

# LAND FOR SALE **+2-46 AC**

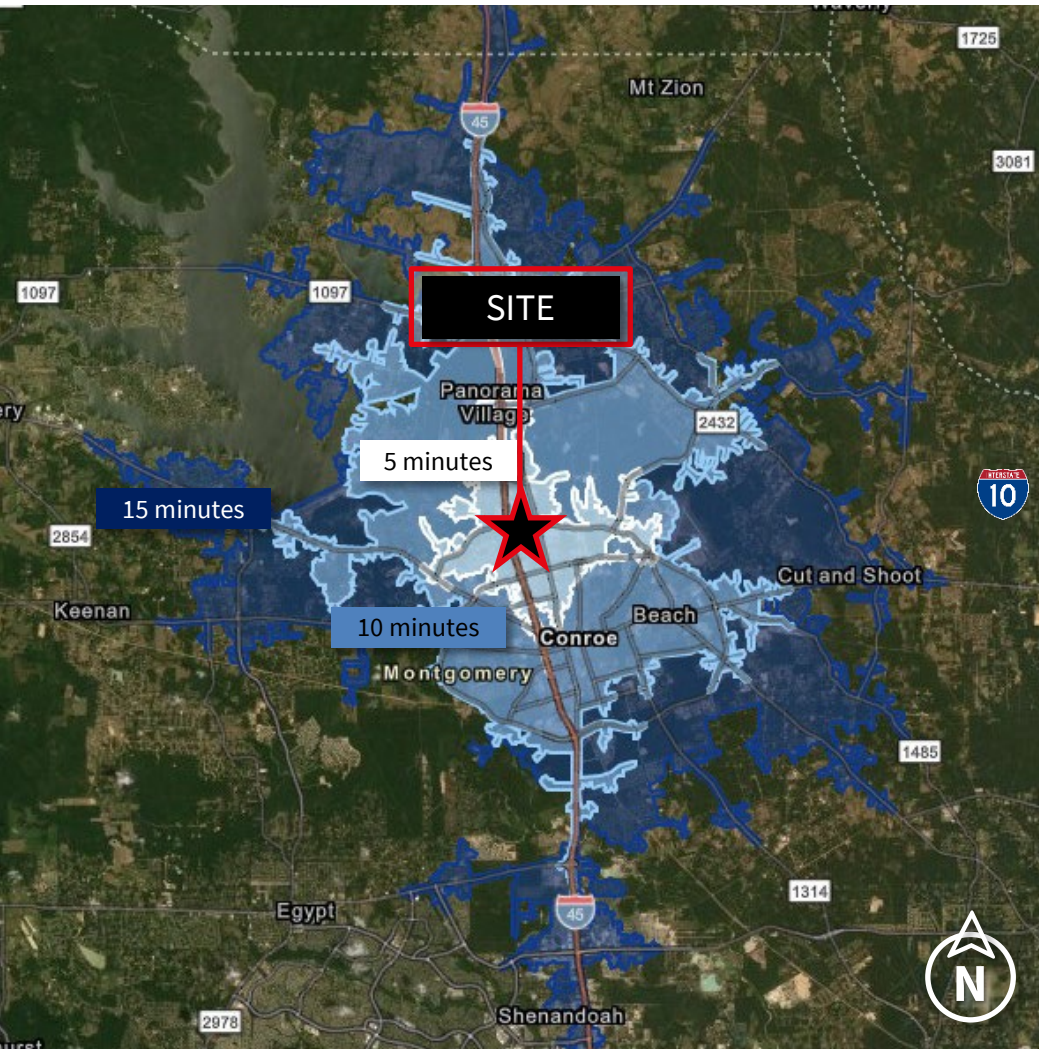


FM 3083 @ PLANTATION DR | CONROE, TX 77303



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# COMMUTE & DEMOGRAPHICS



## 💰 Taxes

City of Conroe	\$0.42
Montgomery County	\$0.47
Mont Co Hospital	\$0.07
Lone Star College	\$0.11
Conroe ISD	\$1.28
<b>Total Taxes</b>	<b>\$2.34</b>

## 🏠 Property Information

### Location

The property is located at the signalized, hard corner of FM 3083 and Plantation Drive between I-45 and the growing Conroe Park North Industrial Park.

