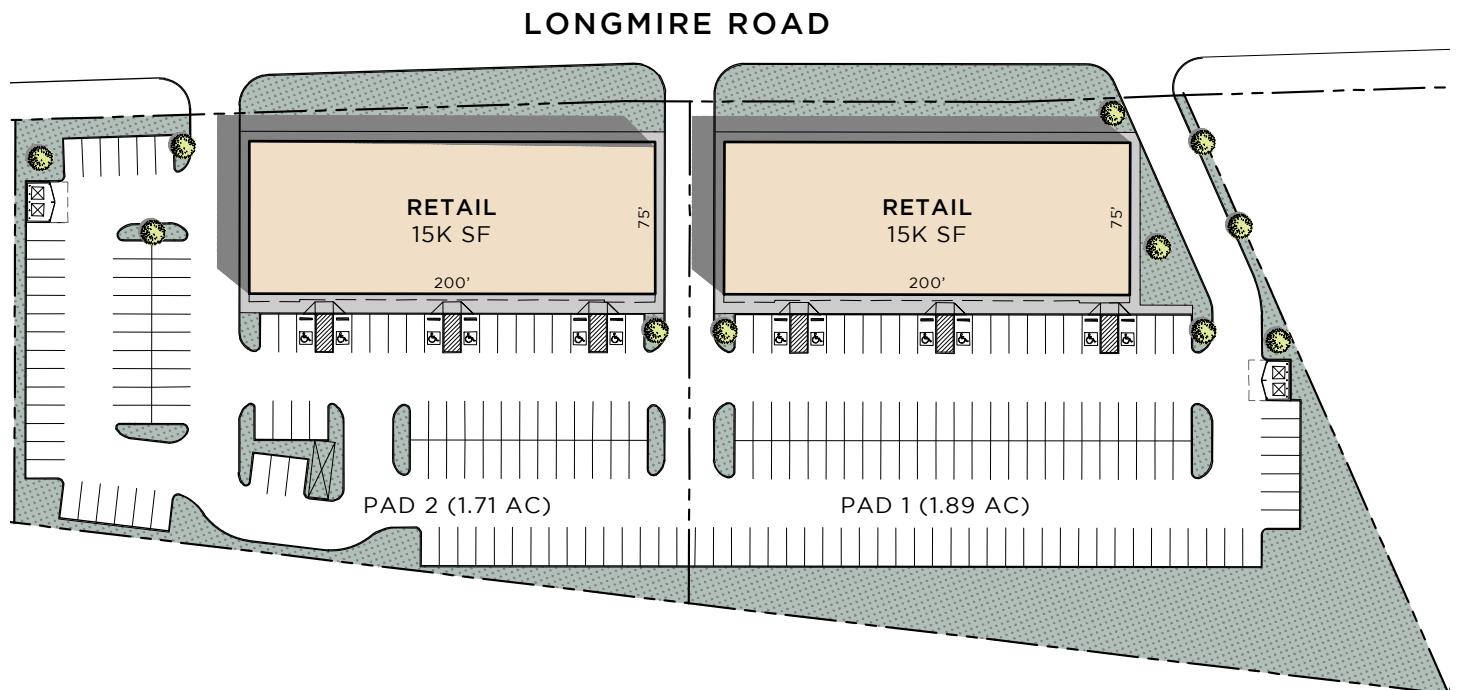
Additional Information

- Utilities Available
- Detention Required

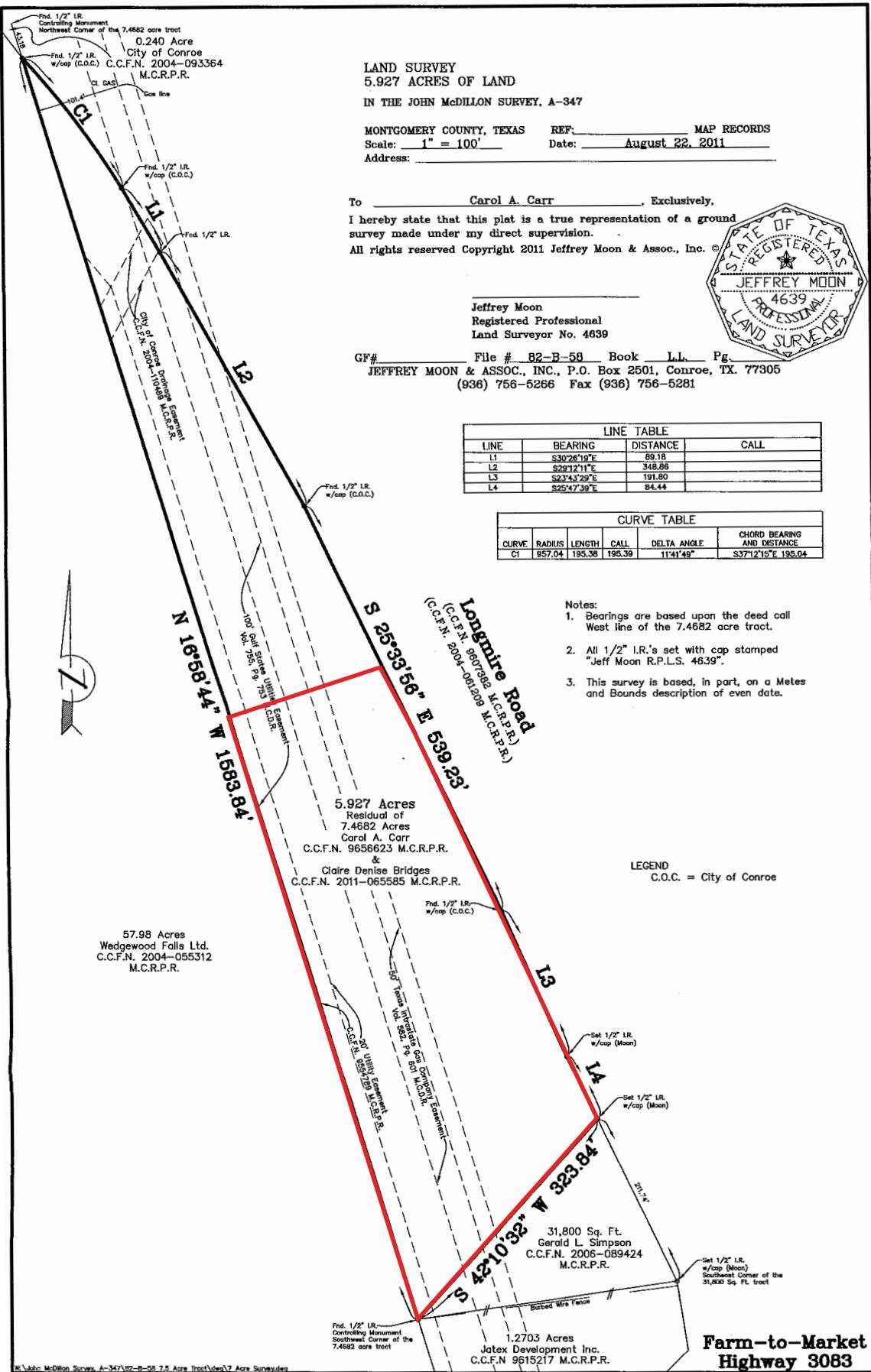
Pricing

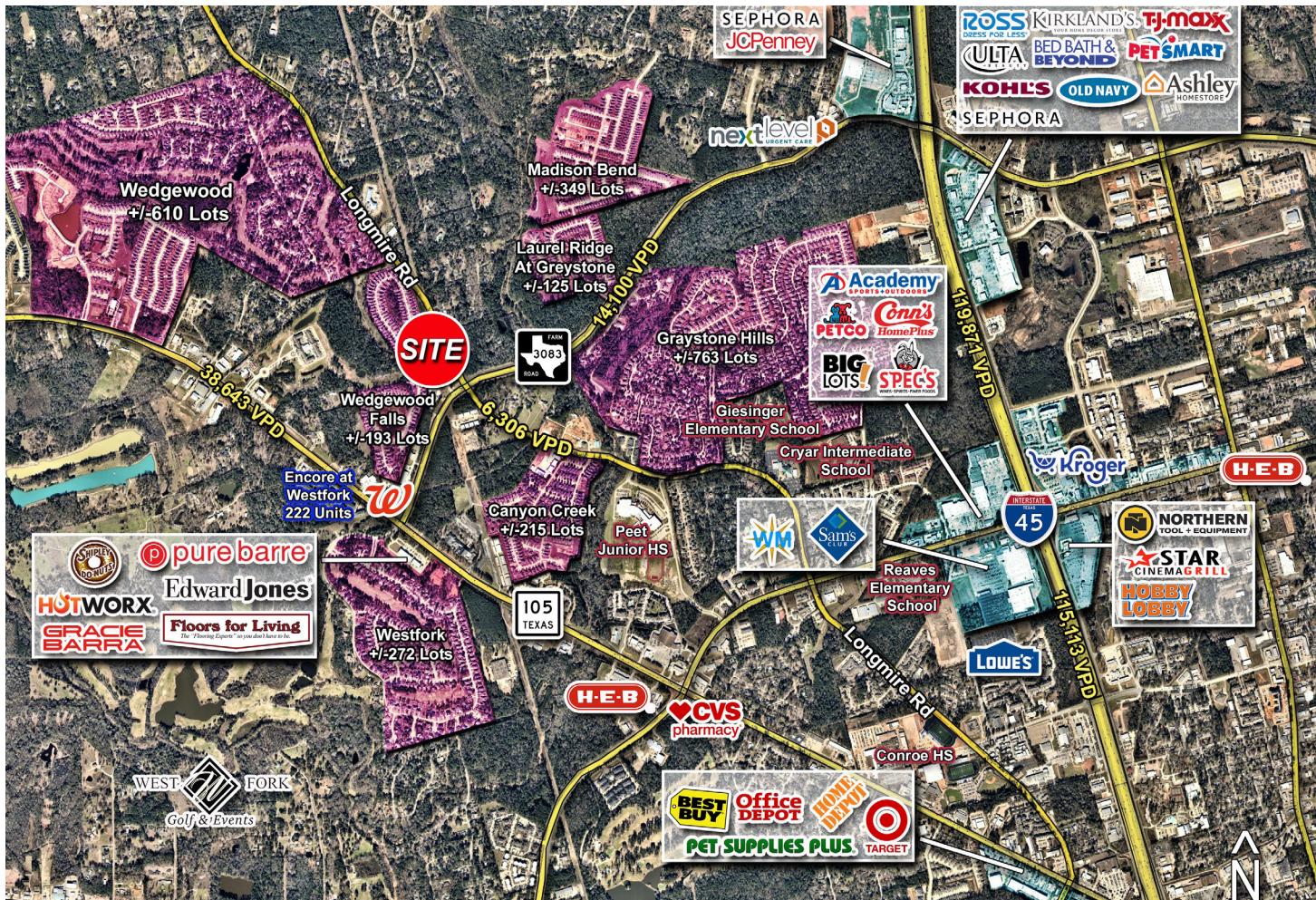
Please contact brokers for pricing.

POTENTIAL SITE PLAN



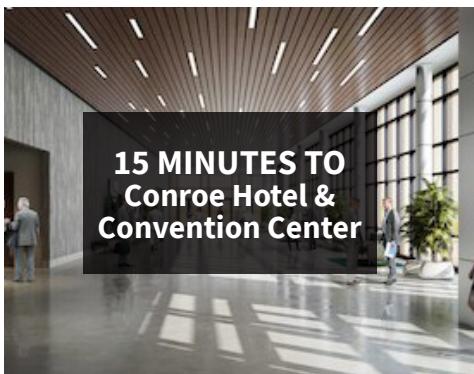
SURVEY





LOCATION

Conroe's proximity to Houston is advantageous for residents who may commute to the city for work or access amenities and entertainment options. It allows for a balance between a quieter suburban lifestyle and the amenities of a larger city. Conroe is surrounded by natural beauty, including Lake Conroe, which offers a range of water-based recreational activities. Additionally, the Conroe Independent School District provides quality education to residents. The district has highly rated schools and offers various extracurricular activities and programs for students.





