

1.98 ACRES IN CONROE

TBD FM 1485, CONROE, TX 77306

FOR SALE: \$515,000

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

MULTI USE INVESTMENT PROPERTY: strip center, retail, residential, storage facility

- 1.98 acres
- Zoned for either residential or commercial
- Corner lot
- This wooded lot is
- Located in the the Woodland Forest Estates
- Easy access to Hwy 242, Hwy 59, and I-45

For any questions, please email Danell Fields @ danell@thecommercialprofessionals.com

LOCATION DESCRIPTION

This 1.9-acre corner lot is conveniently located with easy access from Conroe. Head north on N Pacific St, turn right onto W Davis St, then right onto FM 3083 S. After 9.2 miles, continue onto FM 1485 S for 1 mile, and turn left onto Woodland Forest Drive. The property is situated on the right, offering a prime location for development.

ADAM OLSEN

936.662.7853

adam@thecommercialprofessionals.com

OFFERING SUMMARY

Sale Price:	\$515,000
Lot Size:	1.98 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	323	1,437	3,138
Total Population	954	4,093	9,062
Average HH Income	\$64,535	\$60,937	\$61,294

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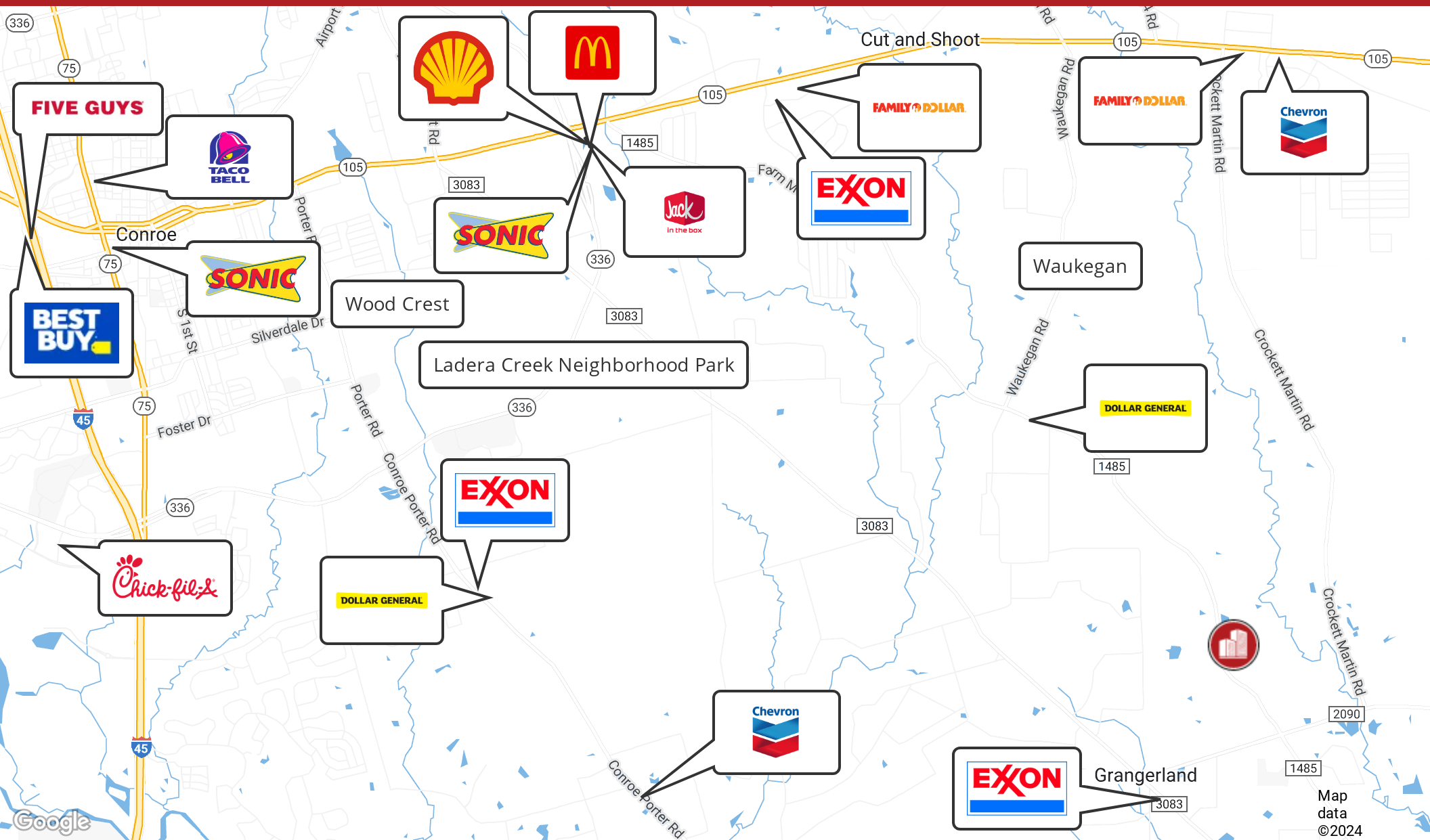
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | LAND



