

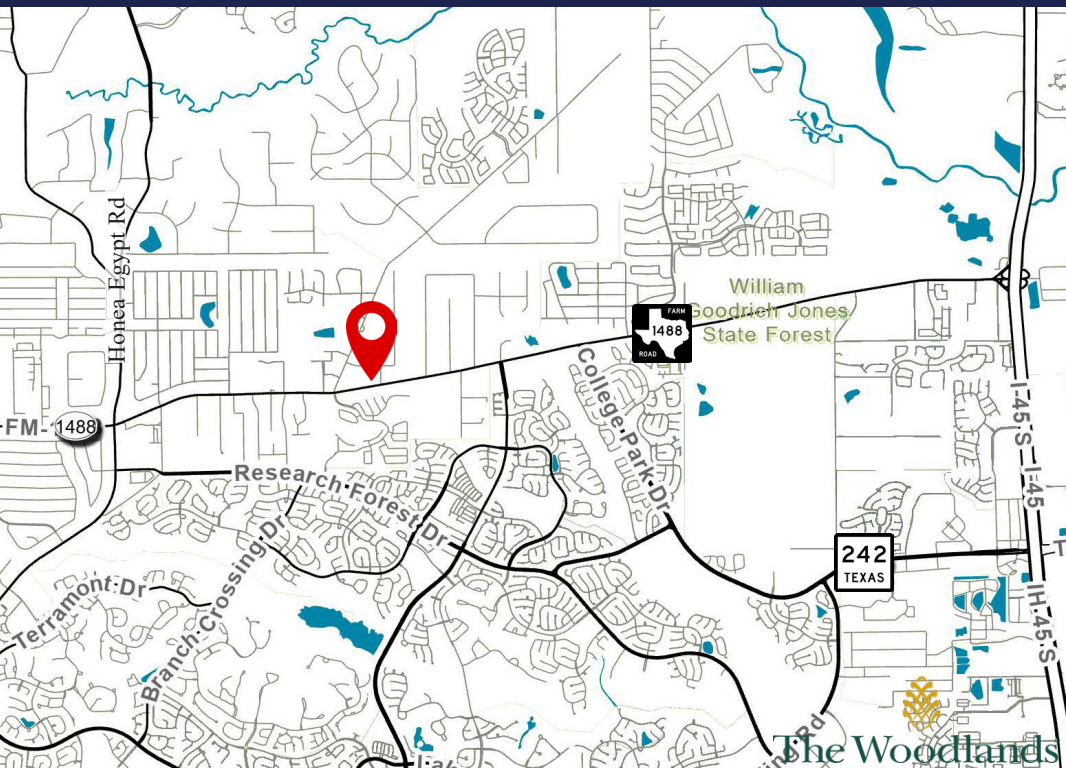
4598 FM 1488

Conroe, Tx 77384

For Sale



NEWCOR



Land

Acreage: 5.92 acres

Price: \$22/SF

Uses: Retail, Office, Medical, Specialty

Utilities Nearby: City of Conroe and

AquaTex

Traffic Counts: FM 1488 - 40,000 (TXDOT)

Old Conroe Rd - 9,275 (TXDOT)

*Adjacent 3.97 AC available

Features:

- Unrestricted
- Detention required on site
- FM1488 Frontage - 200'
- Bridlewood Frontage - 450'
- Saddlewood Dr Frontage - 440'
- Distance to I-45 - 4.7 Mi
- Distance to FM 2978 - 1.9 Mi

*Operating business on the property - do not disturb tenant

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Newcor Commercial Real Estate
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Aerial West

