



**TX HWY 105**  
CONROE, TEXAS



# PRIME COMMERCIAL INVESTMENT

**ON TX HWY 105  
CONROE, TEXAS**

EXCELLENT LOCATION.  
EXCEPTIONAL POTENTIAL.

## INVEST IN GROWTH. INVEST IN CONROE.

An outstanding opportunity for investors and developers in one of the fastest-growing corridors in the North Houston area. This commercial lot on TX Hwy 105 offers high visibility, strong traffic counts, and unmatched development potential.



### STRATEGIC LOCATION

- Rapid population growth in Montgomery County
- Close to Houston, The Woodlands and Lake Conroe
- Strong economic growth and increasing demand for retail and services



### GROWING CORRIDOR

- Major retail, restaurant and service development
- High traffic counts
- Expanding residential communities
- Ideal for long-term appreciation and income



### IDEAL FOR DEVELOPMENT

- Retail centers
- Strip centers
- Restaurants
- Office / Medical
- Mixed-use projects



## PROPERTY HIGHLIGHTS

- ✓ Completely flat and ready for development
- ✓ Located outside the flood zone (No Flood Zone)
- ✓ Excellent frontage and visibility on TX Hwy 105
- ✓ Easy access and strong connectivity
- ✓ High-growth area with strong residential and commercial expansion



**CITIWIDE ALLIANCE  
REALTY**



**270 feet frontage**

## HIGH-TRAFFIC LOCATION. UNLIMITED POTENTIAL.

Position your investment in the heart of Conroe's commercial growth corridor. This property offers the visibility, accessibility and market demand needed for a successful project.



HIGH TRAFFIC  
COUNTS



THOUSANDS OF  
RESIDENTS  
AND GROWING



STRONG MARKET  
FUNDAMENTALS



SECURE YOUR FUTURE.  
DEVELOP YOUR VISION.



**832 - 405 - 6494**



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