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DEMOGRAPHICS MAP & REPORT | LAND

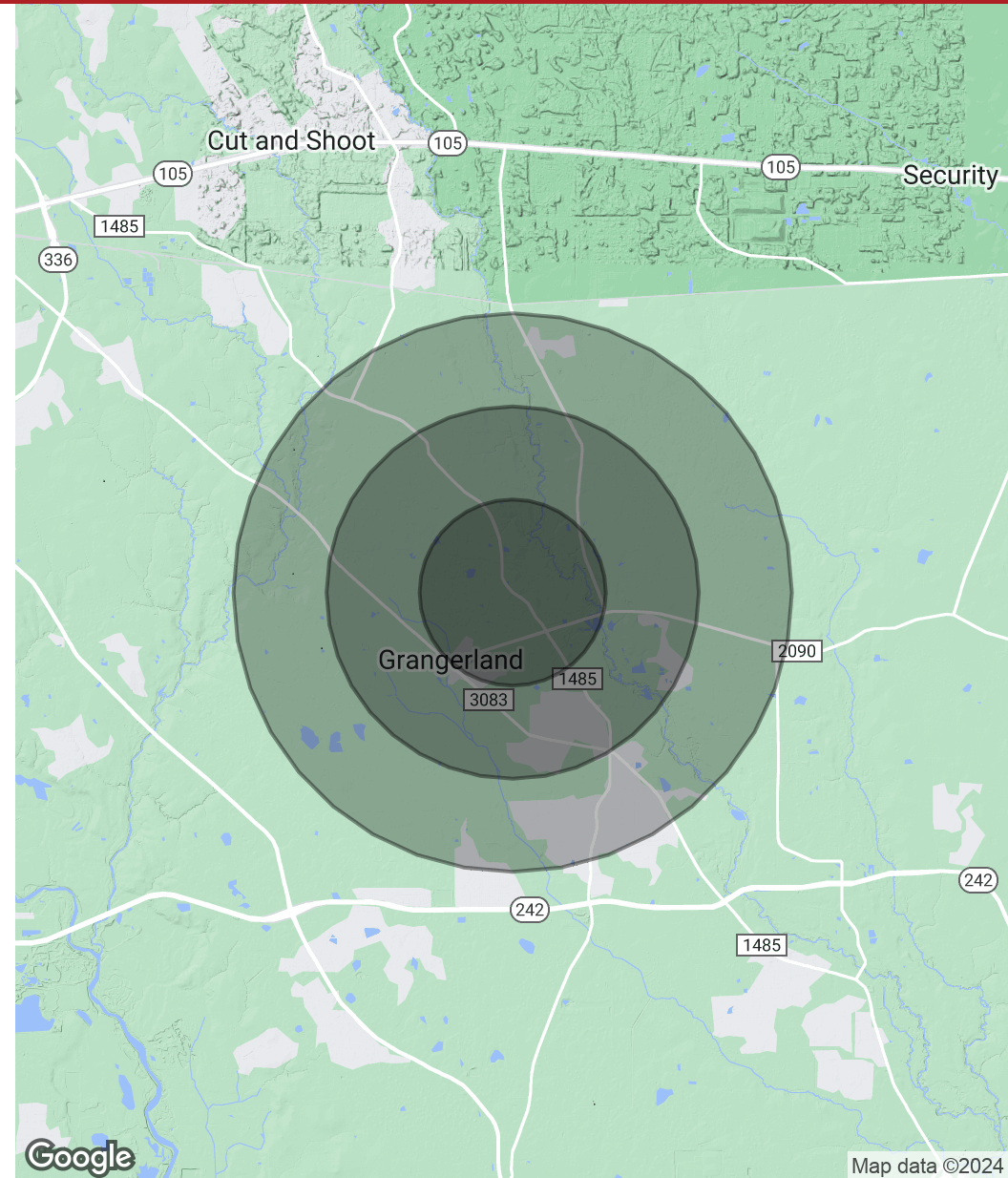
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	954	4,093	9,062
Average Age	35.2	37.1	36.8
Average Age (Male)	33.2	34.7	34.5
Average Age (Female)	38.3	38.6	37.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	323	1,437	3,138
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$64,535	\$60,937	\$61,294
Average House Value	\$124,516	\$118,432	\$119,548

TRAFFIC COUNTS

FM 1485 and Woodland Forest Drive	9,338/day
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* Demographic data derived from 2020 ACS - US Census



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[ADDITIONAL PHOTOS | LAND](#)

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