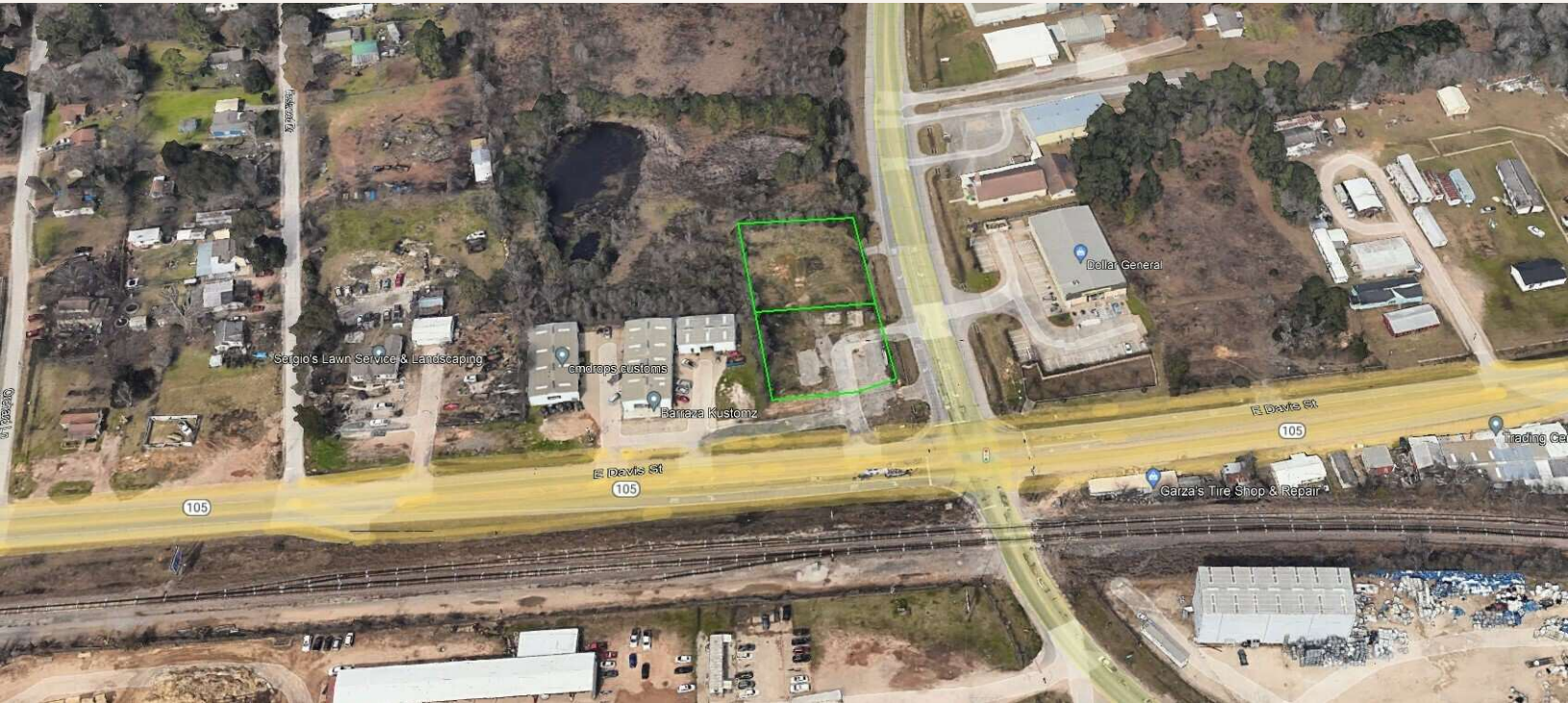


# 2420 E DAVIS ST | FOR LEASE

CONROE, TX 77301



## Property Description

Excellent ground lease opportunity, 0.76 acre lighted hard corner, located at the northwest corner of HWY 105 and Beach Airport Road. HWY 105 is currently being widened in front of tract.

