

MIXED USE FOR SALE

16875 FM 1314

16875 FM 1314, CONROE, TX 77302



Highlights

- FM 1314 Frontage
- Existing Buildings could be repurposed into retail, office, mixed use.
- Some Restrictions
- Many new developments and neighborhoods are nearby.
- Easy access to SH 242, 99 Grand Parkway and US 59.
- Minutes to The Woodlands and downtown Conroe.
- Top 10 fastest growing cities in the US.

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY PHOTOS

16875 FARM TO MARKET ROAD 1314



PROPERTY DESCRIPTION

16875 FARM TO MARKET ROAD 1314



Frontage on FM 1314

FM 1314 in Conroe, Texas, is a vital roadway that connects various neighborhoods, commercial areas, and suburbs within Montgomery County. Stretching through the heart of Conroe, FM 1314 serves as a major artery for local commuters and travelers alike. This thoroughfare is lined with a mix of residential communities, small businesses, and retail establishments, contributing to the area's bustling activity. As drivers traverse FM 1314, they encounter a diverse array of amenities, including shopping centers, restaurants, and service providers. Despite its urban surroundings, FM 1314 also showcases pockets of natural beauty, with trees lining parts of the road and nearby green spaces offering opportunities for recreation and relaxation. FM 1314 plays a crucial role in facilitating transportation within Conroe and beyond, connecting residents to neighboring towns and highways. Its strategic location and accessibility make it an integral part of the region's transportation network, serving as a lifeline for commuters and businesses alike.

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

TERESA SARTIN

Realtor
O: (281) 825-7745
C: (281) 825-7745
teresa@sartinteam.com
0467749, Texas

1. Location - Conroe is situated about 40 miles north of downtown Houston, making it part of the Houston–The Woodlands–Sugar Land metropolitan area. It's conveniently located near major highways like Interstate 45, which connects it to Houston and other nearby cities.

2. Population - As of my last update, Conroe had a population of around 90,000 people. Like many areas in Texas, Conroe has experienced significant population growth in recent years due to its proximity to Houston and its reputation as a family-friendly community with affordable housing options.

3. Economy - Conroe's economy is diverse, with industries ranging from manufacturing and healthcare to retail and tourism. The city's proximity to Houston's thriving economy provides employment opportunities for residents in various sectors.

