

**FOR
SALE**



**2301 N Frazier
Conroe, TX 77301**

**INCOME PRODUCING
58 UNIT MULTI-FAMILY**



www.corproptx.com



FOR SALE

South Mountain

Community Amenities:

- Conference Rooms
- Storage space
- Pool
- Pet Play Area
- Business Center
- Fitness Center
- Cabana
- Pool
- Sundeck
- Grill



936-900-6564

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\$9M

Apartment Features:

- Washer/Dryer
- Air Conditioning
- Heating
- Tub/Shower
- Stainless Steel Appliances
- Balcony
- Granite countertops
- Disposal



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Conroe, Texas, has experienced remarkable growth over the past decade, making it a prime location for multifamily investments. Known as one of the fastest-growing cities in the U.S., Conroe benefits from its proximity to The Woodlands and Houston, offering a blend of suburban charm and access to urban amenities.

Totals	Avg SF	Units
All 1 Beds	734	21
All 2 Beds	1,067	33
All 3 Beds	1,188	4

Income	2 mile	5 mile	10 mile
Avg Household Income	\$70,823	\$87,345	\$109,753
Median Household Income	\$49,298	\$65,166	\$81,360
< \$25,000	2,254	5,543	12,839
\$25,000 - 50,000	3,350	7,267	15,973
\$50,000 - 75,000	1,950	6,091	17,899
\$75,000 - 100,000	1,105	4,327	13,475
\$100,000 - 125,000	923	3,468	10,118
\$125,000 - 150,000	532	1,691	7,499
\$150,000 - 200,000	528	1,662	8,898
\$200,000+	425	2,684	13,577



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Units: 58
 Built: 2020
 Land: 10 Acres



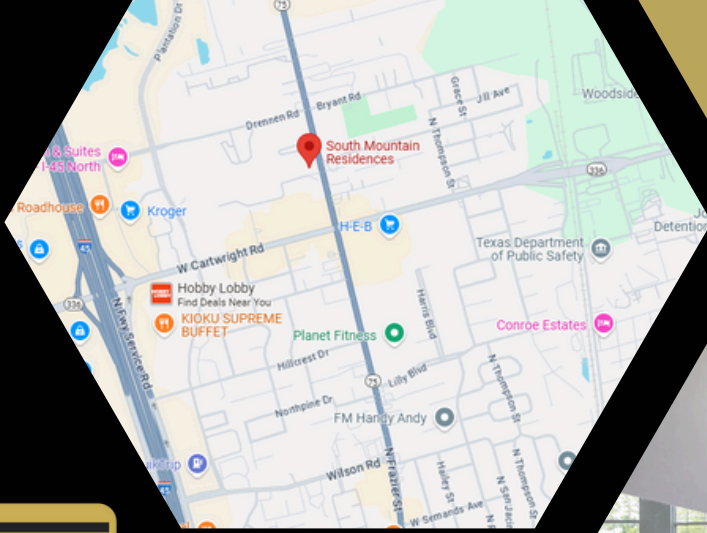
Daytime Employment					
Radius	2 mile			5 mile	
	Employees	Businesses	Employees Per Business	Employees	Businesses
Service-Producing Industries	21,261	2,321	9	42,694	4,766
Trade Transportation & Utilit...	4,423	352	13	8,972	801
Information	401	40	10	1,210	72
Financial Activities	1,505	354	4	3,071	622
Professional & Business Se...	2,121	366	6	4,325	669
Education & Health Services	3,786	594	6	11,245	1,510
Leisure & Hospitality	3,169	192	17	5,377	358
Other Services	1,669	323	5	3,266	593
Public Administration	4,187	100	42	5,228	141
Goods-Producing Industries	3,546	182	19	7,545	575
Natural Resources & Mining	210	5	42	231	12
Construction	1,746	106	16	3,417	374
Manufacturing	1,590	71	22	3,897	189
Total	24,807	2,503	10	50,239	5,341

Population			
	2 mile	5 mile	10 mile
2020 Population	26,827	80,287	236,720
2024 Population	30,681	91,813	277,719
2029 Population Projection	37,380	112,595	342,357
Annual Growth 2020-2024	3.6%	3.6%	4.3%
Annual Growth 2024-2029	4.4%	4.5%	4.7%
Median Age	34.1	35.1	37.7
Bachelor's Degree or Higher	19%	26%	32%
U.S. Armed Forces	12	86	215



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South Mountain Residence is a prime multifamily community offering 58 units nestled on a sprawling 10-acre property in the heart of Conroe, TX. This established apartment complex provides ample space for both residents and future development. With Phase 2 already approved for an additional 60 units, the property presents an excellent opportunity for expansion, making it ideal for investors or developers looking to grow their portfolio in a rapidly growing area.

Located on N Frazier St., the property offers convenient access to Conroe's amenities, schools, and major thoroughfares, all while maintaining a sense of privacy and community. This multifamily property combines potential and promise, catering to the growing demand for quality housing in the region.



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