

# For Sale

11066 Highway 242  
Conroe, TX 77385

Owner User/  
Future  
Development

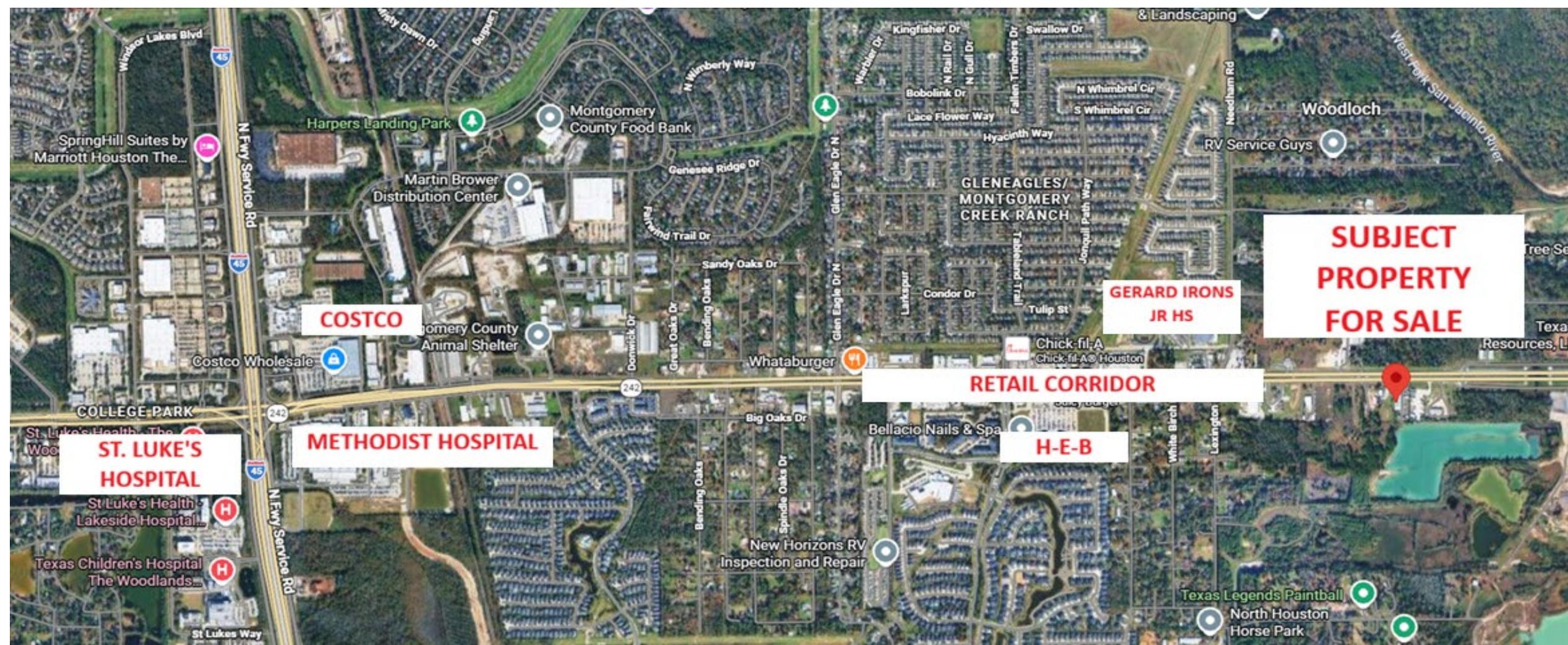
**SEEKER**  
COMMERCIAL REAL ESTATE

# HIGHLIGHTS

- Contact Broker for Price
- ~16,950 SF on about 1.9 Acres
- Built 2010
- Approximately 2.5 miles From
  - I-45
  - St. Luke's Hospital
  - Methodist Hospital
  - Costco
  - Walmart
  - Lowe's
  - Kohl's
  - At Home
- Approximately 3 miles from FM 1314
- Approximately 1 mile from major retail development
- Great user opportunity or retail development site



# AERIAL VIEW



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# DEMOGRAPHIC

## Population

	2 miles	5 miles	10 miles
2020 Population	13,333	74,302	394,907
2024 Population	15,833	84,385	435,800
2029 Population Projection	19,567	103,741	520,091
Annual Growth 2020-2024	4.7%	3.4%	2.6%
Annual Growth 2024-2029	4.7%	4.6%	3.9%
Median Age	33.8	38.8	37
Bachelor's Degree or Higher	34%	42%	41%
U.S. Armed Forces	0	237	782

## Population By Race

	2 miles	5 miles	10 miles
White	9,170	57,982	271,888
Black	1,841	6,197	37,482
American Indian/Alaskan Native	66	219	2,345
Asian	1,146	4,610	22,281
Hawaiian & Pacific Islander	16	85	637
Two or More Races	3,593	15,291	101,167
Hispanic Origin	4,399	18,109	122,084

## Housing

	2 miles	5 miles	10 miles
Median Home Value	\$278,654	\$299,306	\$300,391
Median Year Built	2010	2006	2004

## Households

	2 miles	5 miles	10 miles
2020 Households	4,303	27,438	139,474
2024 Households	5,218	31,710	154,205
2029 Household Projection	6,472	39,116	184,600
Annual Growth 2020-2024	5.6%	3.8%	3.0%
Annual Growth 2024-2029	4.8%	4.7%	3.9%
Owner Occupied Households	4,451	26,159	123,079
Renter Occupied Households	2,021	12,958	61,520
Avg Household Size	3	2.6	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$194.5M	\$1.2B	\$6.1B

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$116,402	\$127,682	\$125,801
Median Household Income	\$94,807	\$100,269	\$96,157
< \$25,000	366	3,555	18,718
\$25,000 - 50,000	600	3,775	21,687
\$50,000 - 75,000	797	4,379	20,832
\$75,000 - 100,000	1,069	4,112	18,747
\$100,000 - 125,000	632	3,164	15,795
\$125,000 - 150,000	472	2,641	12,439
\$150,000 - 200,000	712	4,590	17,377
\$200,000+	572	5,494	28,610

## Contact Information

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