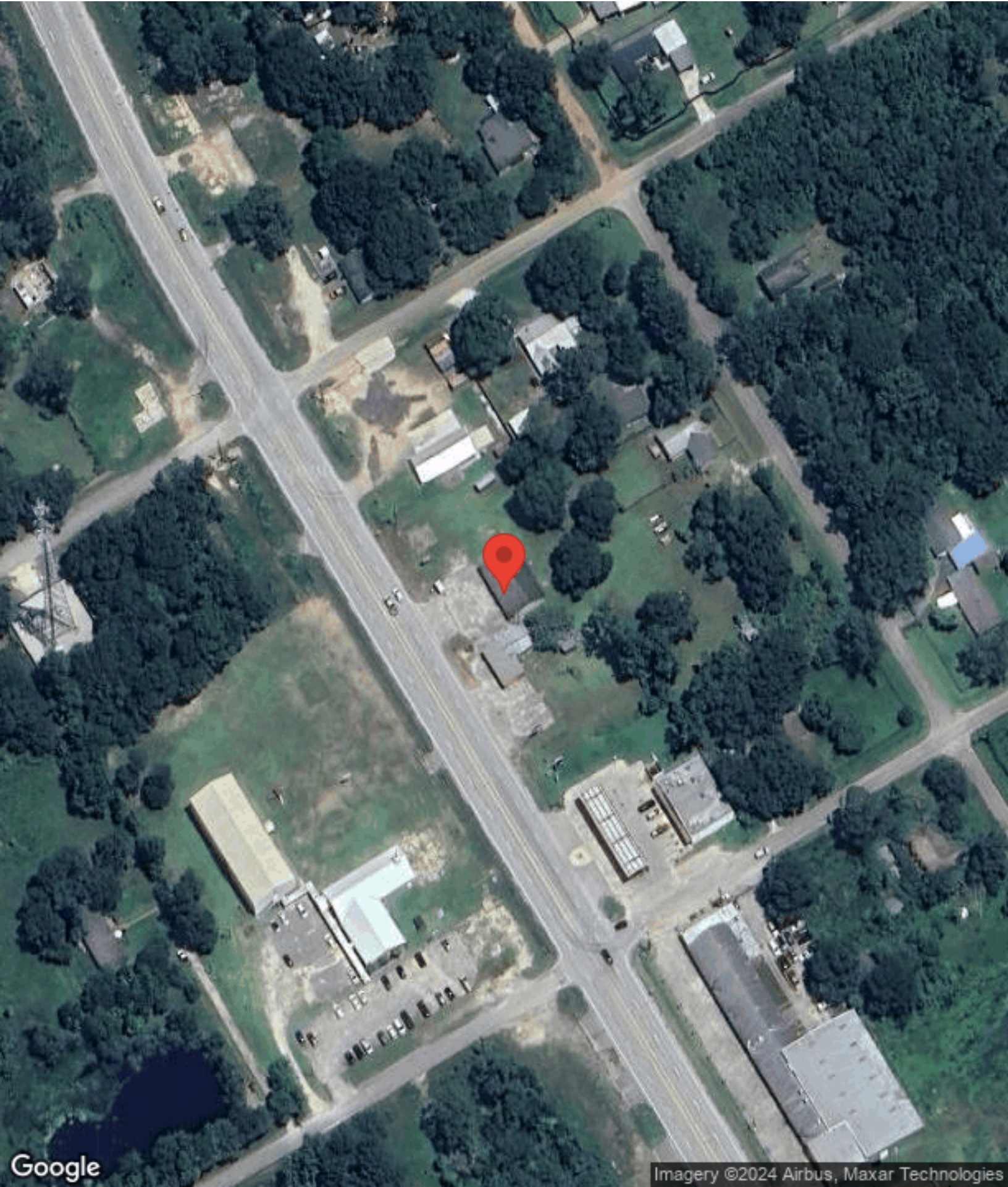
4. Attractions - Conroe offers a range of attractions and recreational opportunities for residents and visitors alike. Lake Conroe is a popular spot for boating, fishing, and other water activities. The city also has parks, golf courses, and hiking trails for outdoor enthusiasts. Additionally, the historic downtown area features shops, restaurants, and cultural venues.

5. Community Events - Throughout the year, Conroe hosts various community events and festivals, including the Conroe Cajun Catfish Festival, the Conroe Americana Music Festival, and the Montgomery County Fair. These events contribute to the city's vibrant cultural scene and bring residents together for fun and entertainment.

Overall, Conroe, Texas, is a dynamic city with a growing population, diverse economy, and plenty of recreational and cultural opportunities for residents and visitors to enjoy.