### Size

±2-46 AC

### Property Information

- Mixed use site located between I45 and Hwy 75 on recently expanded, high-traffic FM 3083.
- City utilities onsite
- Signalized hard corner with three TXDOT curb cuts in place.
- Located near major retail and restaurants
- One mile to Lone Star Community College and employment hubs Conroe Park North and Deison Technology Park
- New residential development coming soon adjacent
- Will Divide

### Price

Contact broker for pricing

## 🚗 Commute

### Traffic Counts

### Vehicles Per Day

FM 3083, west of Plantation Dr	12,100
FM 3083, east of Plantation Dr	23,780
I-45, east of property	90,000

## 👤 Demographics

### Population Summary

	1-Mile	3-Mile	5-Mile
2022 Population	4,815	41,872	85,448
2022 Median Age	32.8	36.0	35.3
2022 Median Household Income	\$56,592	\$66,112	\$66,473
Median Home Value	\$294,643	\$249,151	\$237,193

Source: Esri forecasts for 2022 and 2027

# PROPERTY AERIAL

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CONROE NORTH INDUSTRIAL PARK

119,871 VPD

23,780 VPD

HOMEWOOD SUTLERS Hilton

Exxon

Plantation Dr

RISE

INTERSTATE 45

FM 3083 ROAD

ROSS DRESS FOR LESS FIVE BELOW BED BATH & BEYOND  
PET SMART Ashley TJ-maxx  
OLD NAVY BUFFALO WILD WINGS KOHL'S POPPYES MATTRESS FIRM

VN

# PROPERTY AERIAL

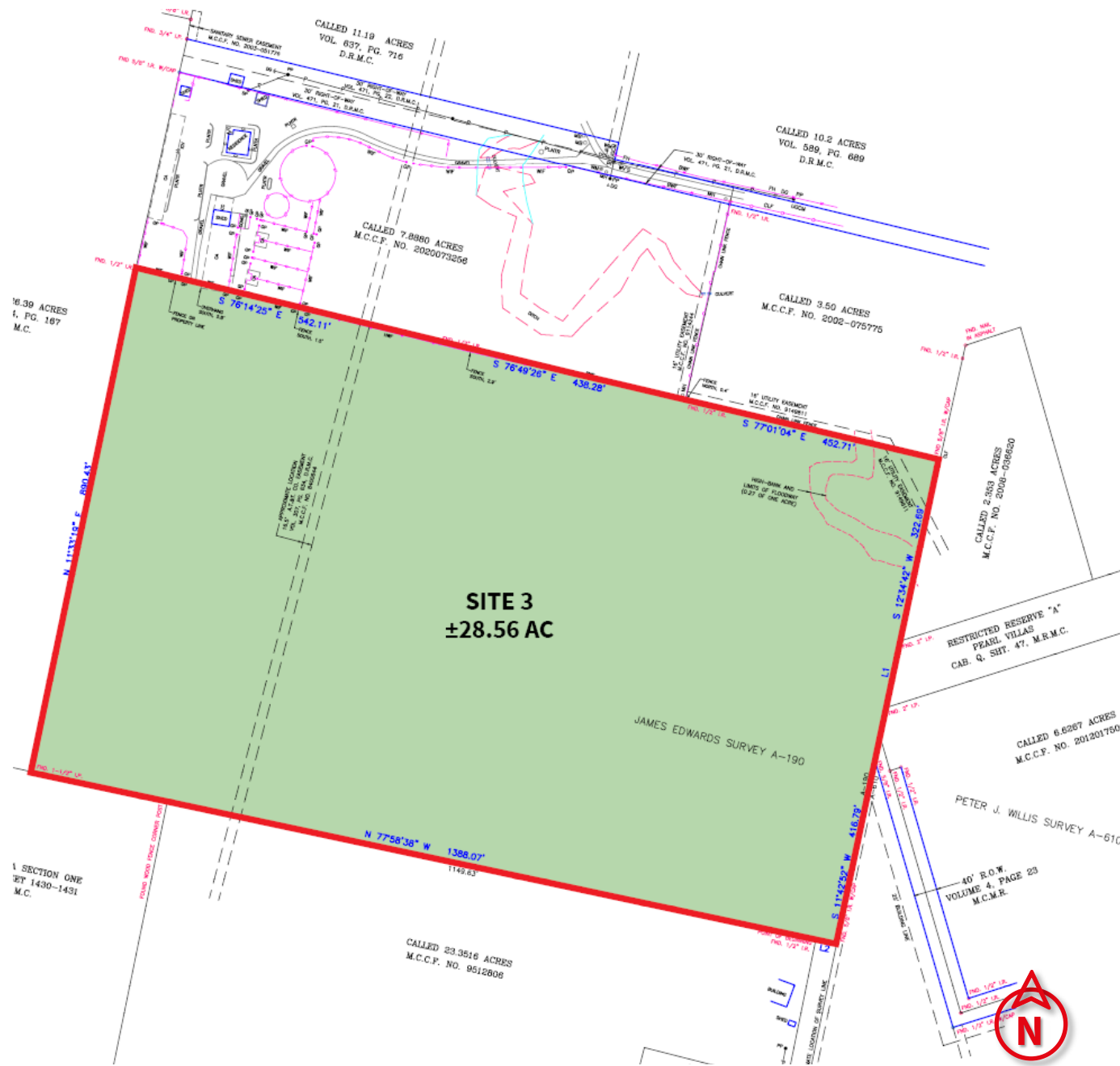
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# PROPERTY SURVEY

±2.46 AC | FM 3083 @ PLANTATION DR | CONROE, TX 77303



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