

**ENTITLEMENTS  
IN PLACE**  
\*see page 6



# 11.7 - 15.3 ACRES FOR SALE

0 FM 3083, Conroe, TX 77303

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## PROPERTY DETAILS

Located in the booming Conroe market across the street from Conroe Park North Industrial Park, which is a 1,656 acre development owned by the City of Conroe EDC that is home to international, national, and regional users including AirGas, Bauer Pileco, FedEx Freight, Five Below, NOV, and McKesson. The Landing at 3083 is an 11.7 acre tract of land that has had entitlements performed which include survey, topo, TXdot driveway permit, full civil construction drawings, and pre- liminary plat approval for a 100,000 sqft industrial park. Located on FM 3083 which was recently expanded to four-lane road and only 3 miles to I-45 and 1/4 mile to Loop 336. Please call for any additional questions relating to approved plans and owner financing.

## LOCATION INFORMATION

LOCATION	FM 3083, North of Loop 336 and Hwy 105, East of I-45
SUBMARKET	Conroe
SIZE	11.71 - 15.3 acres
PRICE	\$5/SF for 11.7 AC; Call for 3.6 AC
UTILITIES	City of Conroe
FLOOD PLAIN	Not in flood plain
APN	0002-01-00330 & 0002-01-00147
LEGAL	TR 1A ABST 1339 M L JONES

## PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY SITUATED ON FM3083 WHICH IS A FOUR-LANE MAJOR THOROUGHFARE
- ⊕ DUAL ACCESS POTENTIAL VIA FM3083 & LOOP 336
- ⊕ LOCATED 3.5 MI NORTH OF I-45 N AND 1/4 MILE FROM LOOP 336
- ⊕ OWNER FINANCING AVAILABLE
- ⊕ BOOMING INDUSTRIAL CORRIDOR
- ⊕ NO FLOOD PLAIN
- ⊕ UTILITIES TO THE SITE ENGINEERING & ENTITLEMENTS HAVE BEEN PERFORMED & WILL CONVEY
- ⊕ ACROSS THE STREET FROM CONROE INDUSTRIAL PARK NORTH

## TRAFFIC COUNTS PER 2024 TxDOT TRAFFIC COUNTS

N Loop 336 E @ Airport Rd	15,098 VPD
N FM 3083 E Airport Rd	12,941 VPD
Airport Rd E @ FM 3083	3,671 VPD

