

MULTIFAMILY FOR SALE

11454 BONNEY, CONROE TX 77385

INCOME PRODUCING PROPERTY



FOR SALE

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

TERESA SARTIN

Realtor

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0467749, Texas

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LOCATION & HIGHLIGHTS

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LOCATION OVERVIEW

The property is located in zip code 77385 of Conroe, Texas, within Montgomery County and part of the Houston metropolitan area. This region includes parts of Oak Ridge North, Shenandoah, and The Woodlands, offering a mix of suburban living and growing commercial development. With a population of approximately 27,000, the area is diverse, comprising White, Hispanic, African American, and Asian residents. The median household income is around \$95,725, and the median home value is approximately \$235,700, reflecting a relatively affluent and stable community. Served by the Conroe Independent School District, it offers access to quality education and a family-friendly environment. The area spans about 21.8 square miles and combines residential neighborhoods with amenities that make it appealing for families, professionals, and businesses.

PROPERTY HIGHLIGHTS

Prime Investment Opportunity in Booming Conroe, Texas! Discover an exceptional chance to own income-producing properties in one of Texas's fastest-growing cities! Perfectly situated just east of The Woodlands and south of Conroe, this location offers the best of both worlds – a peaceful rural country feels with quick access to shopping, dining, and entertainment.

This property features 5 income-generating manufactured homes, with ample space to add additional units and maximize your returns. Zoned within the highly sought-after Conroe Independent School District, these units attract consistent rental demand. The current owner reports minimal vacancies and limited advertising, showcasing the property's strong income potential.

Don't miss out on this rare investment opportunity! Call today to schedule a private tour. (please do not disturb tenants)

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PROPERTY PHOTOS

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LOCATION MAPS

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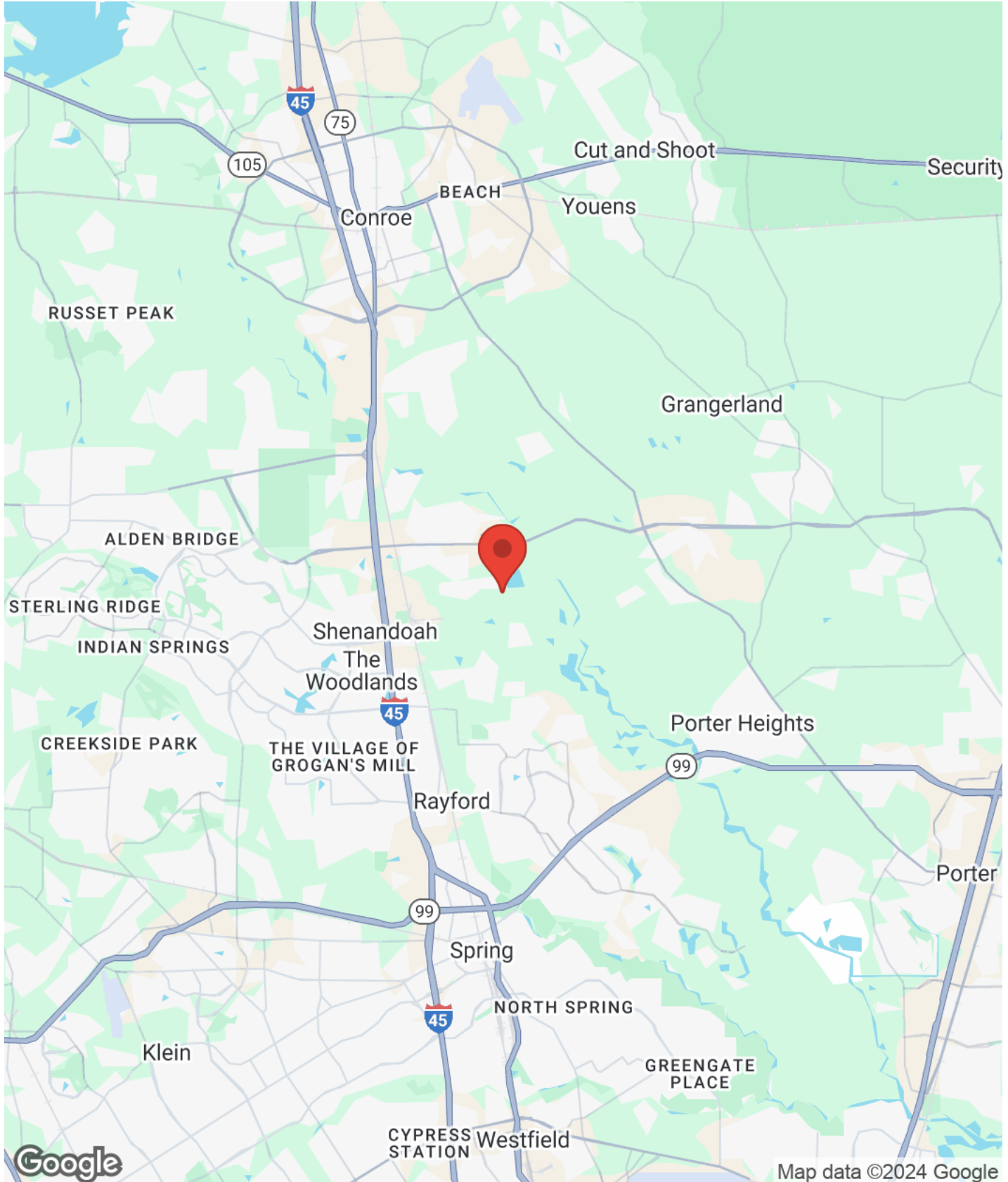
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REGIONAL MAP