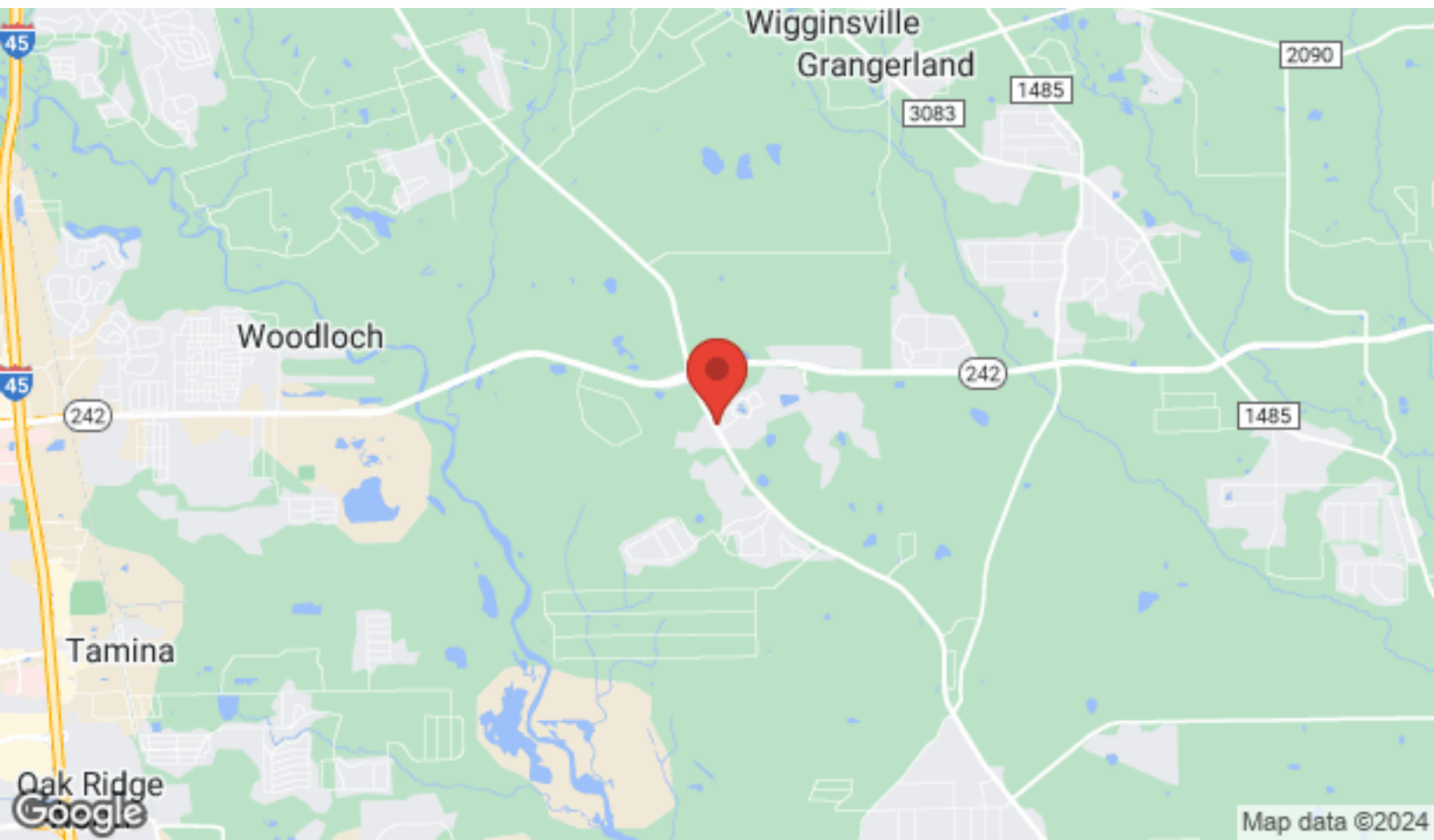
