

PRIME 2-ACRE COMMERCIAL/RESIDENTIAL OPPORTUNITY | CONROE, TX 77306

18186 BLACKBERRY RD, CONROE, TX 77306

FOR SALE: \$74,990

PROPERTY SUMMARY | COMMERCIAL



PROPERTY DESCRIPTION

Versatile 2-acre tract. With utilities already available, the property offers a rare opportunity to build, develop, or hold in a rapidly expanding area.

The land is mostly level and highly usable, making it well-suited for a custom home, small business, storage yard, workshop with ample space for structures, parking, and outdoor needs, the layout supports a wide range of possibilities. Surrounded by steady growth—new communities, retail, and infrastructure—the location continues to appreciate as demand increases.

Whether you're an investor seeking strong long-term returns, a builder planning your next project, or a buyer needing room and flexibility, these 2 acres provide a ready canvas to bring your vision to life.

PROPERTY HIGHLIGHTS

- Versatile 2-acre tract with utilities already available.

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com



To Schedule A Showing Call 713.538.1638

OFFERING SUMMARY

Sale Price:	\$74,990
Lot Size:	87,145 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	69	416
Total Population	73	198	1,214
Average HH Income	\$62,416	\$62,416	\$63,666

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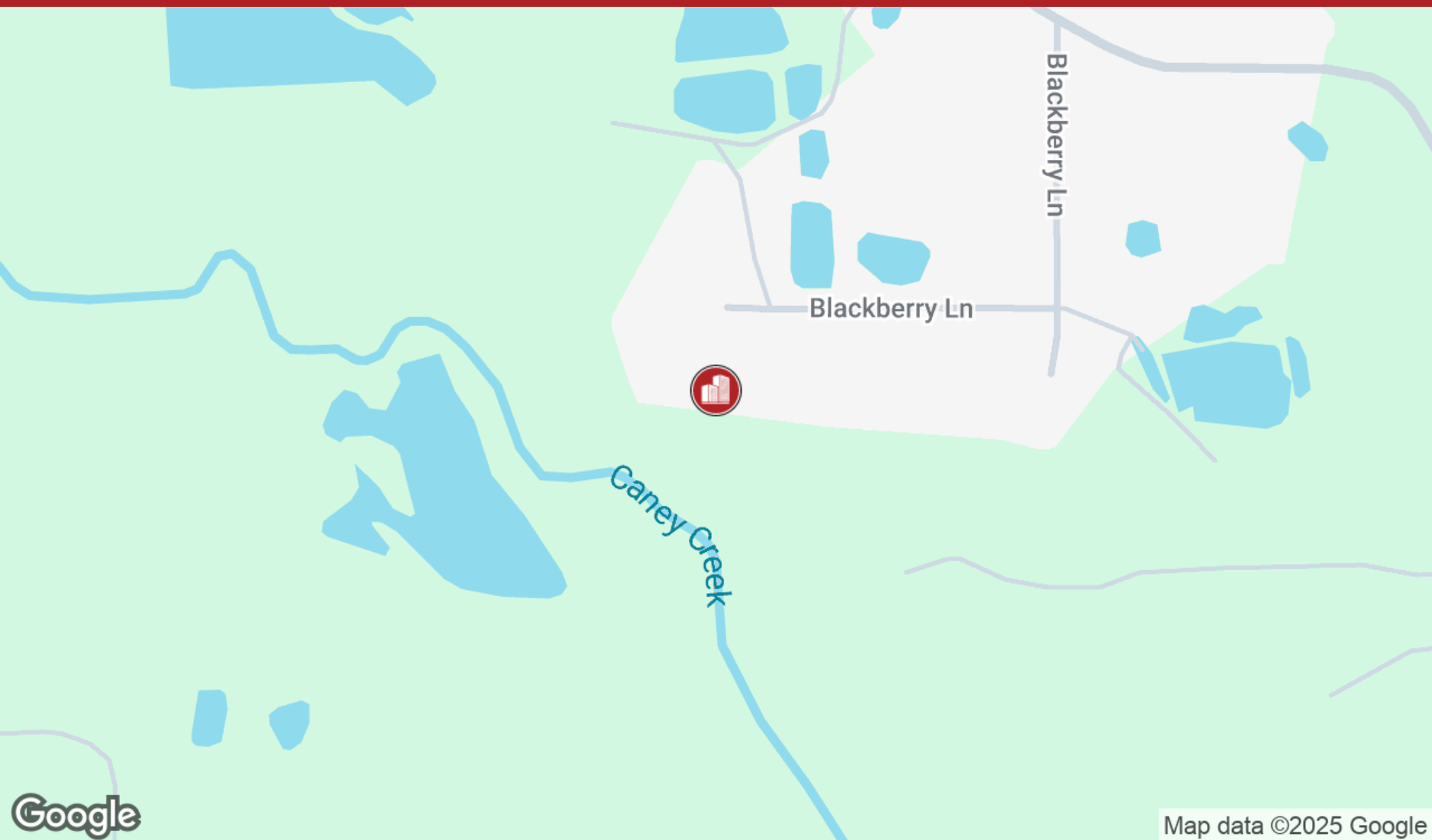
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LOCATION MAP | COMMERCIAL