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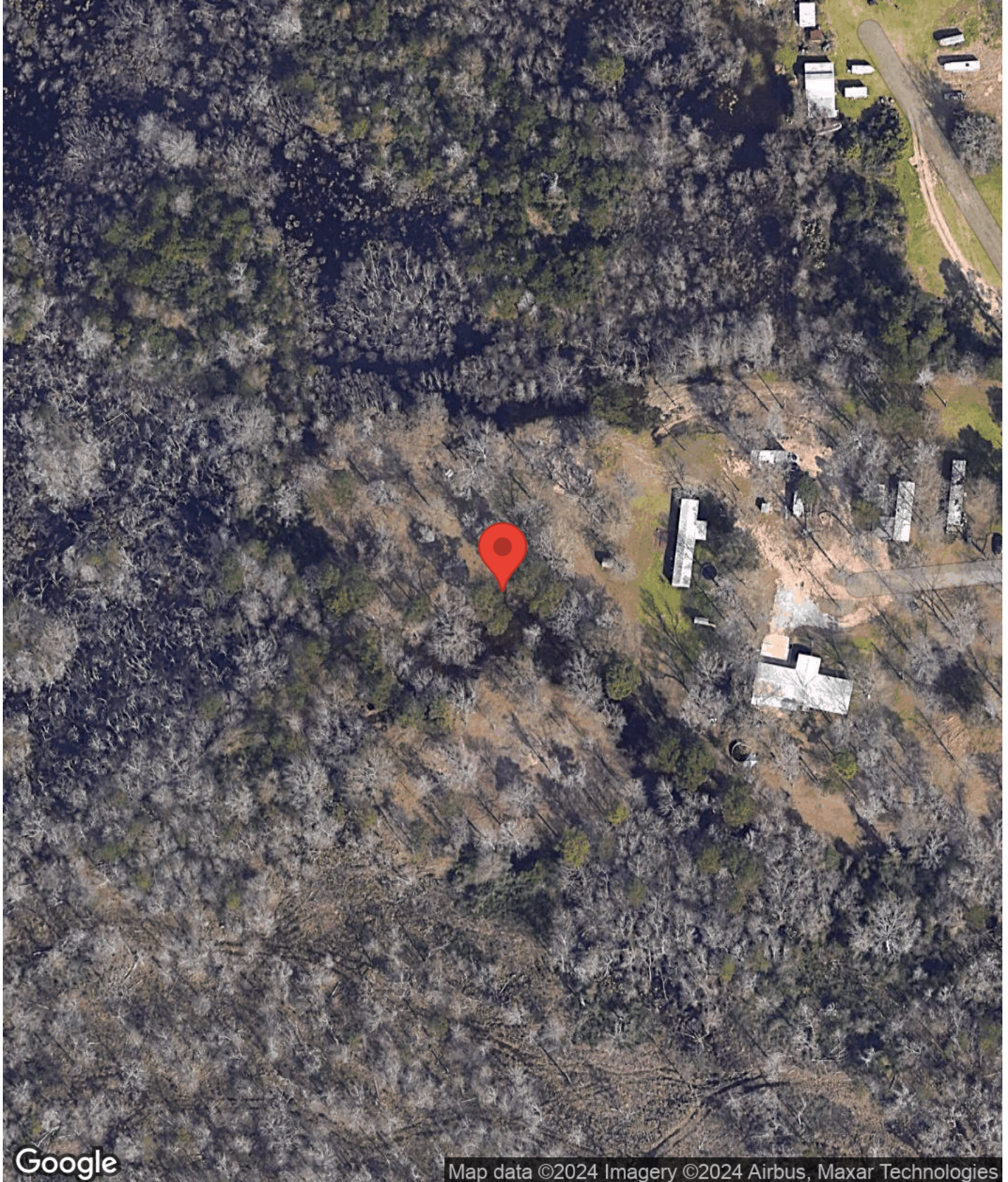
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AERIAL MAP