# DEMOGRAPHIC SUMMARY

1244-1324 N FM 3083 Rd E  
Ring of 3 miles

## KEY FACTS

35,393

Population



11,627

Households



33.6

Median Age

\$54,049

Median Disposable Income

## EDUCATION

19.6%

No High School Diploma



35.5%  
High School Graduate



25.3%  
Some College/ Associate's Degree



19.6%  
Bachelor's/Grad/ Prof Degree

## INCOME



\$62,953

Median Household Income



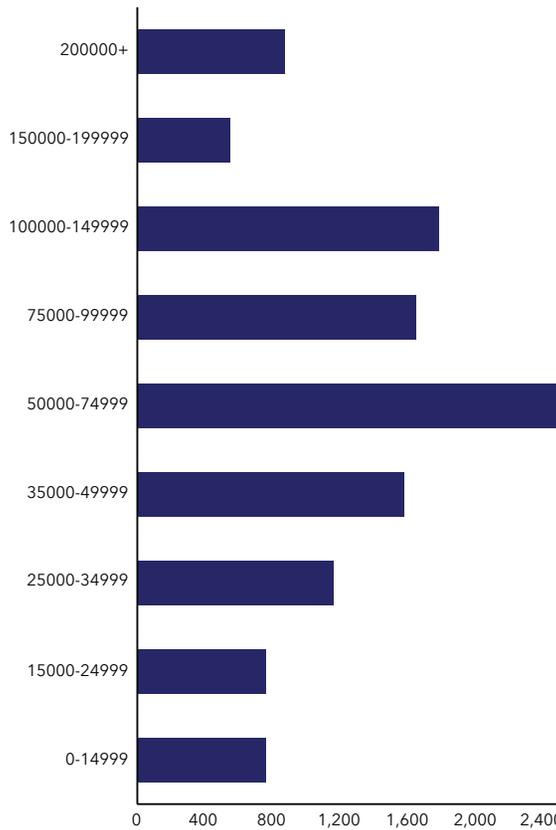
\$29,372

Per Capita Income

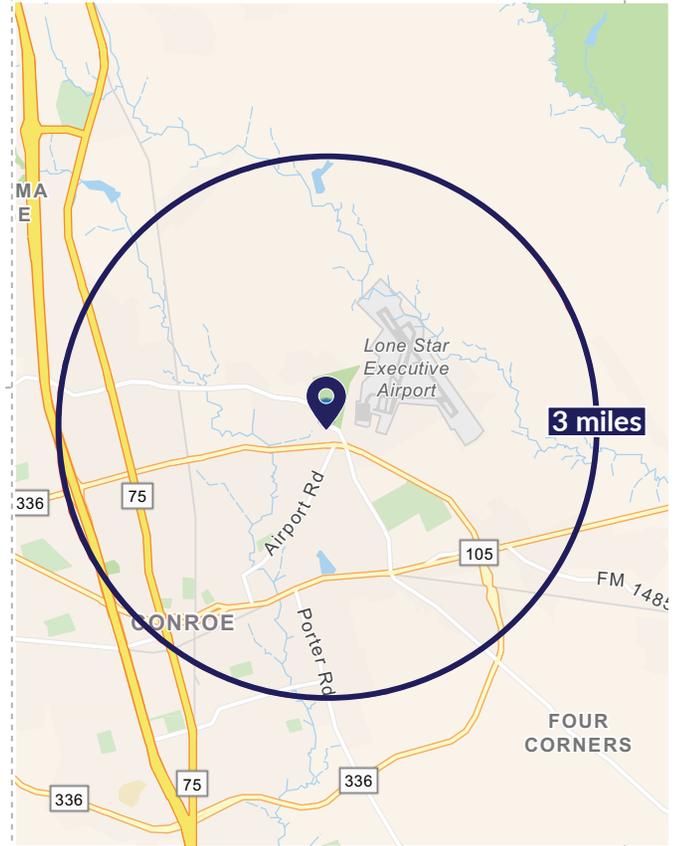


\$129,077

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



48.2%

White Collar



30.2%

Blue Collar



24.1%

Services



1.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



**EXON**

LOOP  
336

THE ICEHOUSE  
*COMBO*

**BARSH**  
PERFORMANCE DIESEL

**ALSO AVAILABLE  
3.6 AC**

HydroSwage  
INTERNATIONAL LLC

SS **SPECTOOL**

PHILLIPS  
66

AIRPORT RD

**SITE  
11.7 AC**

**SUNBELT**  
RENTALS

**HUXTED**  
TRENCHLESS

FARM  
3083  
ROAD

Lone Star  
Convention &  
Expo Center

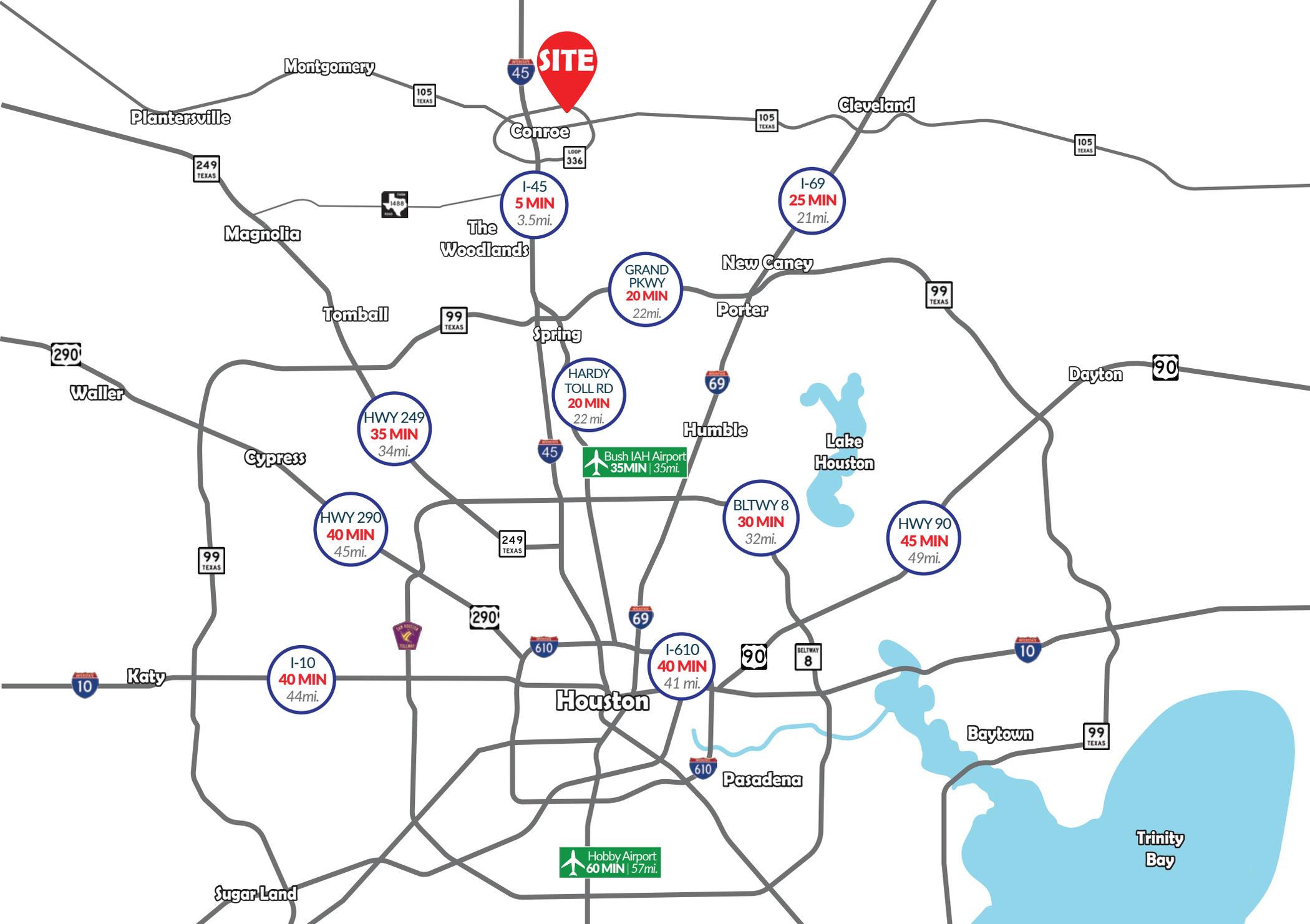




<b>Item</b>	<b>Complete</b>	<b>Incomplete</b>	<b>Notes</b>
Survey/Topo	X		
Traffic study	X		Was required for TXDOT approval
TXDOT Driveway permit approved	X		30ft driveway approved