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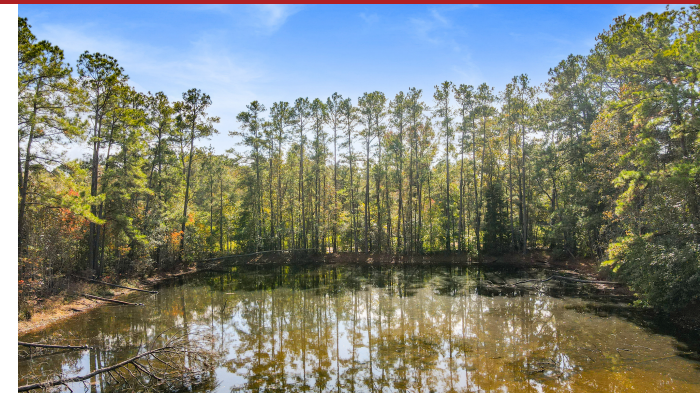
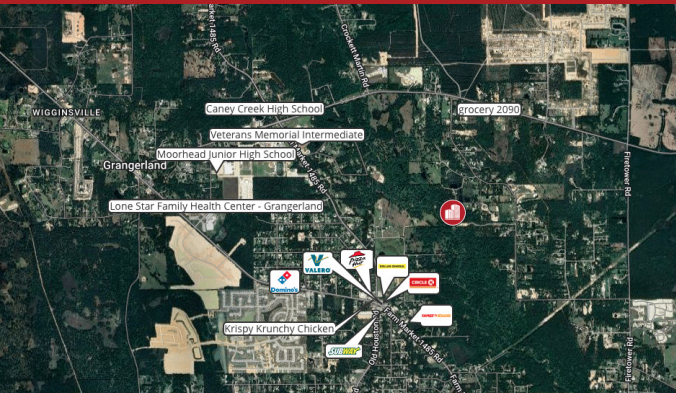
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ADDITIONAL PHOTOS | COMMERCIAL



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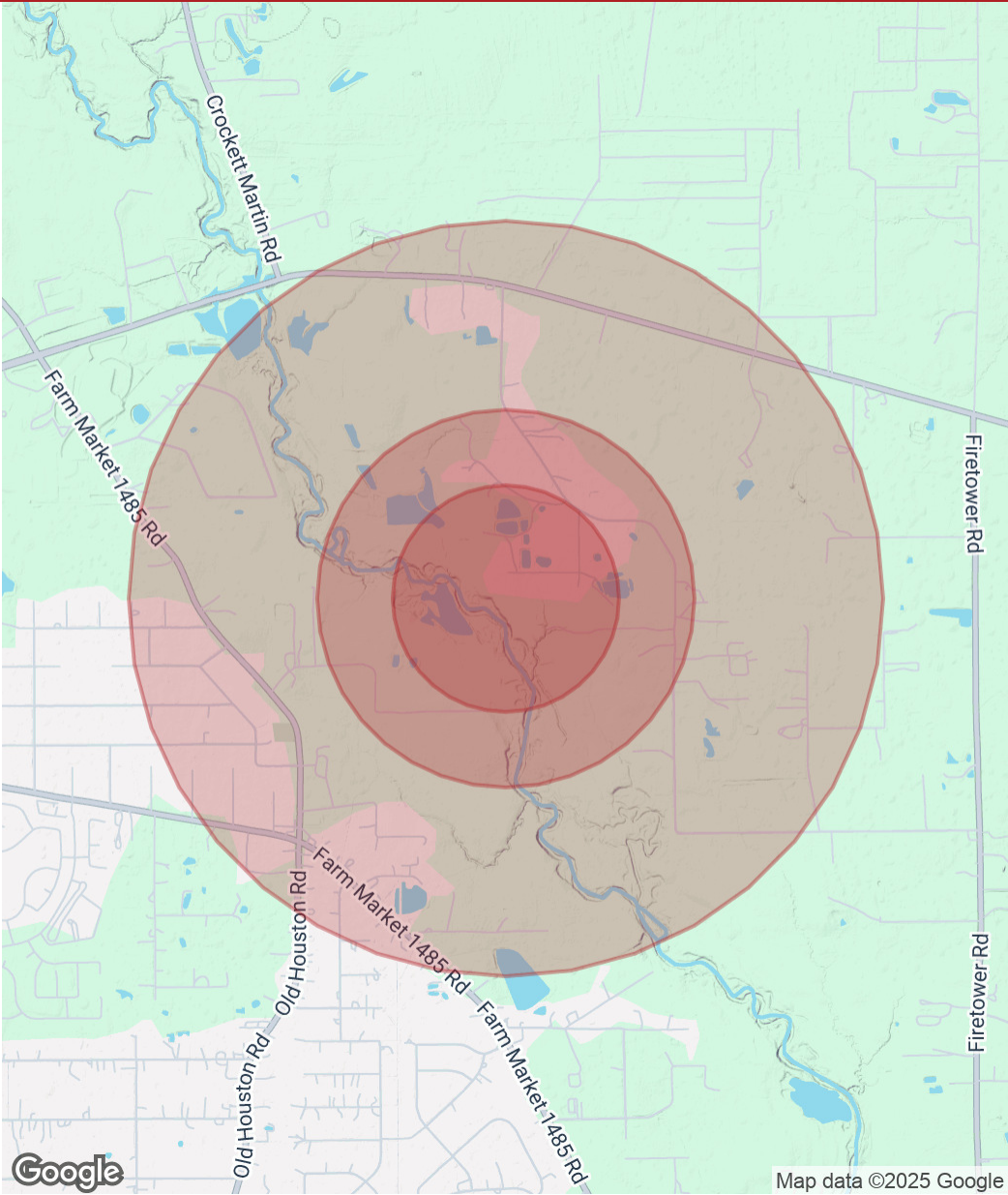
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DEMOGRAPHICS MAP & REPORT | COMMERCIAL

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	198	1,214
Average Age	38	39	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	69	416
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$62,416	\$62,416	\$63,666
Average House Value	\$203,552	\$203,552	\$203,162

Demographics data derived from AlphaMap



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