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Google

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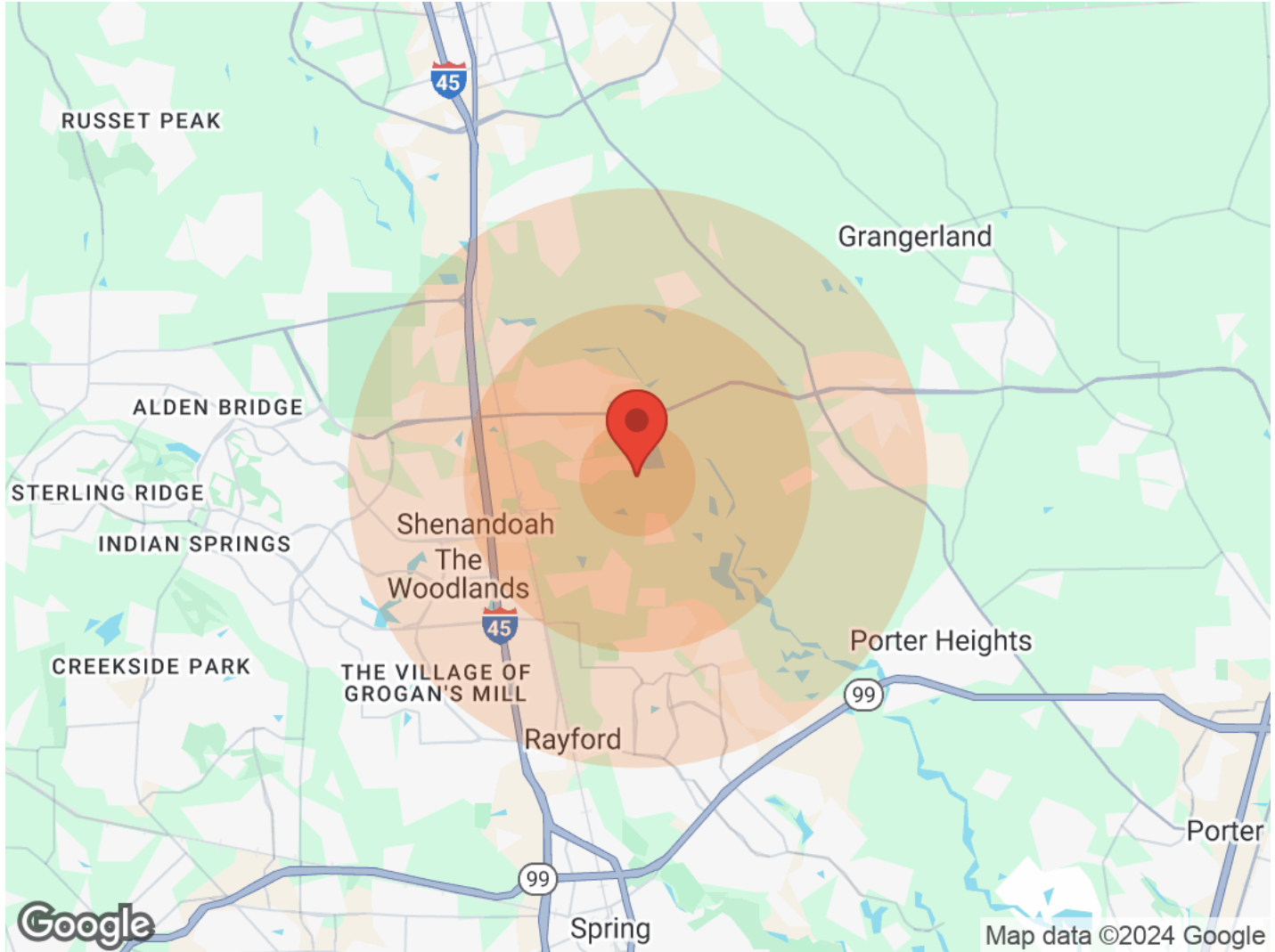
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,269	9,962	46,139
Female	1,310	9,995	46,365
Total Population	2,579	19,957	92,504

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	554	4,539	19,713
Ages 15-24	373	3,166	13,031
Ages 25-54	1,118	7,992	33,823
Ages 55-64	276	2,185	10,828
Ages 65+	258	2,075	15,109

Race	1 Mile	3 Miles	5 Miles
White	2,033	16,966	78,656
Black	278	1,025	4,365
Am In/AK Nat	24	60	226
Hawaiian	N/A	N/A	13
Hispanic	682	3,960	17,362
Multi-Racial	462	2,994	14,074

Income	1 Mile	3 Miles	5 Miles
Median	\$39,739	\$70,916	\$80,078
< \$15,000	116	470	1,955
\$15,000-\$24,999	100	485	2,111
\$25,000-\$34,999	163	555	2,530
\$35,000-\$49,999	176	803	4,213
\$50,000-\$74,999	144	1,565	6,967
\$75,000-\$99,999	131	921	5,417
\$100,000-\$149,999	118	1,261	6,538
\$150,000-\$199,999	N/A	419	2,252
> \$200,000	18	296	2,450

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,291	7,499	36,600
Occupied	1,138	7,086	34,256
Owner Occupied	709	5,786	24,071
Renter Occupied	429	1,300	10,185
Vacant	153	413	2,344

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