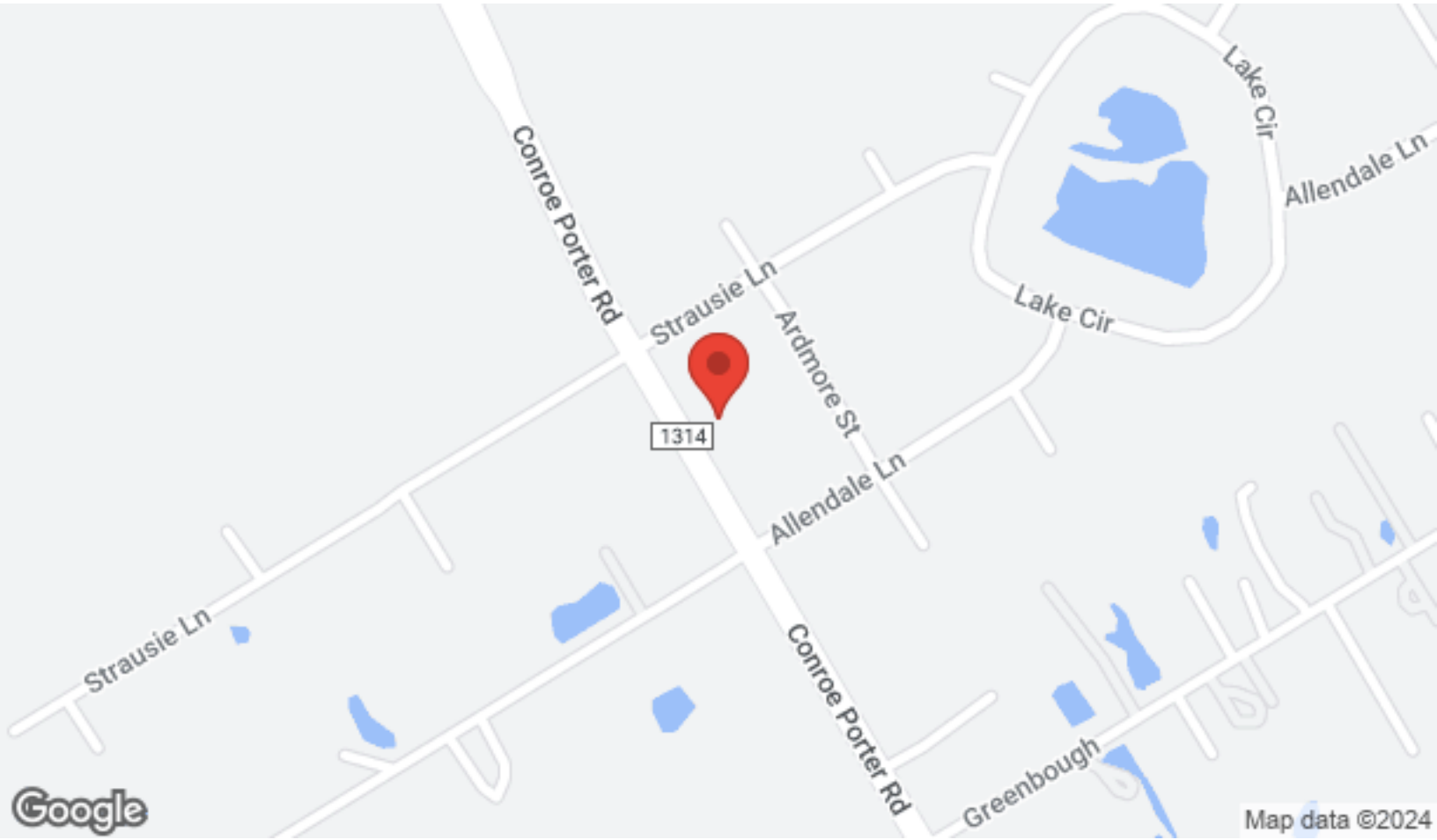
AERIAL MAP

