

**±61.91 ACRES**  
FM 2090, CONROE, TX 77306



**KRISTEN MCDADE**  
Managing Director  
+1 713 331 1796  
kristen.mcdade@cushwake.com

**MATTHEW DAVIS**  
Senior Director  
+1 713 331 1798  
matthew.davis@cushwake.com

**MELISSA ELIZONDO**  
Brokerage Specialist  
+1 346 396 4008  
melissa.elizondo@cushwake.com

2026

# GREATER HOUSTON MARKETPLACE

## WHY HOUSTON:

**6.8M**

Residents in the City of Houston

**25**

Fortune 500 Companies

**#3**

among US Metro Areas in Fortune 500 Headquarters

**#5**

in the US in Fortune 1000 headquarters

**55M sq ft**

of Class A space

**160k**

Business establishments

**4th** Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

**#2** Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA

GLOBAL TRADE CITY

**1st**

in Foreign Waterborne Tonnage

**1st**

in Gulf Coast Container Port

**1st**

in Import and Export

**73**

Foreign Owned Firms

## DEMOGRAPHICS

(within 5 miles of FM 2090 Rd, Conroe, TX 77306)



**34,393**

2025 Total Population



**\$75,116**

2025 Average Household Income



**\$271,670**

2025 Average Home Value

## MAJOR LEAGUE SPORTS TEAMS



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

CLUTCH CITY



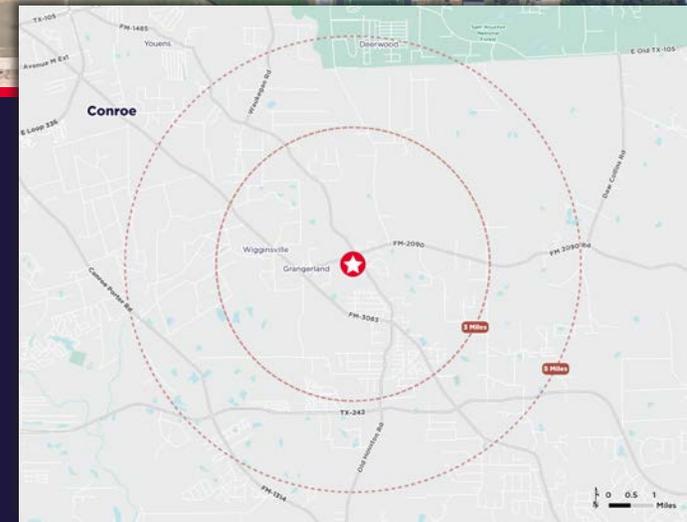
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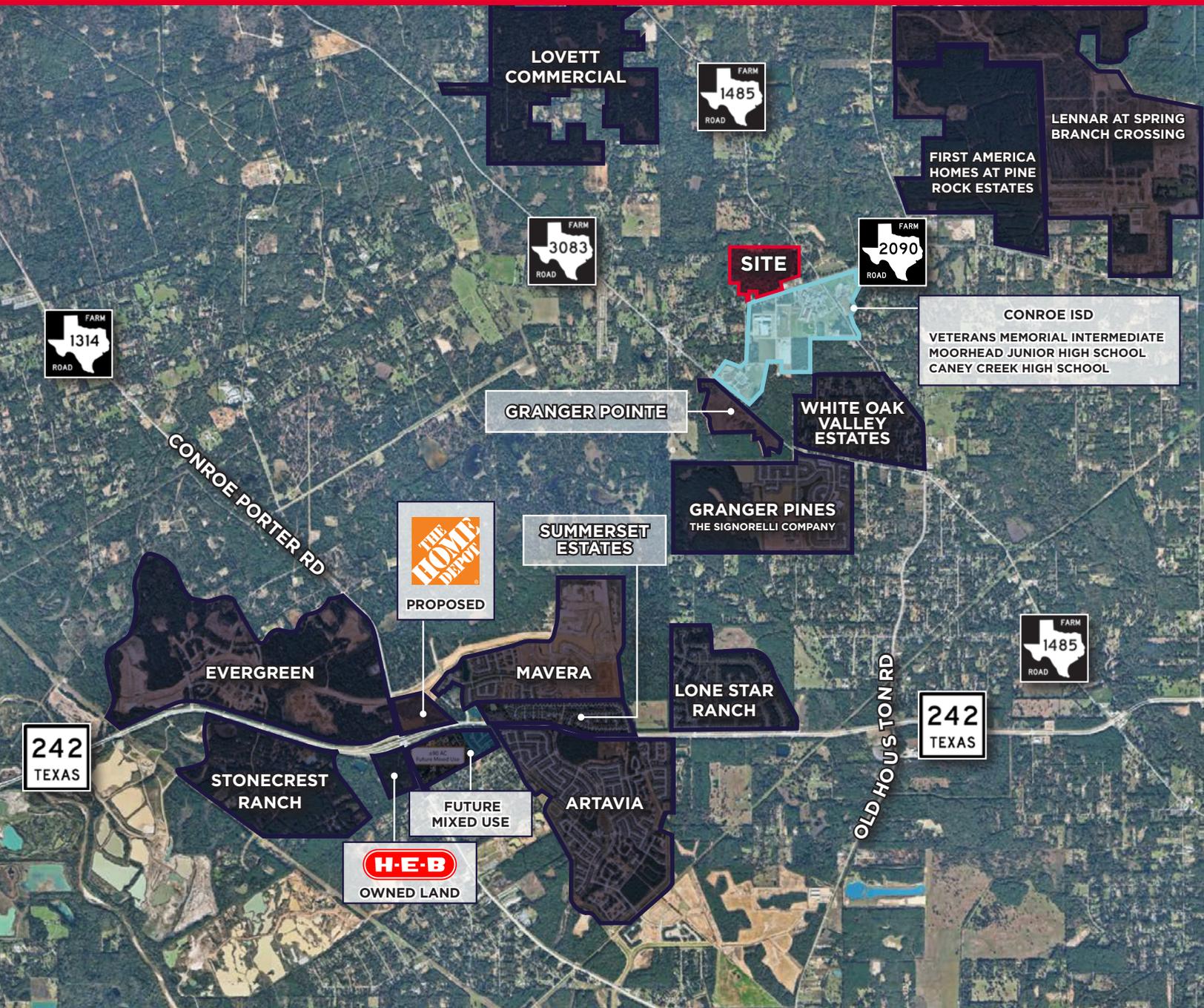
### PROPERTY HIGHLIGHTS

Strategically located between FM 1485 and FM 3083, this ±61.91 acre tract offers ±830.03' of frontage along FM 2090, located in a high-growth area of Conroe, TX. The property is located 3.5 miles north of Hwy 242 and is surrounded by established commercial and residential developments. With close proximity to major retail centers, expanding residential communities, and nearby schools, the site presents a strong development opportunity as the area continues to develop. Utilities have been approved for annexation into MUD 173, further enhancing the site's development potential. It is well-positioned for investors seeking to participate in the area's ongoing growth.



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