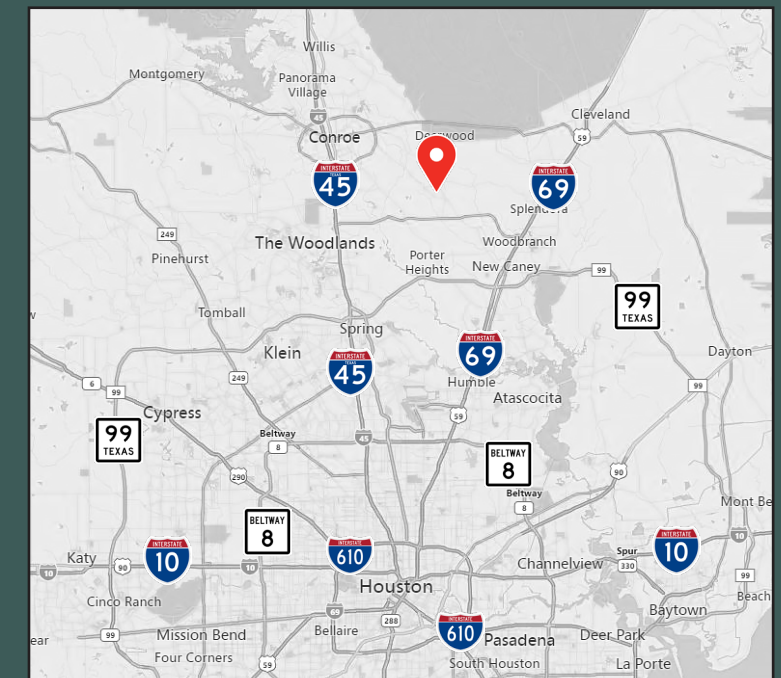


Land for Sale:

13.103 AC

Hwy 242, Near FM 1314

Conroe, TX



Contact

Tommy LeBlanc, Partner
tleblanc@mlbcre.com

John-Michael Kamel, Vice President
jmkamel@mlbcre.com

mlbcre.com | (713) 622-1400

Property Details & Area Overview

- **PRICE:** Call for Pricing
- **LOCATION:** Located in Montgomery County on Hwy 242
- **SIZE:** 13.103 AC
- **FRONTAGE:** ±821 of frontage on Hwy 242
- **UTILITIES:** Available from adjacent MUD. Annexation into MUD required.
- **ZONING:** None
- **ENCUMBRANCES:**
 - Floodplain: None
 - Pipelines: None
- **SCHOOL DISTRICT: Conroe ISD**
 - San Jacinto Elementary
 - Grangerland Intermediate
 - Moorhead Junior High School
 - Caney Creek High School



Property Information

2024 Tax Rates

District	2024 Rate
Conroe ISD	0.9496
Lone Star College	0.1076
Montgomery Co ESD 9	0.1000
Montgomery Co Hosp Dist	0.0497
Montgomery County	0.3790
	1.5859

*MUD Tax: Est. 1.35% - Montgomery Co MUD 191

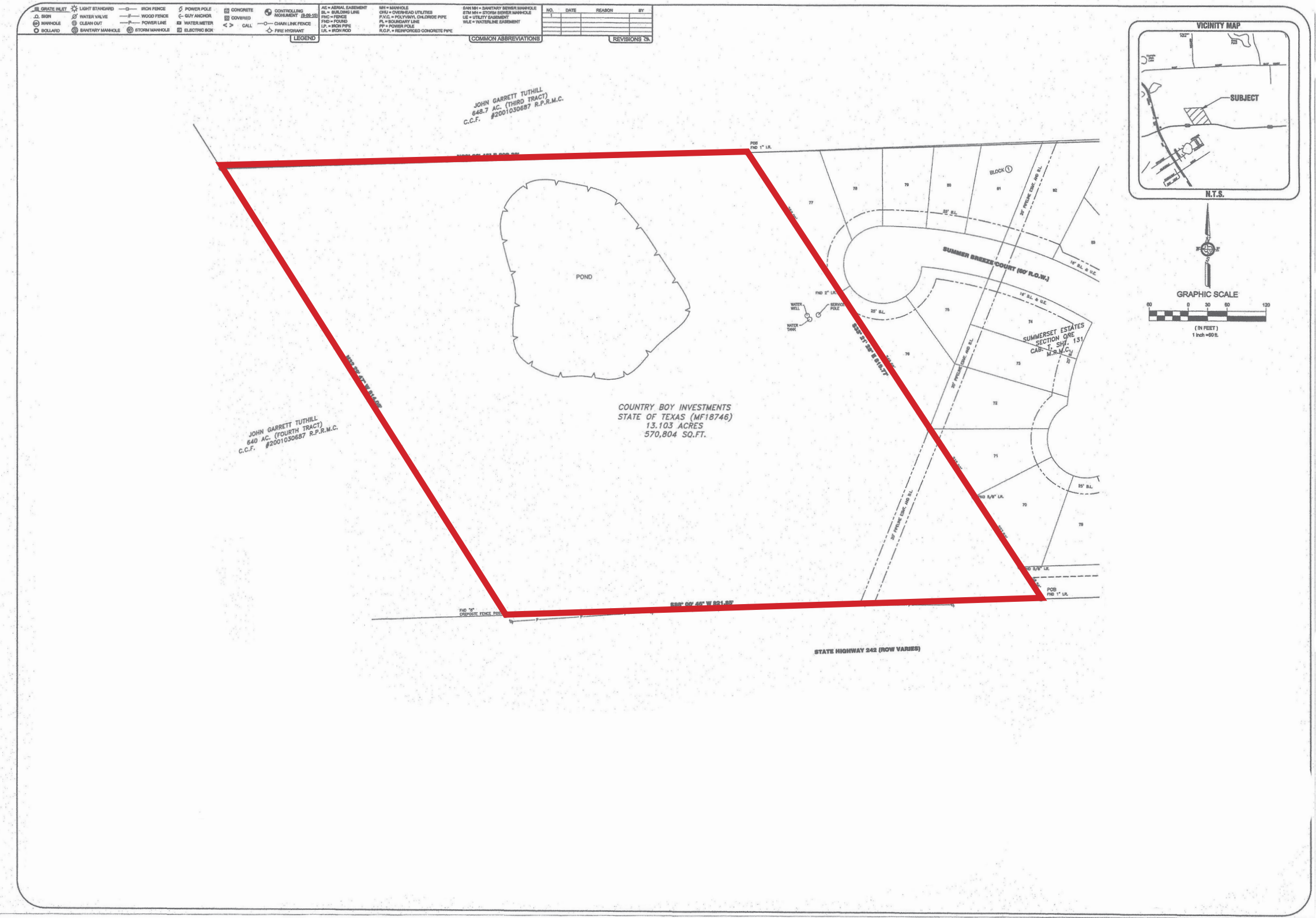
Demographics & Traffic Counts

Population		
	1 Mile	3 Miles
	2,113	9,923
Average Household Income		
	1 Mile	3 Miles
	\$119,146	\$93,176
Traffic Counts		
	FM 1314	19,883 CPD
	Hwy 242	13,577 CPD

Source: CoStar



Property Survey



The Team



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