Civil Engineering plans approved (Paving, Drainage and Utilities)	X		Approved by the City of Conroe
Section 1 Preliminary Plat		X	Unrecorded due to road bond
Wetlands Study	X		
Drainage Study	X		



- Boundary
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



**LEGEND / ABBREVIATIONS**

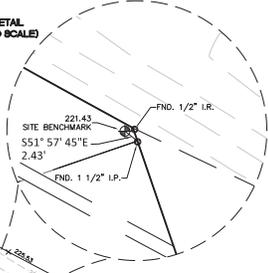
CHAIN LINK FENCE	—○—	C.F.N.	CLERK'S FILE NUMBER
POWER POLE	—□—	FND.	FOUND
OVERHEAD LINE	—○—	I.R.	IRON ROD
SANITARY MANHOLE	⊙	I.P.	IRON PIPE
WATER VALVE	⊕	O.P.R.	OFFICIAL PUBLIC RECORDS
FREHYDRANT	⊕	M.C.T.	MONTGOMERY COUNTY, TEXAS
PROPERTY MARKER	⊙	M.R.	MAP RECORDS
UNDERGROUND FIBER BOX	⊕	R.C.W.	RIGHT OF WAY
HIGHBANK	—▽—		

**BENCHMARK**  
 CC-12 CONTROL POINT ELEV.=229.42' (NAVD88 / 91 ADJ.)  
 CITY OF CONROE MONUMENT CC-12, BRASS DISK IN CONCRETE AT THE  
 CORNER OF FM 3083 AND ROAD TO THE COUNTY FAIRGROUNDS.

**SITE BENCHMARK**  
 BRASS DISK IN CONCRETE ELEV.=221.43'  
 BRASS DISK IN CONCRETE LOCATED NORTH 51°57'45" EAST, A DISTANCE  
 OF 2.43 FEET FROM A FOUND 1 1/2" I.P., MARKING THE COMMON  
 CORNER OF A CALLED 1.403 ACRES AND A CALLED 10,312 ACRES,  
 CONVEYED TO ABOL, LLC, BY DEED RECORDED UNDER C.F.N.  
 2006-118430 O.P.R. M.C.T.

