

# 59 ACRES BEHIND CONROE AIRPORT

11522 MOCKINGBIRD HILL, CONROE, TX 77303

FOR SALE: \$3,800,000

PROPERTY SUMMARY | LAND



## PROPERTY DESCRIPTION

- Expansive 59.1-acre property in Montgomery County
- Three points of access from distinct roads
- Strategically positioned next to Conroe Regional Airport
- Prime location for diverse development possibilities
- Opportunities include residential development, warehouse distribution, corporate headquarters, and airport-related ventures

## LOCATION DESCRIPTION

To reach this property from W Davis St, you would turn right at the first cross street onto TX-105 E and continue for about 3.8 miles. Then, make a left onto Douget Rd, followed by a left onto Whipporwill Rd, continuing for approximately 1.8 miles. Proceed on Robin Ln, then turn left onto Mockingbird Hill, where this expansive 58-acre property is located. Notice that this property is positioned adjacent to the Conroe Regional Airport, offering a strategic location for a variety of uses. It benefits from three points of access, enhancing its connectivity and flexibility for development. The area is a dynamic mix of major retailers and industrial industries, alongside burgeoning residential developments, creating a diverse and vibrant environment.

## OFFERING SUMMARY

Sale Price:	\$3,800,000
Lot Size:	59.18 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	285	4,383	18,339
Total Population	905	14,062	53,424
Average HH Income	\$123,368	\$84,904	\$65,461

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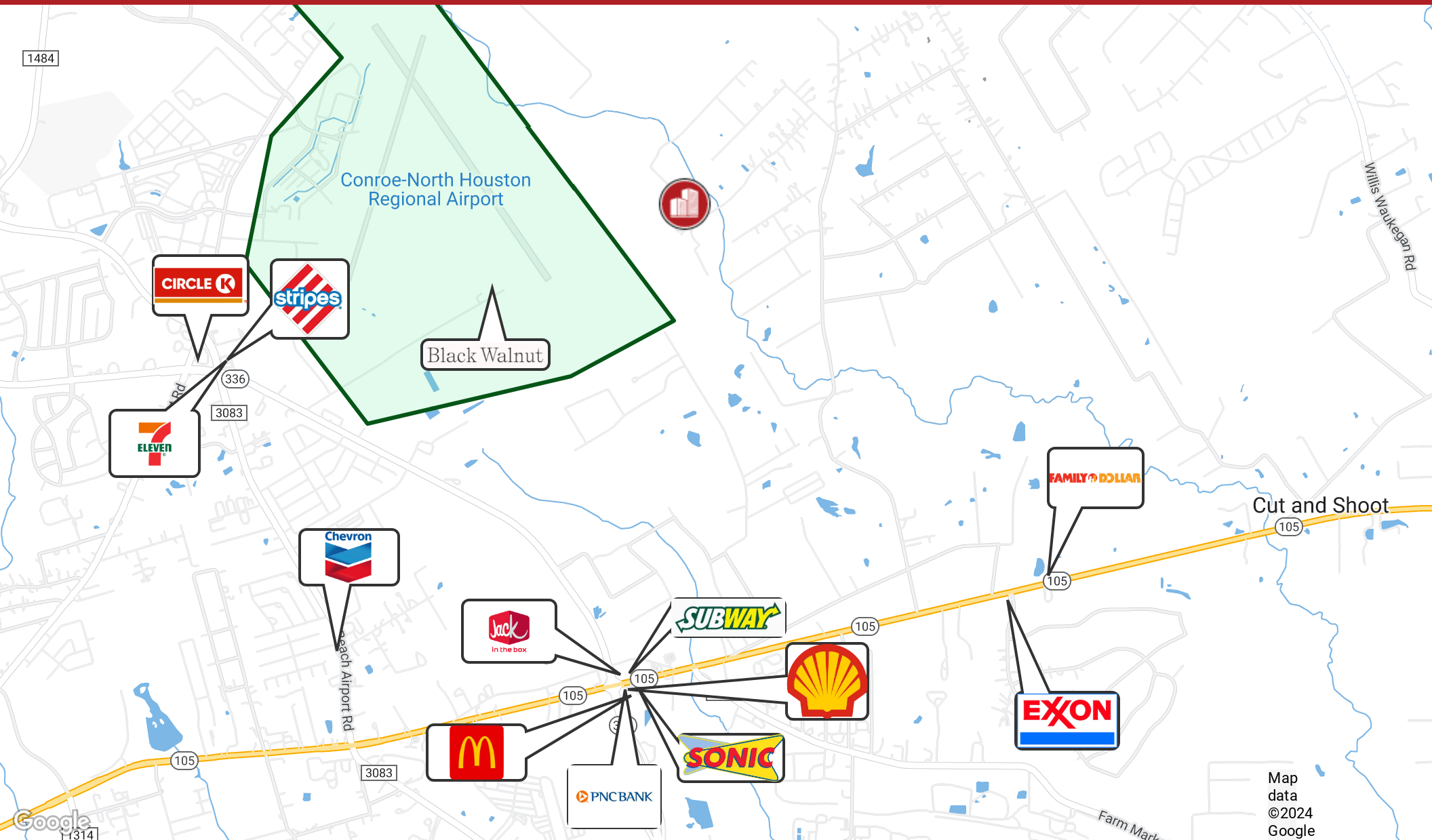
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | LAND



