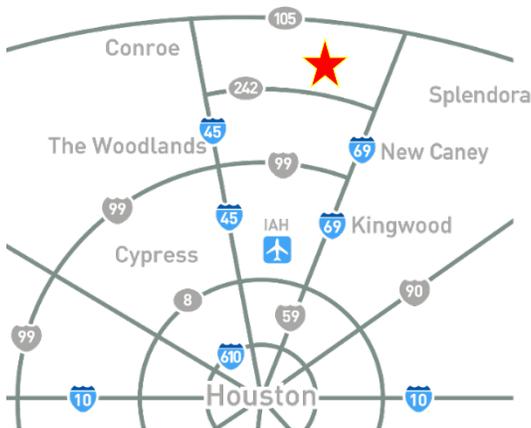


6.72+Ac 18410 FM 1314 Rd
Conroe, TX 77302

For Sale



Demographics (5 Mile Radius)

Population:	86,169
Average HH Income:	\$83,860
Tax Rate:	1.58
VPD: (2024)	22,352

*** Please Note: Dimensions are approximate ***

Location: 18410 FM 1314 Rd
Conroe, TX 77302

Buildings: Main Bldg: 9,300 SF
Bldg 2: 2,688 SF

Stabilization: 11,842 SF

Land: 6.7271 Ac (293,032.476 SF)

Price: \$1,998,000 (\$6.81 psf)

Ideal Use: Retail – Specialty - Industrial

Highlights:

- Excellent frontage on FM 1314, a major north-south connector
- Located just minutes from SH-242 and Grand Parkway (Hwy 99)
- High traffic counts and strong demographic growth
- Suitable for retail, office, flex, or service commercial use
- Utilities available
- Conroe ISD
- Close proximity to The Woodlands, Porter, and Valley Ranch Town Center
- Houston & IAH Bush- 35 Min



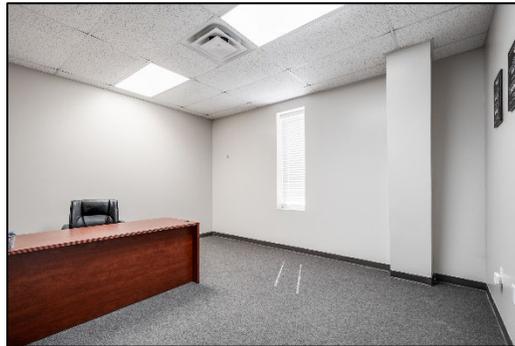
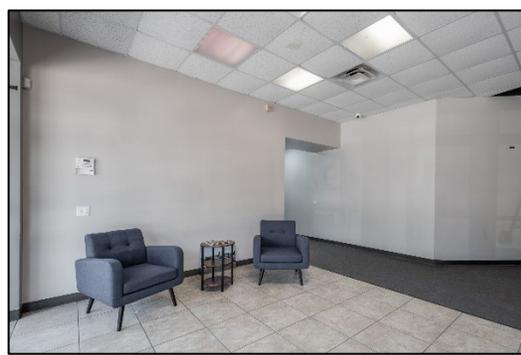
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Main Building



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Building 2



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