## Property Highlights

- lighted intersection
- water and sewer to the site
- Traffic Count: 15,981 VPD (2023)
- HWY 105 is being widened

## Offering Summary

Lease Rate:	Negotiable
Available SF:	0.76 Acres
Lot Size:	0.76 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	113	327	1,330
Total Population	369	1,080	4,343
Average HH Income	\$120,873	\$120,714	\$114,055

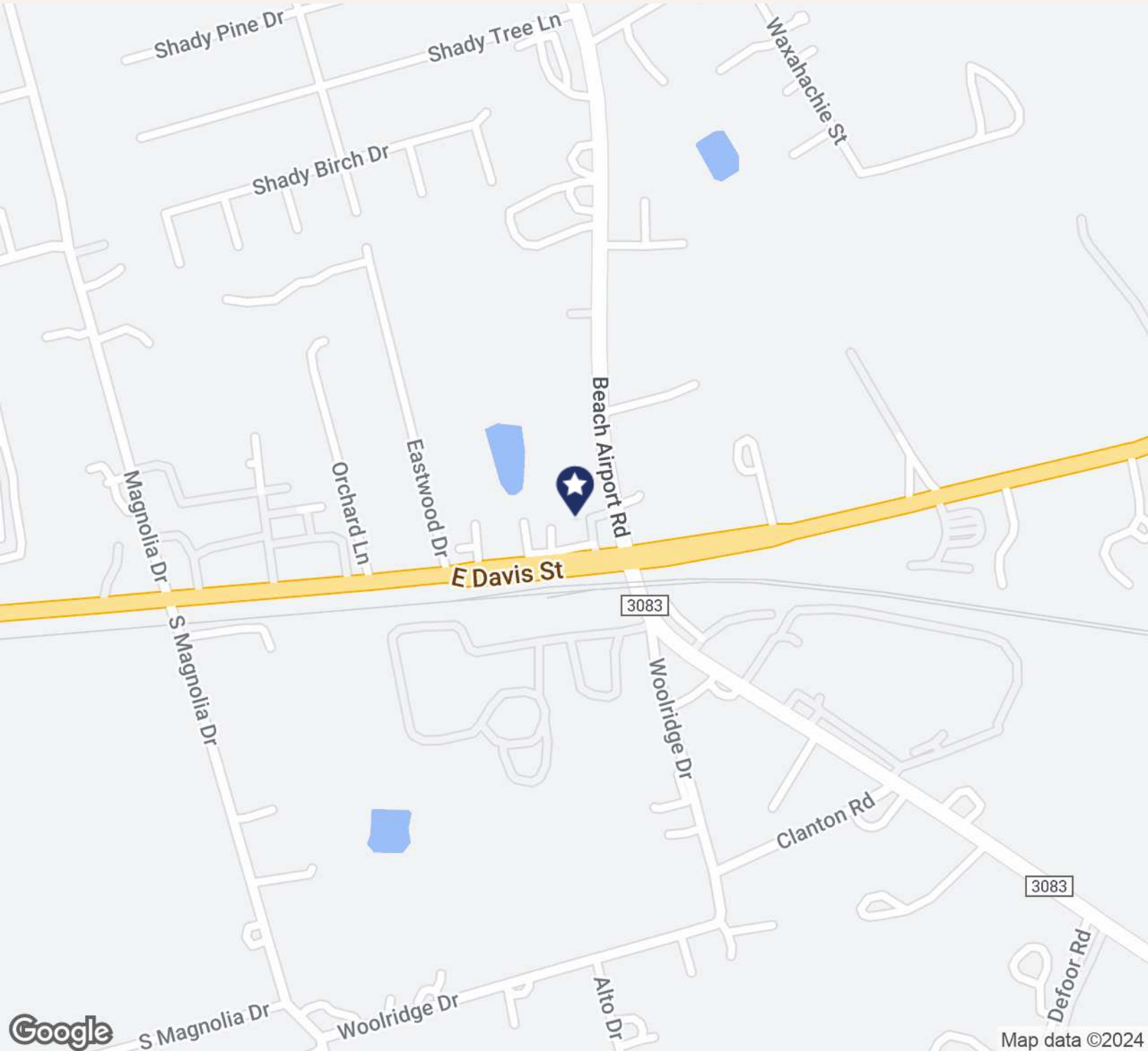
FOR MORE INFORMATION:



