

# PAD SITES AVAILABLE

NEC of TX 242 and FM 1314



### **AVAILABLE PAD SITES**



## THE OPPORTUNITY

The intersection of Highway 242 and FM 1314 in Conroe, Texas, is a rapidly developing area that serves as a gateway to several thriving Master Planned Residential communities including Mavera, Evergreen, Artavia and Stonecrest Ranch. Located approximately 10 miles east of The Woodlands and about 35 miles north of downtown Houston, this intersection provides convenient access to major employment centers and urban amenities while maintaining a suburban feel.

For more information about the opportunity, please contact broker.



**30 minutes** to George Bush Intercontinental Airport (IAH)



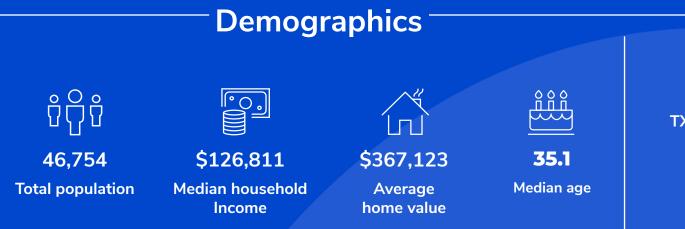
40 minutes to Downtown Houston



**20 minutes** to The Woodlands



### Traffic Data



**18,098 VPD13,878 VPD**TX 242, at FM 1314FM 1314, at TX 242

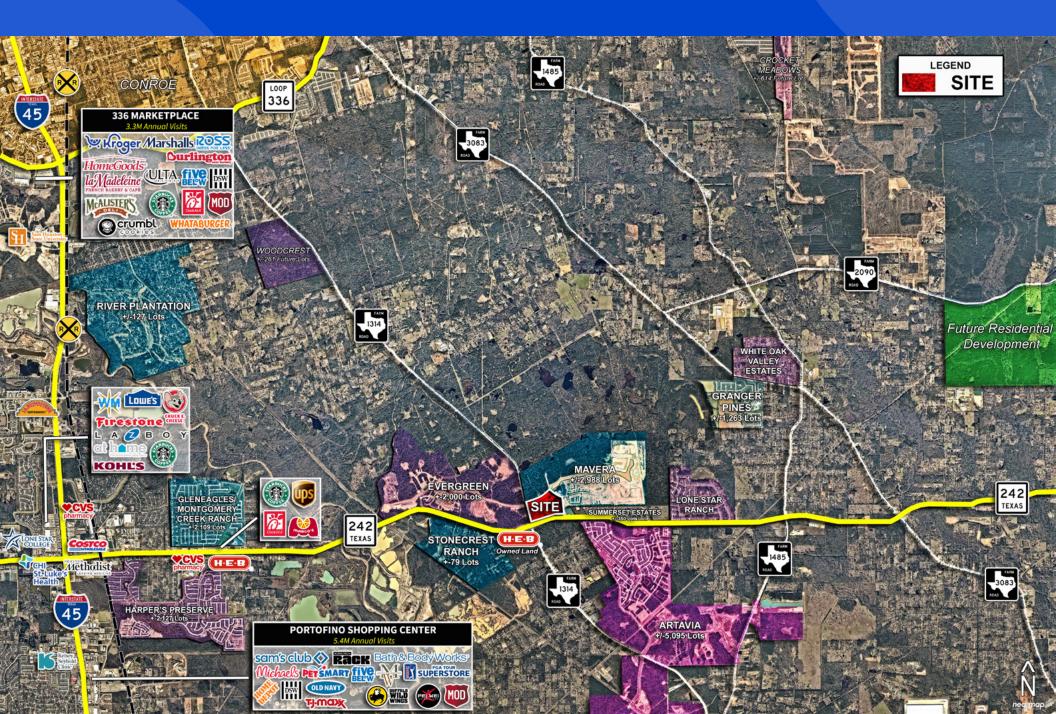
#### 22.72%

Est. population growth Within 1-mile from 2023 to 2028

### **AREA AERIAL**



### **TRADE AREA AERIAL**



### For more info, contact:

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