

For Sale 2174 North FM 3083 Rd W

± 28.394 acres

SEQ of FM 3083 and Longmire Rd Conroe, TX 77304

EXECUTE CONFIDENTIALITY AGREEMENT



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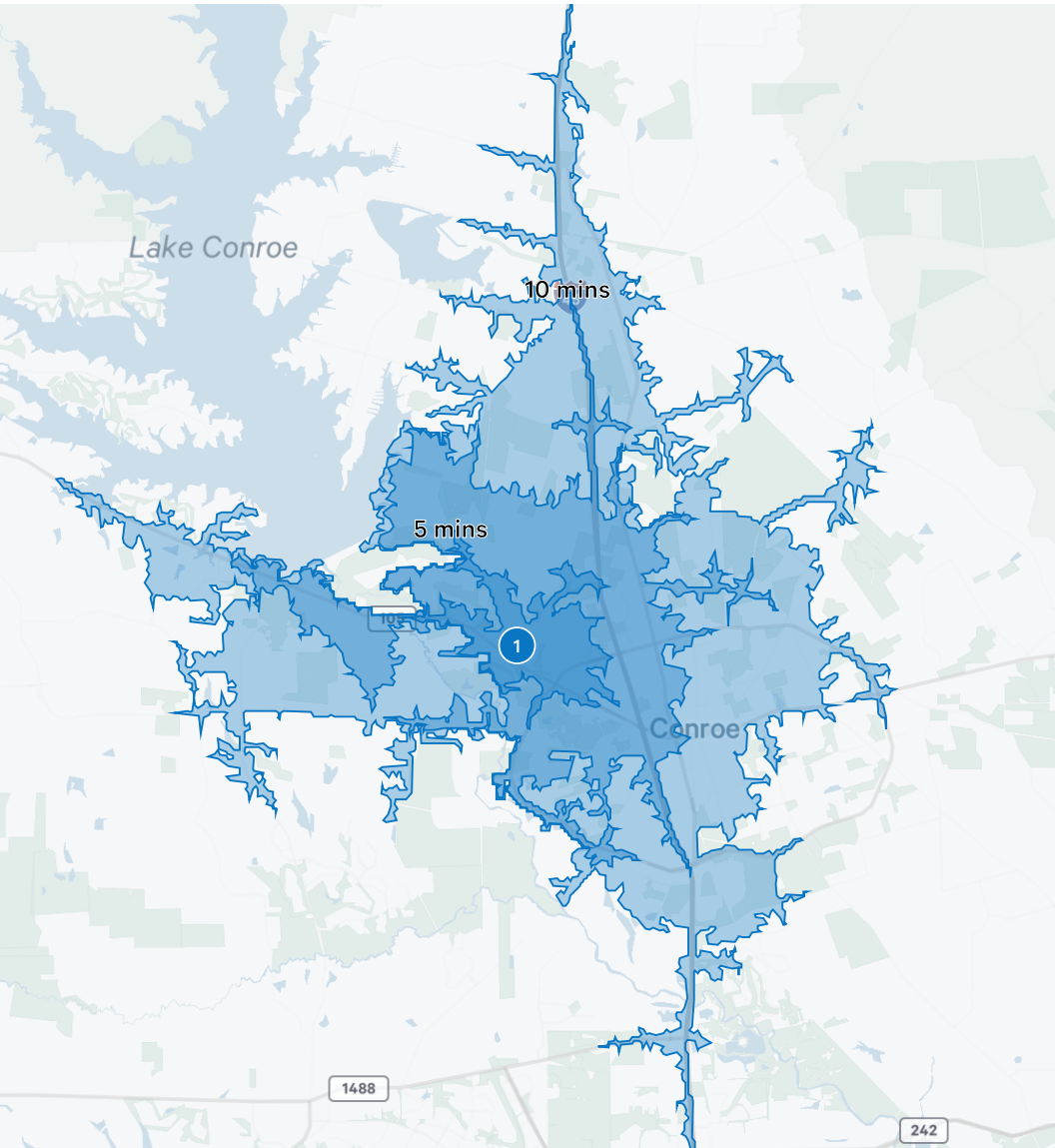
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Commute & Demographics



Drive Times	Minutes
Conroe	8
The Woodlands	18
Houston	25

Property Information

Location

- SEQ of FM 3083 Rd and Longmire Rd Conroe, TX 77304

Property Information

- ± 28,394 acres
- Utilities via City of Conroe
- Outside of floodplain
- On-site detention required
- Natural gas pipeline through tract
- Utility easement through center of tract
- Tax rate \$2.0740 (2023)
- Conroe ISD (Giesinger Elementary, Cryar Intermediate, Conroe High)

Surrounding Area

- Proximity to I-45
- Near major retail amenities

Price

Call Broker for Pricing



Commute

Traffic Counts	Vehicles Per Day
Hwy 105	43,702
Loop 336	26,576
FM 3083	11,442
I-45	137,717



2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	4,821	33,968	88,650
Median Age	40.6	38.6	37.1
Average Household Income	\$124,058	\$101,135	\$105,505
Average Home Value	\$398,451	\$345,559	\$332,806
College Degree or Higher	52.3%	39.1%	25.6%

Property Aerial



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Contact Us

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