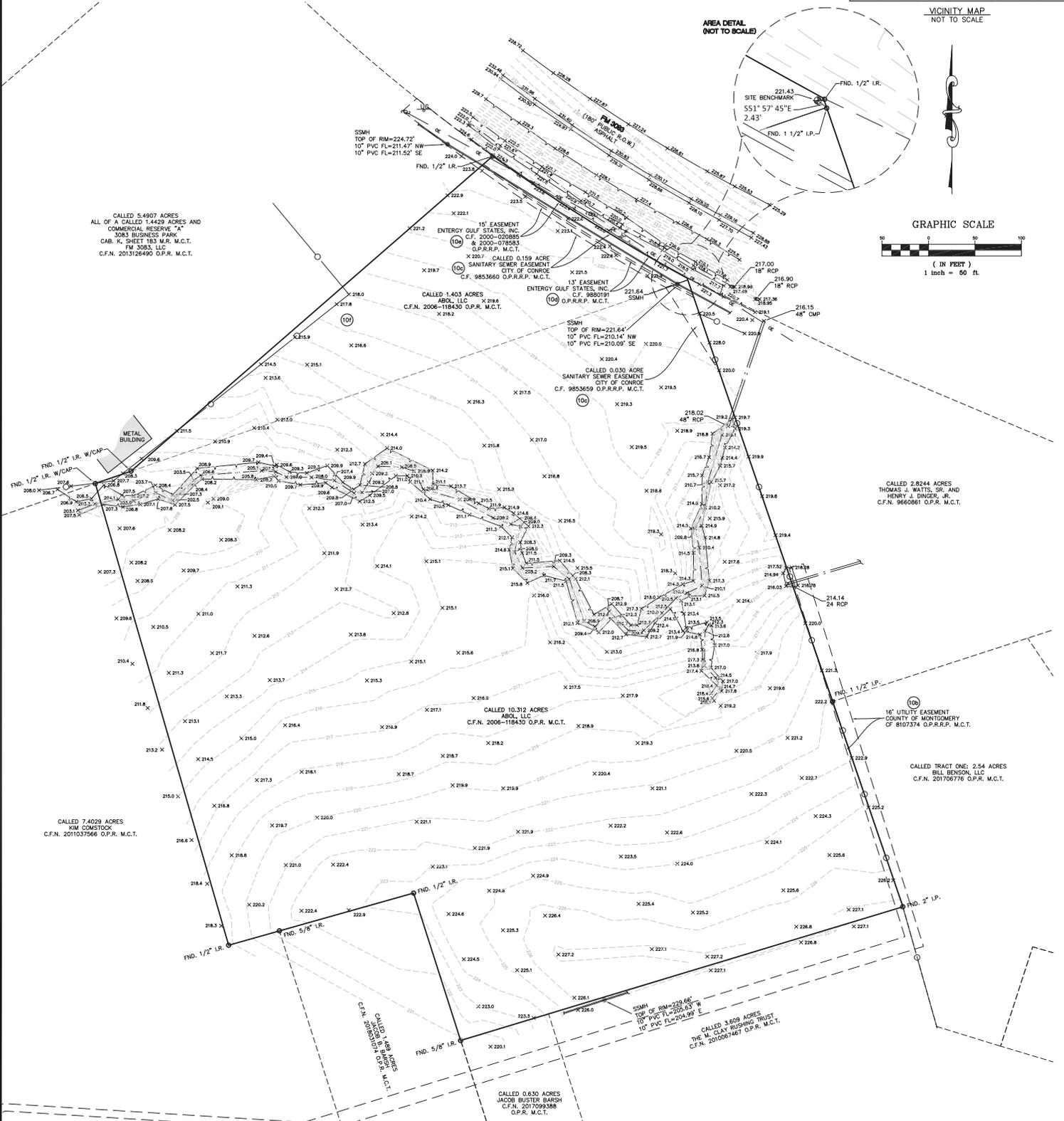
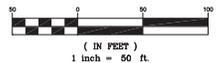


**AREA DETAIL (NOT TO SCALE)**



**VICINITY MAP**  
NOT TO SCALE

**GRAPHIC SCALE**



TOPOGRAPHIC SURVEY  
 ALL OF A CALLED 10,312 ACRES AND  
 A CALLED 1.403 ACRES  
 IN THE  
 WILLIAM S. ALLEN SURVEY, A-2  
 MONTGOMERY COUNTY, TEXAS