For Sale



Points of Interest



4598 FM 1488

Conroe, Tx 77384

Demographics



6,685

1 Mile



2,969

1 Mile



\$132,234

1 Mile

57,867

3 Mile

20,858

3 Mile

\$156,867

3 Mile

130,294

5 Mile

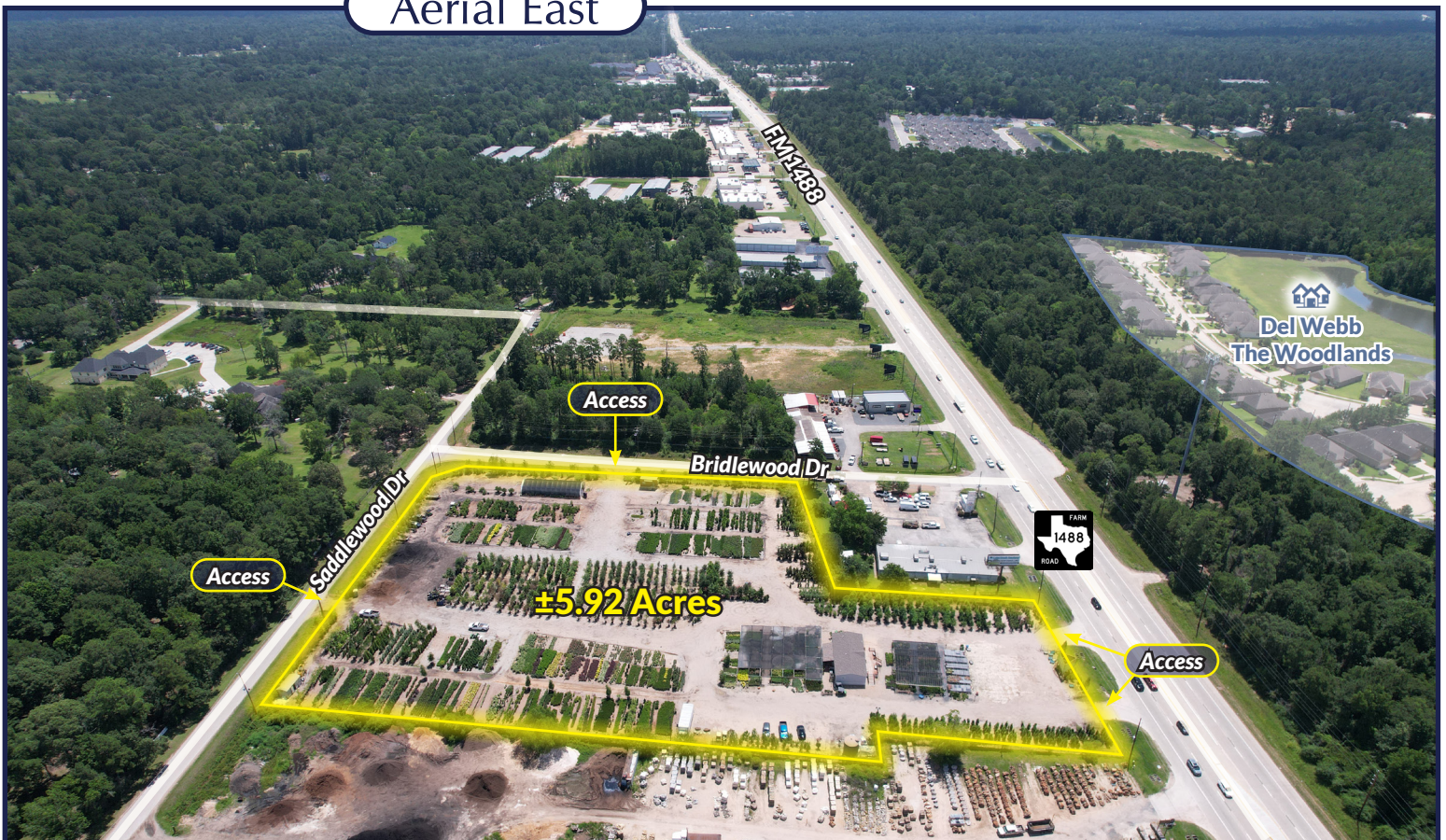
47,961

5 Mile

\$155,622

5 Mile

Aerial East



For Sale