16875 FARM TO MARKET ROAD 1314



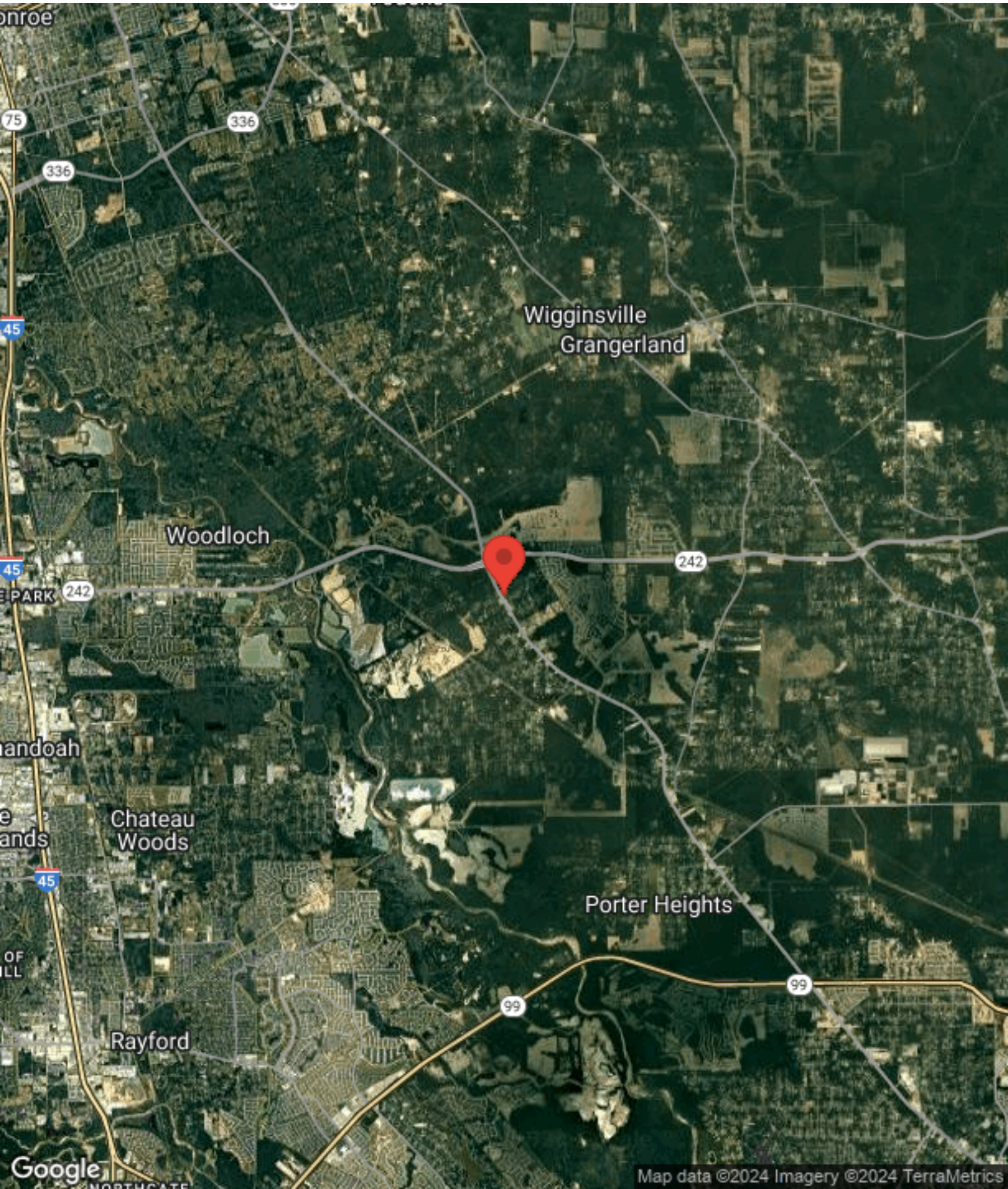
LOCATION MAPS

16875 FARM TO MARKET ROAD 1314



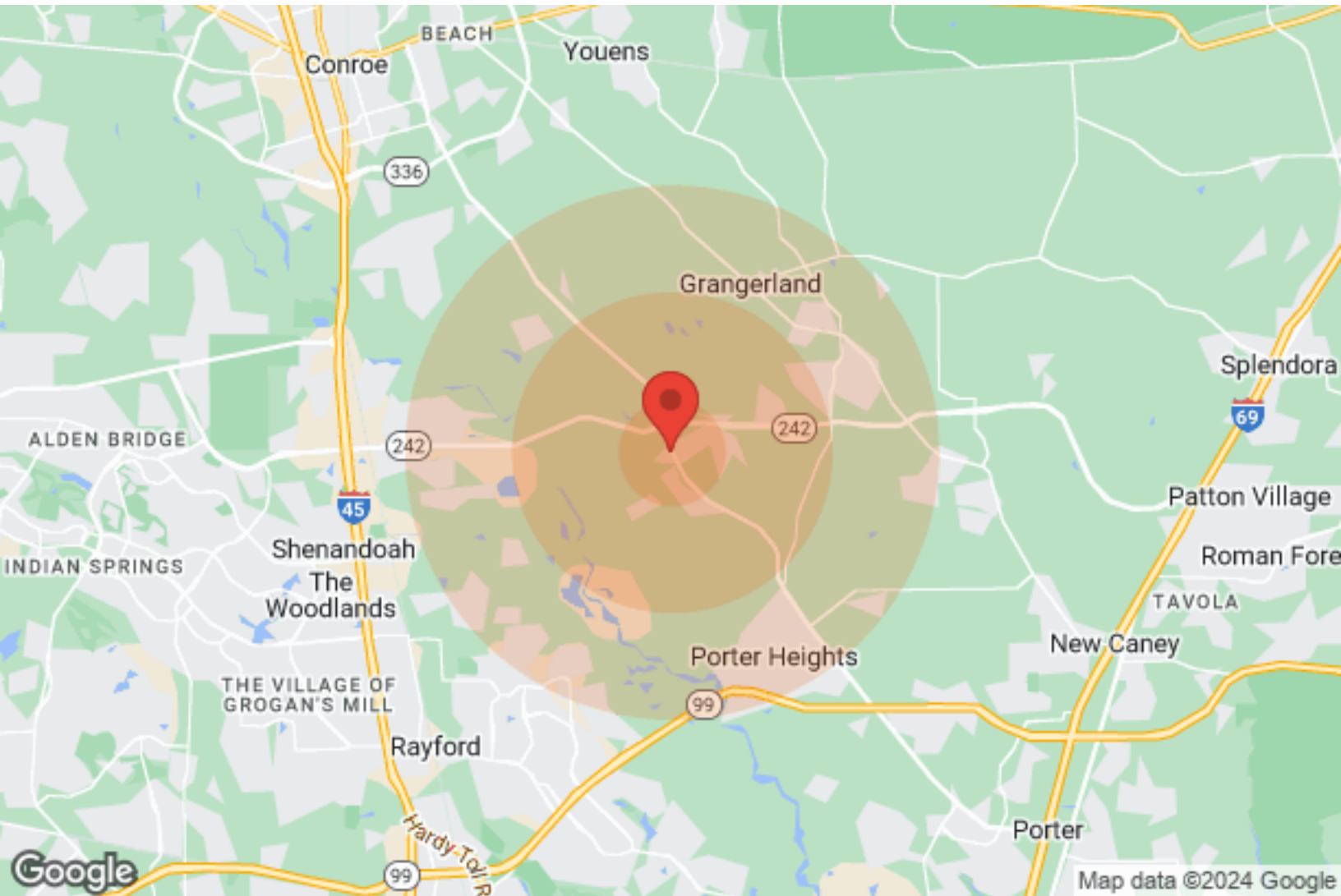
REGIONAL MAP

16875 FARM TO MARKET ROAD 1314



DEMOGRAPHICS

16875 FARM TO MARKET ROAD 1314



Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,553	22,337
Female	N/A	3,332	21,870
Total Population	N/A	6,885	44,207
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,785	10,757
Ages 15-24	N/A	1,123	7,057
Ages 25-54	N/A	2,683	17,105
Ages 55-64	N/A	701	4,578
Ages 65+	N/A	593	4,710
Race	1 Mile	3 Miles	5 Miles
White	N/A	5,886	36,964
Black	N/A	152	1,940
Am In/AK Nat	N/A	42	290
Hawaiian	N/A	N/A	1
Hispanic	N/A	1,969	11,303
Multi-Racial	N/A	1,548	8,974

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$41,891	\$56,577
< \$15,000	N/A	240	1,181
\$15,000-\$24,999	N/A	209	1,290
\$25,000-\$34,999	N/A	326	1,127
\$35,000-\$49,999	N/A	505	2,324
\$50,000-\$74,999	N/A	622	3,194
\$75,000-\$99,999	N/A	130	2,161
\$100,000-\$149,999	N/A	67	2,193
\$150,000-\$199,999	N/A	19	594
> \$200,000	N/A	46	358

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,055	15,052
Occupied	N/A	1,921	14,108
Owner Occupied	N/A	1,434	11,546
Renter Occupied	N/A	487	2,562
Vacant	N/A	134	944

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

TERESA SARTIN

Realtor
O: (281) 825-7745
C: (281) 825-7745
teresa@sartinteam.com
0467749, Texas

DISCLAIMER

16875 FARM TO MARKET ROAD 1314



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



SARTIN
TEAM

Each Office Independently Owned and Operated

PRESENTED BY:

TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.