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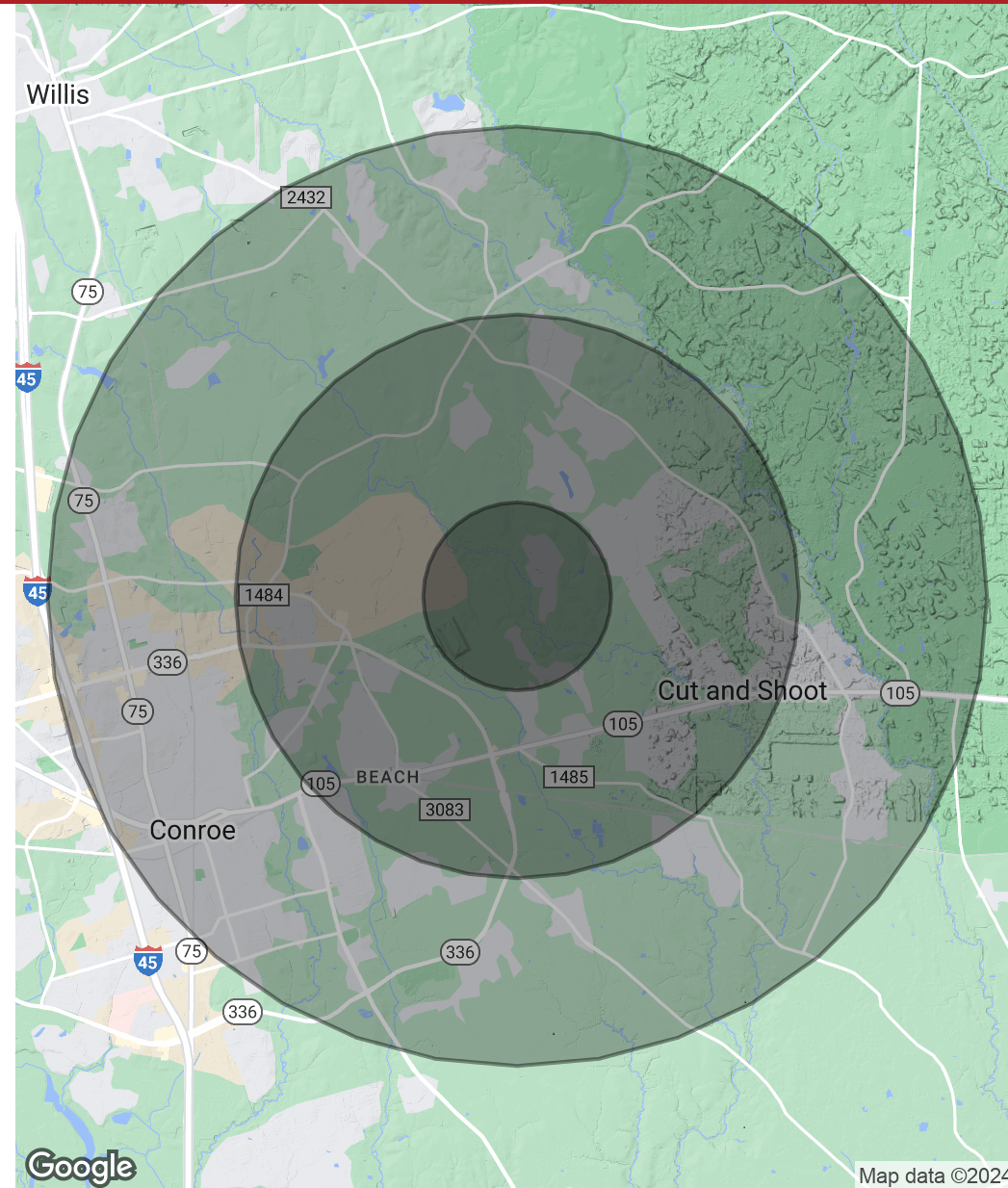
DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	905	14,062	53,424
Average Age	33.3	32.3	32.5
Average Age (Male)	30.9	32.4	32.0
Average Age (Female)	39.4	33.6	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	285	4,383	18,339
# of Persons per HH	3.2	3.2	2.9
Average HH Income	\$123,368	\$84,904	\$65,461
Average House Value	\$144,431	\$172,767	\$129,132

\* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS | LAND



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