



1.157 Acres for Sale or Build to Suite

13241 Hwy 105 W, Conroe, TX 77304

Jeff Swearingen
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PROPERTY INFO



PROPERTY OVERVIEW

- Size: 1.157 Acres
- Price: \$695,000
- Frontage: +/- 130'
- Location: Fronting highly trafficked Highway 105
- Additional info:
 - City water and Sewer on site
 - Fire Department TS & V on site
 - Water Line and Tap already installed
 - Installed TX DOT Culvert
 - Site DOES NOT require detention
 - Approved development plan available with ability to change with minor plan revision approval by city

TRAFFIC

- St Hwy 105 @ Blake Rd W: 29,748 VPD
- St Hwy 105 @ Jarrell Dr. E: 34,522 VPD

Demographic	1 Mile	3 Mile	5 Mile
Total Population	1,192	16,946	66,611
Average HH Income	\$90,818	\$111,839	\$119,320
Median Home Values	\$245,145	\$296,104	\$293,088

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DEMOGRAPHICS

Type: **Land**
County: **Montgomery**

1 Mile
County



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