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PROPERTY **SUMMARY**

14815 I-45 Conroe, TX 77385

SALE PRICE: \$1,100,000

LOT SIZE: 15.82 Acres

PROPERTY TYPE: Commercial,

Residential, Land

Located at 14815 I-45 in Conroe, this 15-acre tract offers exceptional visibility and access along the I-45 corridor, one of the region's most active growth areas. Positioned just minutes from The Woodlands, Loop 336, and FM 1488, the property benefits from high traffic counts and proximity to major retail, medical, and residential developments.

This site includes a freestanding office building and multiple land tracts, providing flexible options for owner-users, investors, or developers. Zoned for commercial use, the property is ideally suited for office, retail, medical, or mixed-use development in a rapidly expanding market.



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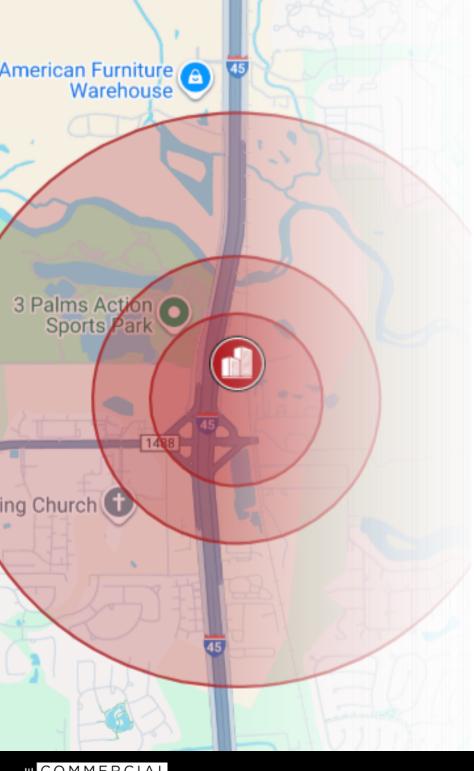
PROPERTY HIGHLIGHTS

High-Traffic 15 Acres with I-45 Frontage – Prime Conroe Land Opportunity

- High Traffic Exposure: Benefits from significant daily traffic volumes, enhancing business exposure.
- · Proximity to Major Areas: Just minutes from The
- Land Size: Approximately 15.8 acres available for development.
- Existing Structures: Includes a freestanding office building currently available for lease.
- In a Flood plain
- All Public Utilities
- Land tracts available for lease, accommodating various commercial uses.
- Zoning: Commercial zoning allows for diverse development opportunities, including office, retail, medical, or mixed-use projects.
- Ample Parking: On-site parking available for tenants and visitors.
- Infrastructure: Utilities such as water, sewer, and electricity are in place, facilitating immediate development.
- Surrounding Developments: Located near thriving businesses, residential neighborhoods, and expanding retail corridors.



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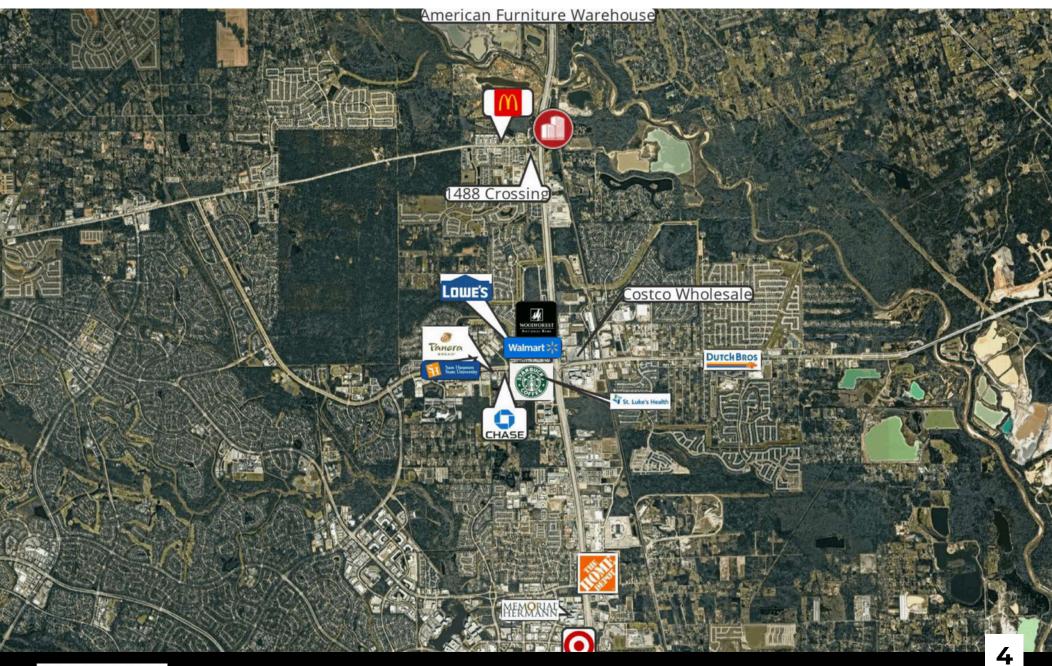


AREA **OVERVIEW**

Strategically positioned along the I-45 corridor, this 15-acre property offers outstanding visibility and accessibility in one of Conroe's fastest-growing areas. Surrounded by residential developments, medical facilities, and commercial growth, this location is ideal for a wide range of development opportunities

	0.3 Miles	0.5 Miles	1 Miles
Total households	95	544	1,997
Total population	211	1,171	4,575
Persons per household	2.2	2.2	2.3
Average household income	\$131,902	\$130,107	\$130,969
Average house value	\$782,440	\$ <i>7</i> 95,613	\$707,073
Average age	37	37	39
Average age male	36	36	38
Average age female	38	38	40

RETAILER/LOCATION MAP



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