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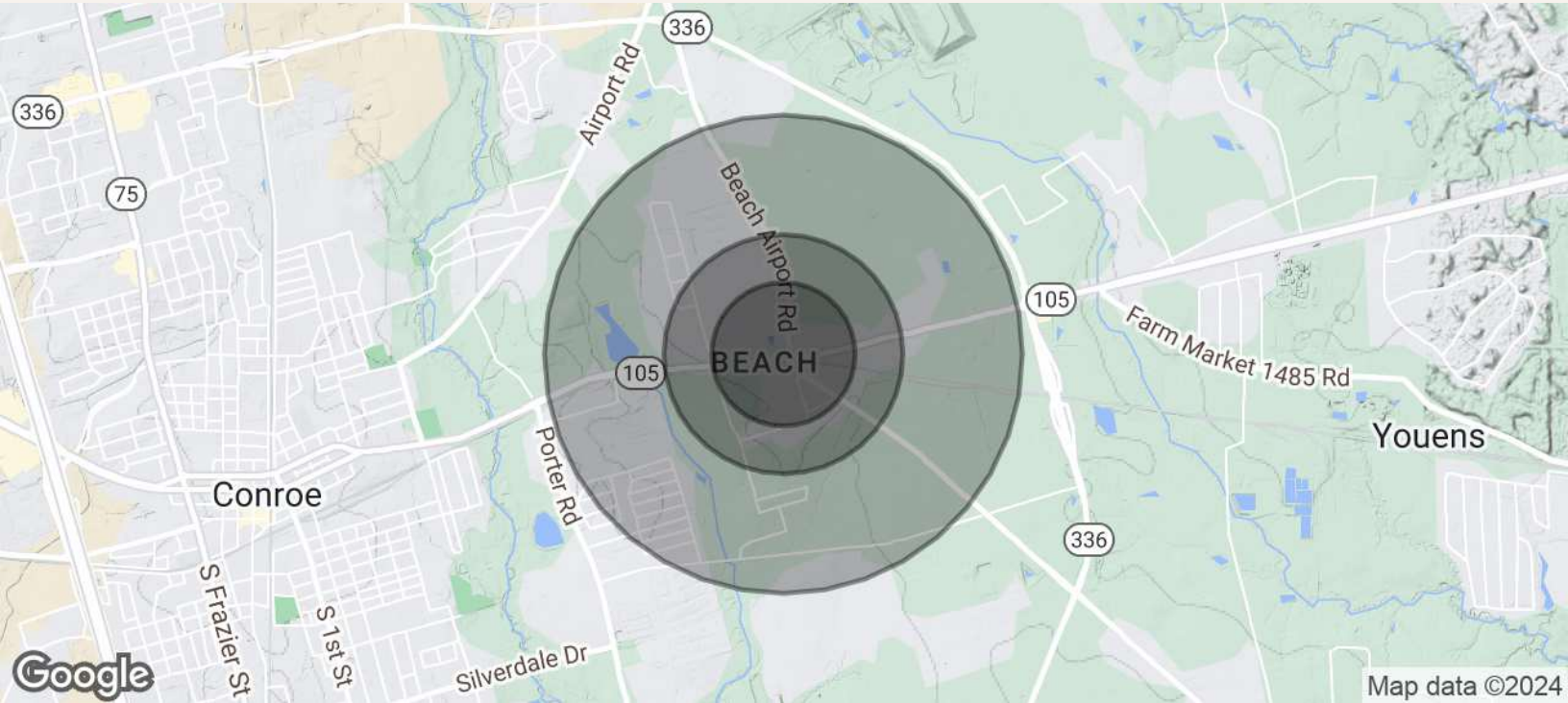


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# 2420 E DAVIS ST | FOR LEASE

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	369	1,080	4,343
Average Age	35	34	35
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	113	327	1,330
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$120,873	\$120,714	\$114,055
Average House Value	\$323,092	\$322,356	\$265,954

Demographics data derived from AlphaMap

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