DEMOGRAPHICS

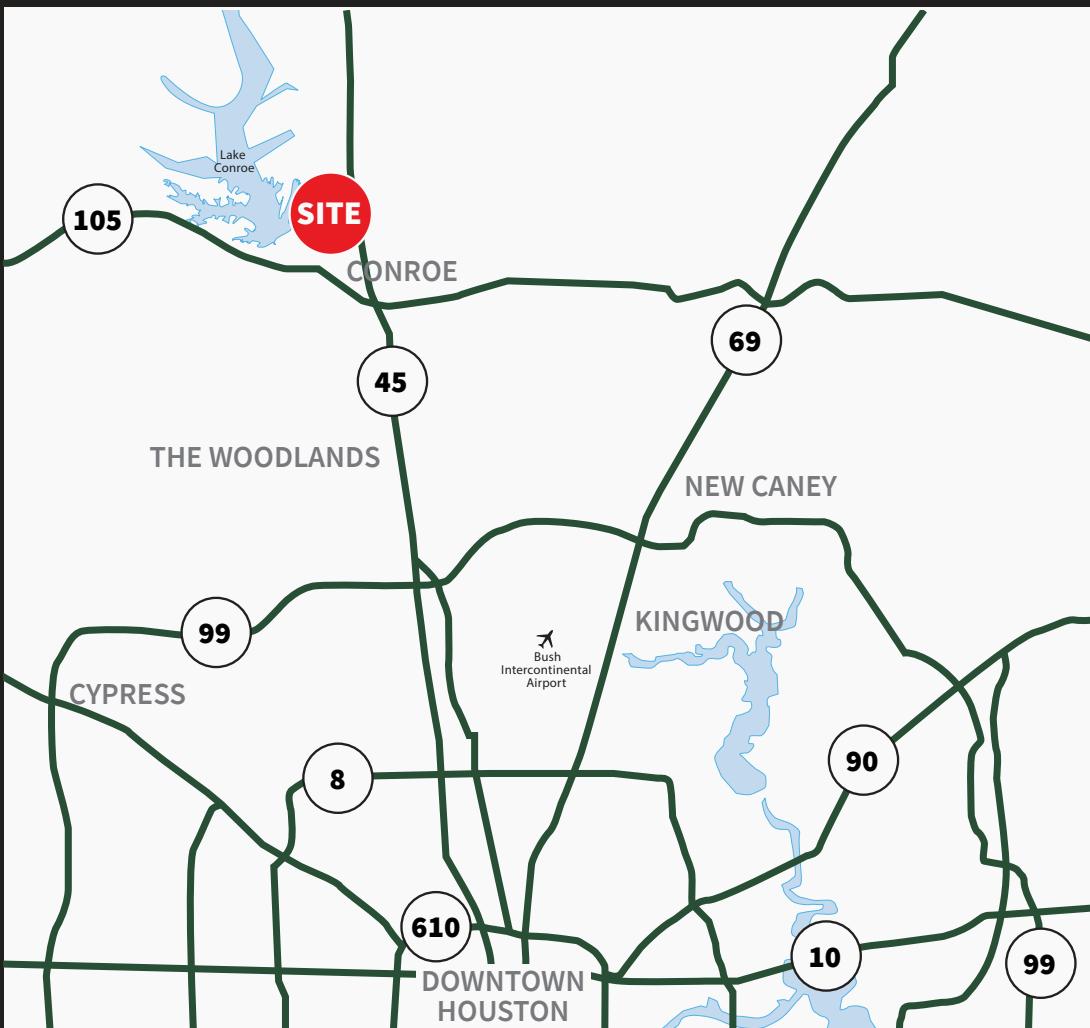
Conroe has a strong sense of community and friendly atmosphere. The city hosts numerous community events and festivals throughout the year, fostering a sense of belonging and providing opportunities for social interaction. Conroe also has a diverse economy with a growing job market. It offers opportunities in various industries such as manufacturing, healthcare, education, and retail. The proximity to Houston provides additional employment possibilities for residents.

Current average household income is **\$123,705** within a 1 mile radius, compared to **\$83,694** for all U.S. households. Median home value in the 1 mile radius is **\$398,282**.

CONROE WAS THE 9TH FASTEST GROWING CITY IN THE UNITED STATES FROM 2010 TO 2019, AND HAS A 15% EXPECTED GROWTH RATE OVER THE NEXT FIVE YEARS.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---|-----------|-----------|-----------|
|  Population | 5,116 | 37,905 | 86,832 |
|  Median Age | 40.1 | 38.8 | 37.1 |
|  Average Home Value | \$398,282 | \$342,513 | \$328,724 |
|  Average Household Income | \$123,705 | \$102,462 | \$104,069 |
|  Education - Bachelor's Degree or Higher | 52.4% | 39.9% | 34.9% |

| TRAFFIC COUNTS | VEHICLES PER DAY |
|---|------------------|
|  FM 3083 Rd, at I-45 | 16,320 |
|  I-45, at FM 3083 Rd | 115,113 |



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